

## Source Property Information

CLOSURE DATE: 06/26/2014

**BRRTS #:**

06-45-523605

**ACTIVITY NAME:**

FOREMOST FARMS (FORMER) REDEVELOPMENT (VPLE)

**FID #:**

44031510

**PROPERTY ADDRESS:**

935 E JOHN ST

**DATCP #:**

**MUNICIPALITY:**

APPLETON

**PECFA#:**

**PARCEL ID #:**

311077200

**\*WTM COORDINATES:**

**WTM COORDINATES REPRESENT:**

X:

648380

Y:

421898

Approximate Center Of Contaminant Source

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

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### CONTINUING OBLIGATIONS

#### Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

#### Site Specific Obligations:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Direct Contact

Soil to GW Pathway

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action)*

#### Monitoring Wells:

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

Yes  No  N/A

\* Residual Contaminant Level

\*\*Site Specific Residual Contaminant Level

**BRRTS #:** 06-45-523605

**FID #:** 445031510

**SITE NAME:** FOREMOST FARMS (FORMER) REDEVELOPMENT (VPLE)

### **Associated ERP/LUST Sites**

This VPLE applies to the following closed ERP and/or LUST site(s). The following links can be used to access the associated GIS packet(s).

**BRRTS #**

**SITE NAME**

02-45-530084

[FOREMOST FARMS \(FORMER\)](#)

*State of Wisconsin*  
*Department of Natural Resources*

**CERTIFICATE OF COMPLETION  
OF RESPONSE ACTIONS  
UNDER SECTION 292.15(2)(a), WIS. STATS.**

*Whereas*, the **Appleton Redevelopment Authority** has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 935 East John Street, Appleton, Wisconsin, which is commonly referred to as the **Foremost Farms (Former)** site, further described in the legal description found on Attachment A (the “Property”);

*Whereas*, an environmental investigation of the Property has been conducted and the Wisconsin Department of Natural Resources (“WDNR”) has determined that environmental contamination exists at the Property;

*Whereas*, the **Appleton Redevelopment Authority** has submitted to the WDNR certain investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

*Whereas*, in accordance with s. 292.15(2)(a)1, Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property. The WDNR approved of the site investigation on December 6, 2005;

*Whereas*, the WDNR has determined that the historic fill material brought onto or existing at the Property in the past does not qualify as exempt under s. NR 500.08, Wis. Adm. Code. On April 25, 2012, WDNR issued a Conditional Grant of Exemption for Development on Historic fill for demolition of the former Foremost Farms facility and excavation of waste, which has been completed on the Property, Attachment D. If anyone proposes to do any future construction work on the Property, including excavation of waste, that person would also have to obtain approval for that work from the WDNR under s. NR 506.085, Wis. Adm. Code, prior to initiating any construction on the Property;

*Whereas*, the Property contains soil contamination that exceeds site-specific and/or generic residual contaminant levels (“RCLs”) under ch. NR 720, Wis. Adm. Code and groundwater contamination that exceeds a groundwater quality enforcement standard under ch. NR 140, Wis. Adm. Code. Therefore, the Property will be included on the WDNR’s Geographical Information System data base (“the GIS Registry”) pursuant to s. 292.12(3), Wis. Stats. **the Appleton Redevelopment Authority** has submitted to the WDNR all the information necessary to be included on the GIS Registry, pursuant to Wis. Adm. Code;

*Whereas*, on **May 16, 2014**, the WDNR issued a case closure letter for the Property (Attachment C). The owner of this Property shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached state case closure letter and the *Cap Maintenance Plan and Materials Handling Plan*. The WDNR requires maintenance of a cover or barrier in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to public health and the environment. The closure letter requires that if soil with residual contamination is excavated in the future, the Property owner at the time of excavation must manage the soil in accordance with applicable laws. The closure letter states that the well driller must receive approval prior to installation of a well due to contamination in groundwater above the enforcement standard;

*Whereas*, residual contamination remains at the Property and the approval of the response action is based on a multi-family residential use. This would allow for industrial or non-industrial use of the Property. However, because the Property has not been developed into its final land-use, as described in the closure letter and maintenance plan, any building, construction, landscaping, grading or other activities that would modify or remove the existing barriers and covers would need to be evaluated by WDNR to determine if it is protective and prior written approval by WDNR would be needed prior to undertaking those activities;

*Whereas*, if the requirements of this Certificate, the case closure letter or the maintenance plans are not followed the WDNR may take actions under ch. 292 Wis. Stats., to ensure compliance with the specified requirements, and the person who owns or controls the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats.; and

*Whereas*, on May 16, 2014, the WDNR determined that response actions necessary to restore the environment were completed.

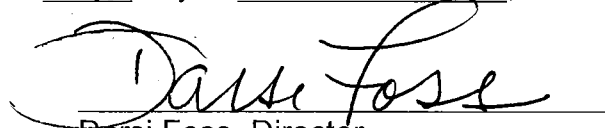
*Therefore*, based upon the information that has been submitted, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed. Upon issuance of this Certificate, the **Appleton Redevelopment Authority** and the persons qualified for protection under s.

292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(a)1., Wis. Stats. However, the person who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by the conditions in this Certificate, the May 16, 2014 case closure letter, ss. 292.11 and 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any discharges of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by knowingly failing to disclose material information or under circumstances in which **the Appleton Redevelopment Authority** knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 26<sup>th</sup> day of June, 2014.



Darsi Foss, Director  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources

**ATTACHMENT A  
LEGAL DESCRIPTION  
FOREMOST FARMS (FORMER)**

**See attached Quit Claim Deed # 2002104 recorded with Outagamie County Register of Deeds Office on November 7, 2013 and Certified Survey Map No. 6728 recorded with Outagamie County Register of Deeds Office on October 30, 2013.**

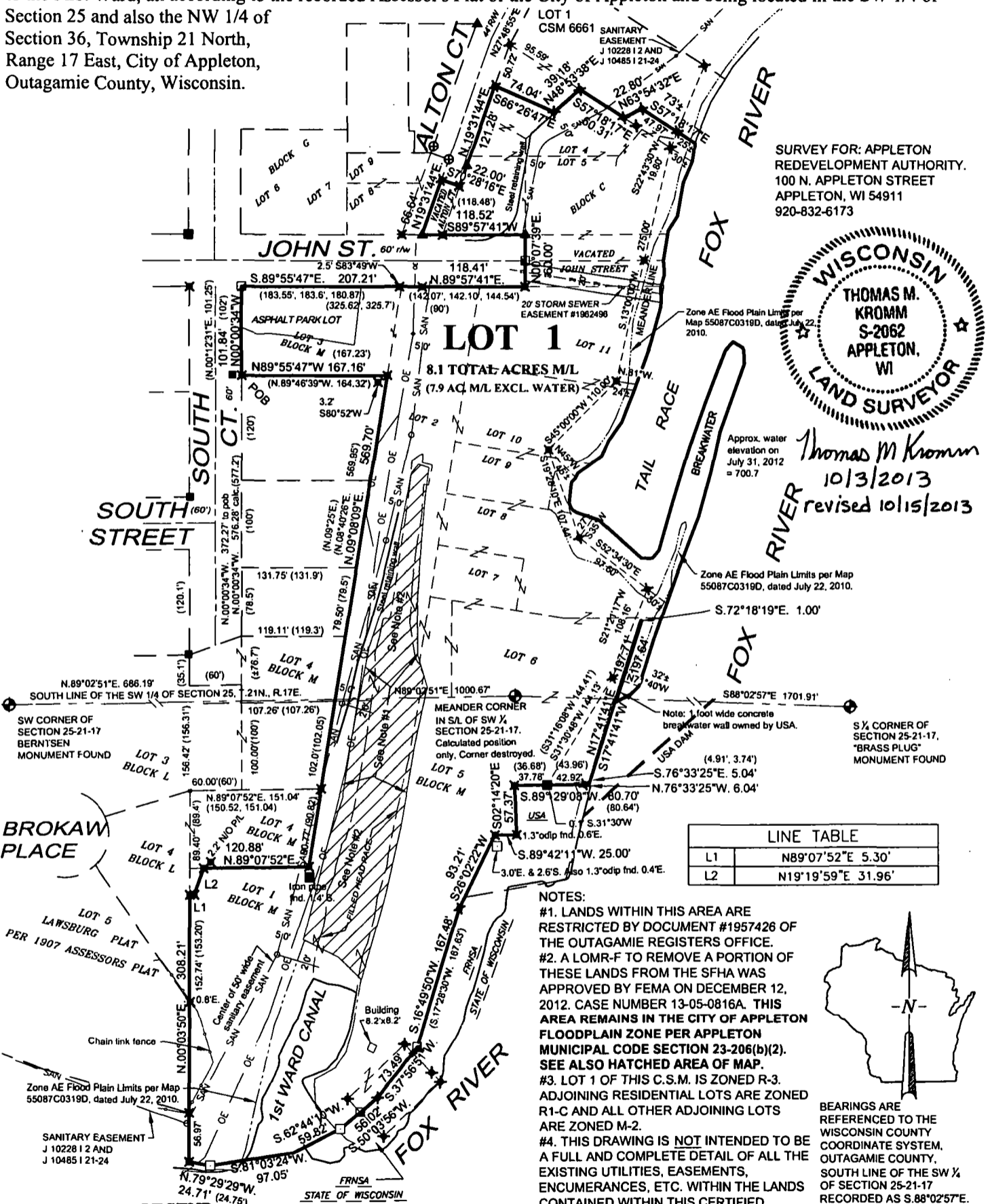


Document Number 2001520 filed this 30th day of October, 2013 at 3:47 PM in Volume 40 of Certified Survey Maps on page 6728, being Certified Survey Map No. 6728.  
 \$30.00

*Sarah R. Van Camp*  
 Sarah R. Van Camp, Register of Deeds

**CERTIFIED SURVEY MAP NO. 6728 SHEET 1 OF 3**

All of Lot 2 of Certified Survey Map No. 6661 recorded in Volume 39 of Certified Survey Maps on Page 6661 as document No. 1990892, Part of vacated Alton Court and All of vacated East John Street, Part of Lot Three (3), part of Lot Four (4) and all of Lot Five (5) of Block "C", Lots 1-3 and 7-11 of Block "M" and part of Lots 5 and 6 of Block "M", Lawsburg Plat to the First Ward, all according to the recorded Assessor's Plat of the City of Appleton and being located in the SW 1/4 of Section 25 and also the NW 1/4 of Section 36, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.



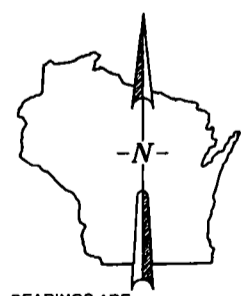
SURVEY FOR: APPLETON REDEVELOPMENT AUTHORITY.  
 100 N. APPLETON STREET  
 APPLETON, WI 54911  
 920-832-6173



Approx. water elevation on July 31, 2012 = 700.7  
 Thomas M Kromm  
 10/3/2013  
 revised 10/15/2013

LINE TABLE	
L1	N89°07'52"E 5.30'
L2	N19°19'59"E 31.96'

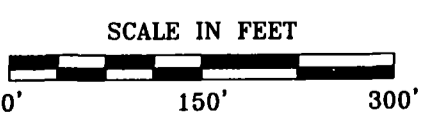
NOTES:  
 #1. LANDS WITHIN THIS AREA ARE RESTRICTED BY DOCUMENT #1957426 OF THE OUTAGAMIE REGISTERS OFFICE.  
 #2. A LOMR-F TO REMOVE A PORTION OF THESE LANDS FROM THE SFHA WAS APPROVED BY FEMA ON DECEMBER 12, 2012. CASE NUMBER 13-05-0816A. THIS AREA REMAINS IN THE CITY OF APPLETON FLOODPLAIN ZONE PER APPLETON MUNICIPAL CODE SECTION 23-206(b)(2). SEE ALSO HATCHED AREA OF MAP.  
 #3. LOT 1 OF THIS C.S.M. IS ZONED R-3. ADJOINING RESIDENTIAL LOTS ARE ZONED R1-C AND ALL OTHER ADJOINING LOTS ARE ZONED M-2.  
 #4. THIS DRAWING IS NOT INTENDED TO BE A FULL AND COMPLETE DETAIL OF ALL THE EXISTING UTILITIES, EASEMENTS, ENCUMBRANCES, ETC. WITHIN THE LANDS CONTAINED WITHIN THIS CERTIFIED SURVEY MAP.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, SOUTH LINE OF THE SW 1/4 OF SECTION 25-21-17 RECORDED AS S.88°02'57"E. H:\Acad\CSM\Foremost\_092713\Foremost\_092713

- LEGEND**
- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft. Set
  - ⊕ = Chisel Mark Found
  - ▲ = Mag Nail Found
  - ✕ = 3/4" Iron Rebar Found
  - ( ) = Measurements of Record
  - ⊙ = Government Corner
  - = 1.3" O.D. Iron Pipe Found
  - ▣ = Railroad Spike Found
  - - - = Historic Parcel Line
  - = Existing Fence

- LEGEND**
- = Allied Cap Monument Found
  - SAN - = Sanitary Sewer
  - OE - = Overhead Electric



**CITY OF APPLETON**  
 DEPT. OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 100 NORTH APPLETON STREET  
 APPLETON, WI 54911  
 920-832-6474  
 DRAFTED BY: T. KROMM



**CERTIFIED SURVEY MAP NO. 6728**

**SURVEYOR'S CERTIFICATE:**

*SHEET 2 OF 3*

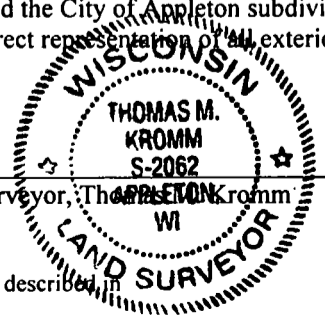
I, Thomas M. Kromm, Wisconsin Registered Land Surveyor, certify that I have surveyed, combined, divided and or mapped under the direction of the City of Appleton, All of Lot 2 of Certified Survey Map No.6661 recorded in Volume 39 of Certified Survey Maps on Page 6661 as document No. 1990892, Part of vacated Alton Court and All of vacated East John Street, Part of Lot Three (3), part of Lot Four (4) and all of Lot Five (5) of Block "C", Lots 1-3 and 7-11 of Block "M" and part of Lots 5 and 6 of Block "M", Lawsburg Plat to the First Ward, all according to the recorded Assessor's Plat of the City of Appleton and being located in the SW 1/4 of Section 25 and also the NW 1/4 of Section 36, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing ±8.1 Acres of land and water(First Ward Canal) and being further described as follows:

Commencing at the SW corner of said Section 25;  
Thence North 89°02'51" East 686.19 feet along the South line of the SW ¼ of said Section 25 to the West line of Lot 4, Block M of Lawsburg Plat;  
Thence North 00°00'34" West 372.27 feet along the West line of said Lot 4 to the Northwest corner thereof and also being the Point of Beginning;  
Thence continue North 00°00'34" West 101.84 feet along the West line of Lot 3 of said Block M to the Northwest corner of said Lot 3;  
Thence South 89°55'47" East 207.21 feet along the South line of John Street;  
Thence North 89°57'41" East 118.41 feet along the South line of said John Street;  
Thence North 00°07'39" East 60.00 feet along the East line of said John Street;  
Thence South 89°57'41" West 118.52 feet along the North line of said John Street to the centerline of vacated Alton Court;  
Thence North 19°31'44" East 66.64 feet along the centerline of vacated Alton Court;  
Thence South 70°28'16" East 22.00 feet along the Northerly line of the East ½ of vacated Alton Court;  
Thence North 19°31'44" East 121.23 feet along the Easterly line of Alton Court;  
Thence South 66°26'47" East 74.04 feet; Thence North 48°53'38" East 39.18 feet;  
Thence South 57°18'17" East 60.31 feet; Thence North 63°54'32" East 22.80 feet;  
Thence South 57°18'17" East 47.97 feet to a meander corner which is North 57°18'17" West 25 feet m/l from the ordinary high water mark of the Fox River;  
Thence South 22°43'30" West 19.80 feet along a meander line to a meander corner which is North 57°18'17" West 30 feet m/l from the ordinary high water mark of the Fox River;  
Thence South 13°00'00" West 275.00 feet along a meander line to a meander corner which is North 81° West 24 feet m/l from the ordinary high water mark of the Fox River;  
Thence South 45°00'00" West 110.00 feet along a meander line to a meander corner which is North 45° West 45 feet m/l from the ordinary high water mark of the Fox River;  
Thence South 19°28'10" East 107.44 feet along a meander line to a meander corner which is South 35° West 27 feet m/l from the ordinary high water mark of the Fox River;  
Thence South 52°34'30" East 97.60 feet along a meander line to a meander corner which is North 52°34'30" West 30 feet m/l from the ordinary high water mark of the Fox River;  
Thence South 21°21'17" West 108.16 feet along a meander line to a meander corner which is North 71°40' West 32 feet m/l from the ordinary high water mark of the Fox River;  
Thence South 31°30'48" West 144.13 feet (recorded as 144.41 feet) along a meander line to the end of said meander line;  
Thence North 89°29'08" East 42.92 feet to an existing ¾" rebar located at the Northwesterly corner of granite (concrete) steps to the dam access;  
Thence South 76°33'25" East 5.04 feet (recorded as 4.91 feet) along the face of said steps to the Westerly edge of a 1.00 foot wide concrete retaining wall;  
Thence North 17°41'41" East 197.71 feet along the Westerly edge of said concrete retaining wall;  
Thence South 72°18'19" East 1.00 feet along the edge of said concrete retaining wall;  
Thence South 17°41'41" West 197.64 feet along the Easterly edge of said concrete retaining wall;  
Thence North 76°33'25" West 6.04 feet along the face of said steps to an existing ¾" rebar;  
Thence South 89°29'08" West 80.70 feet; Thence South 02°14'20" East 57.37 feet; Thence South 89°42'11" West 25.00 feet;  
Thence South 26°02'22" West 93.21 feet; Thence South 16°49'50" West 167.48 feet; Thence South 37°56'51" West 73.49 feet;  
Thence South 50°03'56" West 56.02 feet; Thence South 62°44'10" West 59.82 feet; Thence South 81°03'24" West 97.05 feet;  
Thence North 79°29'29" West 24.71 feet (recorded as 24.75 feet) to the West line of said Block "M";  
Thence North 00°03'50" East 308.21 feet along the West line of said Block "M";  
Thence North 89°07'52" East 5.30 feet; Thence North 19°19'59" East 31.96 feet;  
Thence North 89°07'52" East 120.88 feet along the South line of said Lot 4 to the Southeast corner thereof;  
Thence North 09°08'09" East 569.70 feet (recorded as 569.95 feet) to the Southeast corner of Lot 3 of said Block "M";  
Thence North 89°55'47" West 167.16 feet along the South line of said Lot 3 to the Point of Beginning.  
Including all those lands between the afore described meander line and the Fox River. Excluding the 1' x 197.7' m/l concrete retaining/breakwater wall owned by the USA. Subject to all easements and restrictions of record.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Appleton subdivision ordinance in surveying, dividing, combining and or mapping the same. That this map is a correct representation of all exterior boundaries of the land surveyed and the combination or division thereof.

Dated this 3rd day of October, 2013.

Thomas M Kromm  
Wisconsin Registered Land Surveyor, Thomas M Kromm



This Certified Survey Map is contained fully within tax parcel 31-1-0765-01, 31-1-0732-00 and 31-1-0772-00. Owner of record is ARA. This Certified Survey Map is contained within the property described in the following recorded instruments: Doc. No.1967538, Doc.No.1995379 and less Doc. No.1995372.

**CERTIFIED SURVEY MAP NO.** 6728

*SHEET 3 OF 3*

**TREASURER'S CERTIFICATE:**

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unpaid taxes or unpaid special assessments on of the lands included in this Certified Survey Map as of:

*Ausa A. Comtr* 10/29/13  
City Treasurer Date

*Anna Mumford* 10/20/13  
County Treasurer Date

**CITY OF APPLETON APPROVAL:**

Approved by the City of Appleton on this 25<sup>th</sup> day of October, 2013.

*James J. Harkness*  
Mayor

*Charles M. Peterson*  
City Clerk

**OWNER'S CERTIFICATE:**

The Redevelopment Authority of the City of Appleton does hereby certify that we caused the land described to be surveyed, divided, combined and or mapped all as shown and represented on this map.

*Karen E. Harkness* 10/25/13  
Karen E. Harkness, Executive Director Date

STATE OF WISCONSIN)  
) SS  
OUTAGAMIE COUNTY)

Personally came before me on this 25 day of October, 2013, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public *Corinne Pigeon*

Print Name: Corinne Pigeon

*Outagamie* County, Wisconsin

My commission expires 1-22-2017



*Thomas M Kromm*  
10/3/2013

**ATTACHMENT B**  
**INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS**  
**FOREMOST FARMS (FORMER)**

1. DNR site files for historic spills on /the Property BRRTS# 04-45-225402 (closed 8/6/1998) , 04-45-557663 (closed 8/30/2011), and 04-45-557723 (closed 9/12/2011);
2. *Phase I Environmental Site Assessment, Foremost Farms USA, 935 East John Street, Appleton, WI*, by Northern Environmental Technologies, Inc., dated October 30, 2003 (BRRTS #02-45-530084 / 06-45-523605);
3. *Site Investigation Report, Kerwin Paper Company, 801 South Lawe Street, Appleton, WI, BRRTS #02-45-221348*, by STS Consultants, Ltd., dated November 18, 2003;
4. *Phase II Environmental Site Assessment, Foremost Farms USA, 935 East John Street, Appleton, WI*, by Northern Environmental Technologies, Inc., dated December 17, 2004 (BRRTS #02-45-530084 / 06-45-523605);
5. *Site Investigation Report, Foremost Farms USA, 935 East John Street, Appleton, WI, BRRTS #06-45-523605*, by Northern Environmental Technologies, Inc., dated October 25, 2005 with updated text, tables and appendices received December 6, 2005;
6. *Phase I Environmental Site Assessment and Limited Subsurface Soil Assessment, Foremost Farms, Appleton, WI*, by ARCADIS, dated December 2006 (PHP Project Development, LLC) (BRRTS #02-45-530084);
7. *Phase I Environmental Site Assessment, Foremost Farms Facility, 935 East John Street, Appleton, WI*, by ARCADIS, dated September 2011 (City of Appleton) (BRRTS #02-45-530084 / 06-45-523605);
8. *Resubmittal Request for Closure, Former Foremost Farms, 935 East John Street, Appleton, WI, WDNR BRRTS #02-45-530084 / VPLE # 06-45-523605*, by ARCADIS, dated November 14, 2012;
9. *Case Closure Request, Former Foremost Farms, BRRTS #02-45-530084*, by ARCADIS, dated January 4, 2013;
10. *Addendum to Summary of Activities and Request for Case Closure, Former Foremost Farms, 935 E. John Street, Appleton, Wisconsin, BRRTS #02-45-530084; VPLE #06-45-523605*, by ARCADIS, dated January 8, 2013;
11. *Summary of Activities and Request for Case Closure, Former Foremost Farms, 935 East John Street, Appleton, Wisconsin, BRRTS #02-45-530084; VPLE # 06-45-523605*, by ARCADIS, dated November 13, 2012;

12. *Response Case Closure Denial for Additional Investigation & Documentation, Foremost Farms (Former), 935 E. John St., Appleton, Wisconsin, WDNR BRRTS ERP #02-45-530084 / VPLE # 06-45-523605, by ARCADIS, dated May 16, 2013.*

**ATTACHMENT C**  
**Closure Letter and “Cap Maintenance Plan and Materials Handling Plan”**  
**FOREMOST FARMS (FORMER)**

See Attached May 16, 2014 Case Closure Letter and the February 2014 “Cap Maintenance Plan and Materials Handling Plan” for the **Foremost Farms (Former)** site.



May 16, 2014

KAREN HARKNESS  
APPLETON REDEVELOPMENT AUTHORITY  
100 N APPLETON ST  
APPLETON WI 54911

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
**Foremost Farms (Former)**, 935 East John Street, Appleton, WI  
DNR BRRTS Activity #: **02-45-530084 / VPLE # 06-45-523605**  
Parcel Identification Number: 311077200

Dear Ms. Harkness:

The Department of Natural Resources (DNR) considers the Former Foremost Farms 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 Northeast Region (NER) Closure Committee reviewed the request for closure on June 21, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on July 22, 2013, and documentation that the conditions in that letter were met was received on April 16, 2014.

This historically industrial property, initially composed of several parcels over 8.3 acres, was first developed in the 1880s. Over time, the property was utilized as a tannery, foundry, machine shop, paper manufacturing, and storage with railroad spurs. Most recently, the property was used as a whey processing plant (1950's – 2003). The property included a head race, building race with hydroelectric power room and tail race on site. Contamination included metals, sulfate and semi-volatile organic compounds (SVOCs) in soil, sulfate in groundwater and polychlorinated biphenyls (PCBs), lead and SVOCs in sediments (former head race). Remedial actions included the following:

- demolition of the 55,564 square feet of interconnected buildings,
- abandonment of the head, building and tail races,
- creation of a 2.4 acre "development zone" above the building footprint and
- capping of contaminated soils.

The former head raceway was dewatered as part of preparing the site for redevelopment. Dewatered sediments contain PCBs at 1.24 and 1.28 parts per million (ppm), lead in one sample at 2,890 ppm and

SVOCs above standards. Dewatered sediments were left in place and covered by a geotextile membrane marker followed by four to ten feet of clean crushed concrete and clay.

The conditions of closure and continuing obligations required were based on the property being used for residential and recreational purposes. After the work described above, the property boundaries were slightly modified and the multiple parcels were combined into one 8.1 acre parcel, (Parcel Identification Number 311077200). The final property boundaries are shown on the attached map (*Current Site Layout with Parcel Boundaries*, Figure 2, received March 18, 2014).

FF-1, a multi-level monitoring well, was installed on property at 935 East John Street for the Kerwin Paper Co (Former) site by the responsible party for that site, BRRTS #02-45-221348. The multi-level well is for the investigation of chlorinated volatile organic compounds (VOCs) released from the former Kerwin Paper Co property. FF-1 will continue to be maintained and monitored as part of the Kerwin Paper Co (Former) site by that responsible party. Do NOT fill and seal this multi-level well at this time. Well filling and sealing will be required of the Kerwin Paper Co (Former) site for closure, upon conclusion of the cleanup of that site. This multi-level well is identified on the attached map (*Locations of Soil Borings and Monitoring Wells*, Figure 4, 12/12/2013) and must be protected during future on-site activities from damage or destruction.

#### 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 above ch. NR 140, Wis. Adm. Code enforcement standard.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Engineered and soil covers must be maintained over contaminated soil and the DNR must approve any changes to these barriers.

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 Northeast Regional DNR office, at 2984 Shawano Avenue, Green Bay, Wisconsin, 54313-6727. This letter and information that was submitted with your closure

request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

#### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of and approval by the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a soil cover or other barrier is required, as shown on the attached maps listed below, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure.

Reference the attached maps:

- *Extent of Engineered Barrier Including 6 Inch Clean Soil Cap and Concrete/Asphalt Paved Surfaces*, Figure 5, received March 18, 2014;
- *Extent of Engineered Barrier Consisting of Clean Soil Cap from 6 Inches to 4 Feet*, Figure 6, received March 18, 2014;
- *Extent of Engineered Barrier Consisting of Clean Soil Cap and Geotextile Membrane Down to at least 10 Feet*, Figure 7, received March 18, 2014;
- *Vertical Extent of Soils Exceeding Direct Contact Beneath Engineered Barriers*, Figure 8, received March 18, 2014;
- *Cross Section A-A'*, Figure 9, August 22, 2012;
- *Cross Section B-B' and C-C'*, Figure 10, August 22, 2012.

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan (*Cap Maintenance Plan and Materials Maintenance Plan*, February 2014) are met. 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:

Department of Natural Resources  
Attn: Remediation and Redevelopment Program Environmental Program Associate  
2984 Shawano Avenue  
Green Bay, WI 54313-6727

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

Groundwater contamination greater than the enforcement standard is present on this contaminated property, as shown on the attached map (*Extent of Sulfate Exceedances in Soil and Groundwater*, Figure 11, 12/12/2013). 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 throughout the property as indicated on the attached maps (Figures 5 through 10). 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.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code) The engineered barriers and soil covers that exist in the locations shown on the attached maps (Figures 5 through 10) shall be maintained in compliance with the attached maintenance plan (*Cap Maintenance Plan and Materials Handling Plan*, February 2014) in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for a multi-family residential use setting. The Property could be used for any use, including multi-family or single family residential purposes however the conditions in the Cap Maintenance Plan and Materials Handling Plan must be met and any construction/ development that modifies the approved cap would need prior written approval from the Department to ensure that the cover is protective.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The attached maintenance plan (*Cap Maintenance Plan and Materials Maintenance Plan*, February 2014) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the annual cap inspection form to the DNR only upon request.

#### Sites with a Low Hazard Grant of Exemption for Beneficial Reuse of Contaminated Materials

A Low Hazard Grant of Exemption was issued by the DNR to Foremost Farms on March 4, 2009 for beneficial reuse of lead-bearing painted concrete on site within the foundation. The exemption was transferred by the DNR from Foremost Farms to the City of Appleton on October 27, 2011. Approximately 1,200 cubic yards was placed at the eastern face of the western building wall. A Low Hazard Grant of Exemption was issued by the DNR to the City of Appleton on June 26, 2012 for beneficial reuse of contaminated soils within the foundation. Approximately 7,750 cubic yards of contaminated soils were disposed within the former Foremost Farms building foundation. Both the lead-bearing painted concrete and impacted soils were covered with a geotextile membrane marker and covered with between five and eight feet of clay. This is located within the approximate 2.4 acre "development zone".

#### Sites with an Exemption for Development at a Historic Fill Site or Licensed Landfill

Information presented in the site investigation report indicates that subsurface materials consist of historic fill material. An approval for development at a Historic Fill Site or Licensed Landfill was approved by the DNR on April 25, 2012 and limited to demolition of the former Foremost Farms facility (removal of the cap) and excavation of historic fill material. Any changes or additional construction not included in the April 25, 2012 exemption will require prior DNR approval in writing. Please refer to the Development at Historic Fill Site or Licensed Landfill guidances for further information at <http://dnr.wi.gov/topic/landfills/development.html>.

#### Sites with Historic Fill

Information presented in the site investigation report indicates that subsurface materials consist of historic fill material including foundry sand and coal cinders. As such, the property owner must comply with any conditions required by solid waste rules in ch. NR 500 Wis. Adm. Code rules series as long as any waste materials remain in place. Any future redevelopment of this property must take into account consideration of the presence of waste materials and will require the issuance of an exemption from the DNR to build on an abandoned landfill prior to the start of any construction. Please refer to the Development at Historic Fill Site or Licensed Landfill guidances for further information at <http://dnr.wi.gov/topic/landfills/development.html>.

#### General Wastewater Permits for Construction Related Dewatering Activities

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

#### Chapter NR 140, Wis. Adm. Code Exemption

On January 17, 2013, the Department issued a "NR 140.28 Exemption for Sulfate in Groundwater" under s. NR 140.28(2)(a), Wis. Adm. Code for an unstable sulfate plume at monitoring well, MW-1. Issuance of the exemption allowed for submittal of a request for closure under ch. NR 726, Wis. Adm. Code. A copy of the exemption is attached.

#### 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 Jennifer Borski in Oshkosh at (920) 424-7887, or at [jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov).

Sincerely,



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

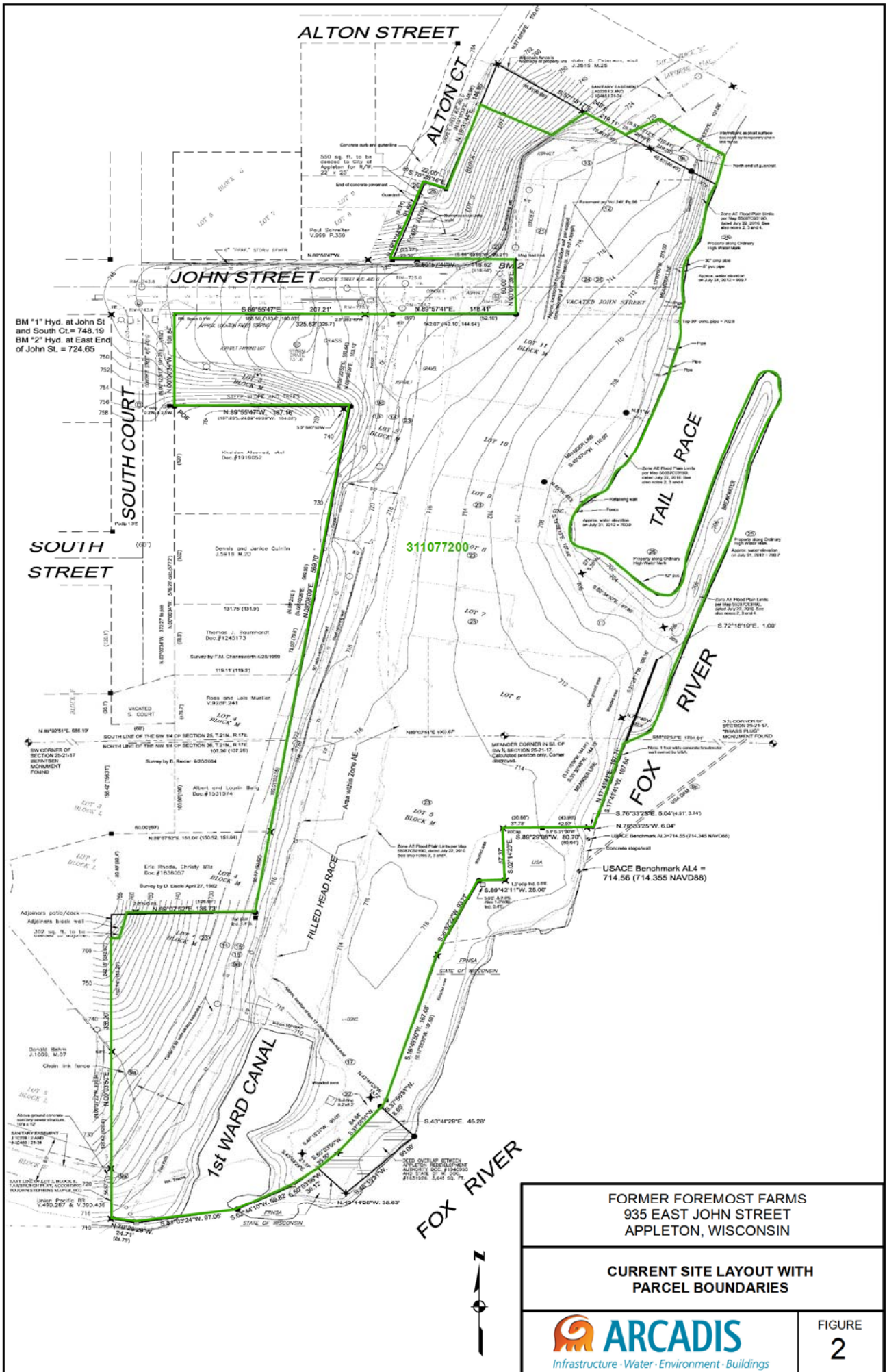
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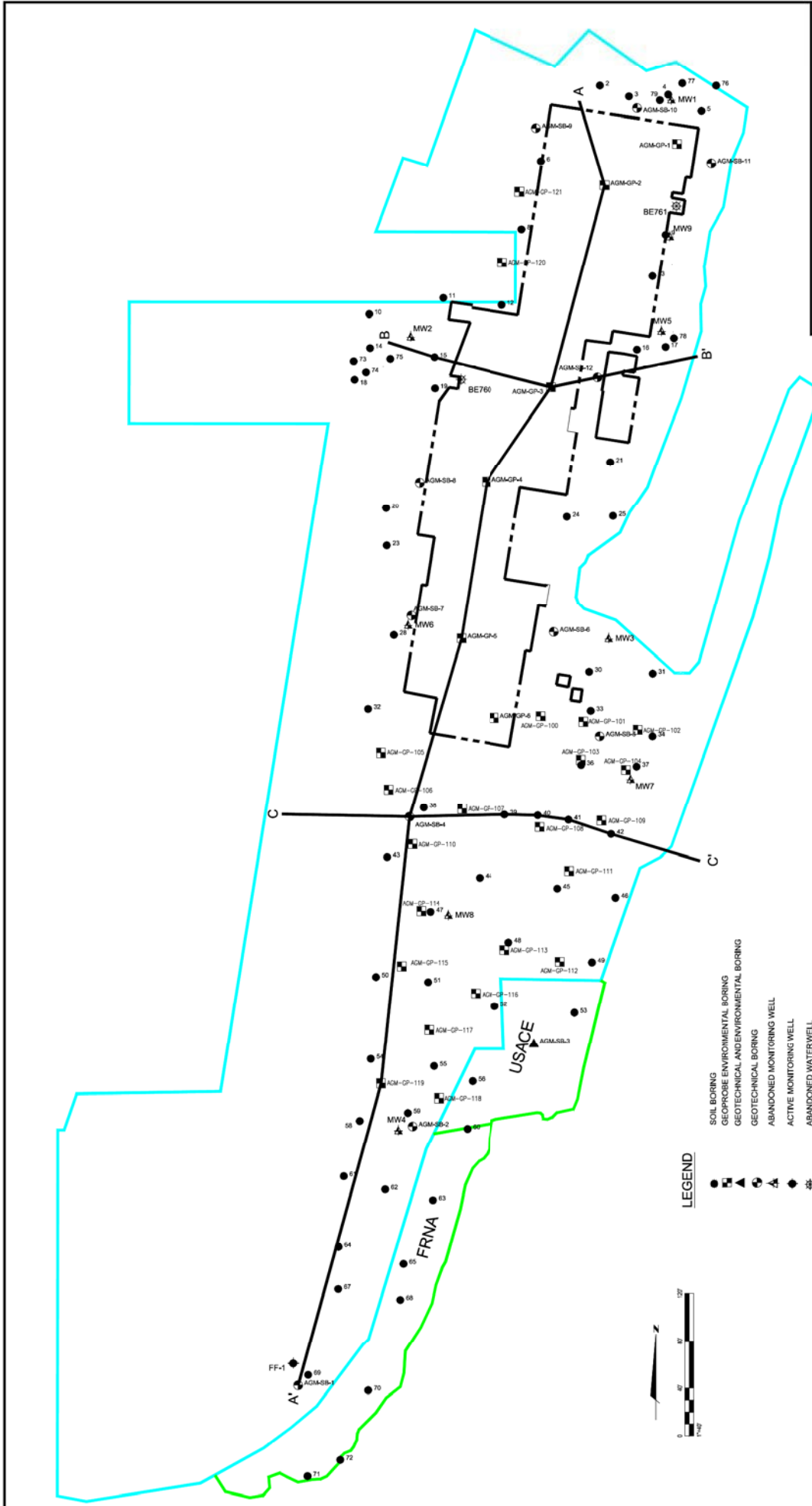
- Current Site Layout with Parcel Boundaries, Figure 2, received March 18, 2014
- Locations of Soil Borings and Monitoring Wells, Figure 4, 12/12/2013
- Extent of Engineered Barrier Including 6 Inch Clean Soil Cap and Concrete/Asphalt Paved Surfaces, Figure 5, received March 18, 2014;
- Extent of Engineered Barrier Consisting of Clean Soil Cap from 6 Inches to 4 Feet, Figure 6, received March 18, 2014;
- Extent of Engineered Barrier Consisting of Clean Soil Cap and Geotextile Membrane Down to at least 10 Feet, Figure 7, received March 18, 2014;
- Vertical Extent of Soils Exceeding Direct Contact Beneath Engineered Barriers, Figure 8, received March 18, 2014;
- Cross Section A-A', Figure 9, August 22, 2012;
- Cross Section B-B' and C-C', Figure 10, August 22, 2012;
- Extent of Sulfate Exceedances in Soil and Groundwater, Figure 11, 12/12/2013;
- Cap Maintenance Plan and Materials Maintenance Plan, February 2014;
  - o Site Location, Figure 1, August 21, 2012
  - o Current Site Layout with Parcel Boundaries, Figure 2, received March 18, 2014
  - o Extent of Relocated Impacted Soils, Figure 3, November 8, 2012
  - o Soil Management Plan, Figure 7, February 4, 2014
- NR 140.28 Exemption for Sulfate in Groundwater, January 17, 2013

cc: Tom Metivier, CBC Coating Inc., 820 South Olde Oneida Street, Appleton, WI 54915  
(for BRRTS #02-45-221348)  
File - Kerwin Paper Co (Former), BRRTS #02-45-221348

Electronic copy:

Brian Maillet, ARCADIS  
Jennifer Borski, DNR – Oshkosh  
Denise Danelski, DNR – Green Bay  
Michael Prager, DNR – Madison, RR/5  
Bill Phelps, DNR – Madison, DG/5



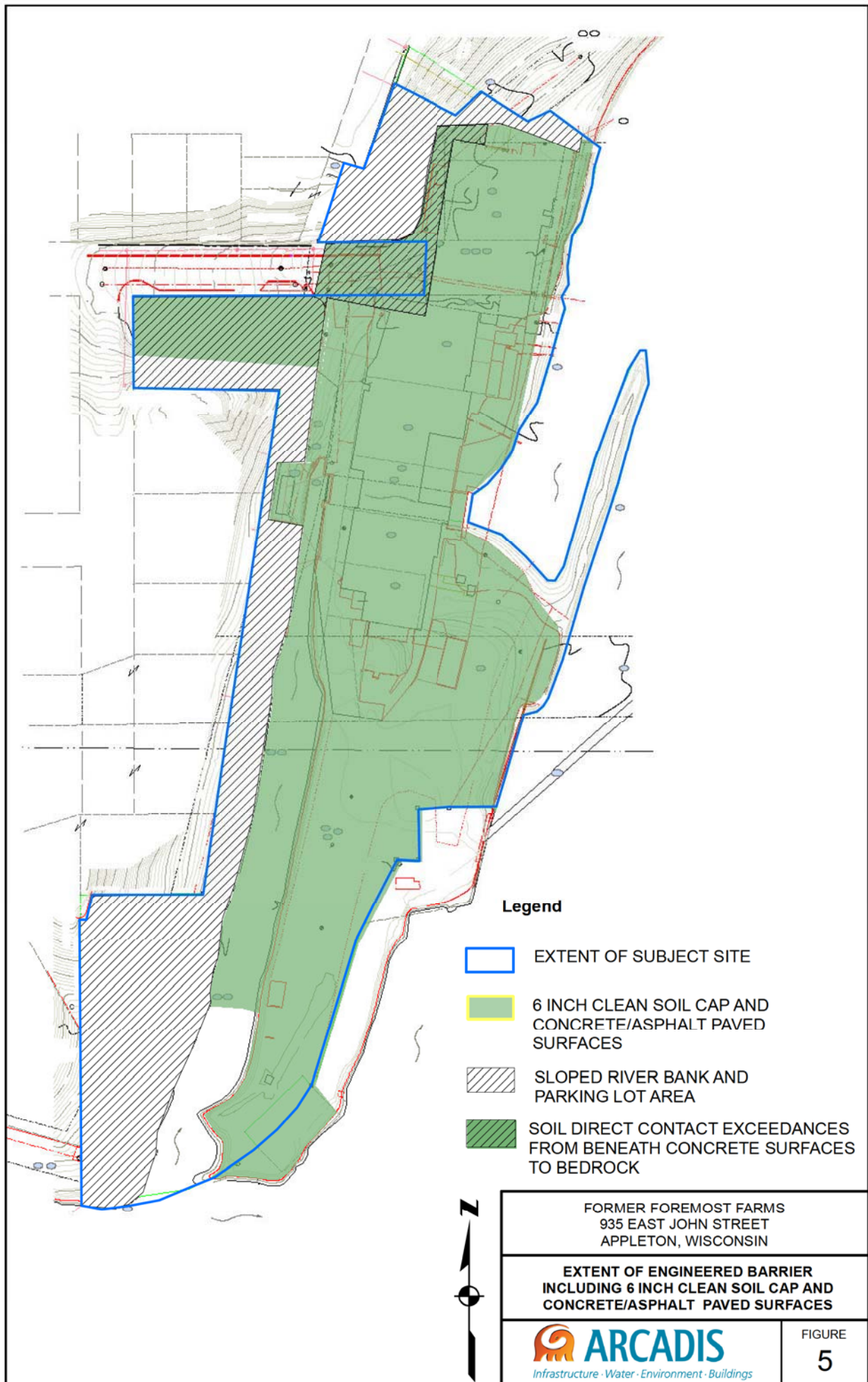


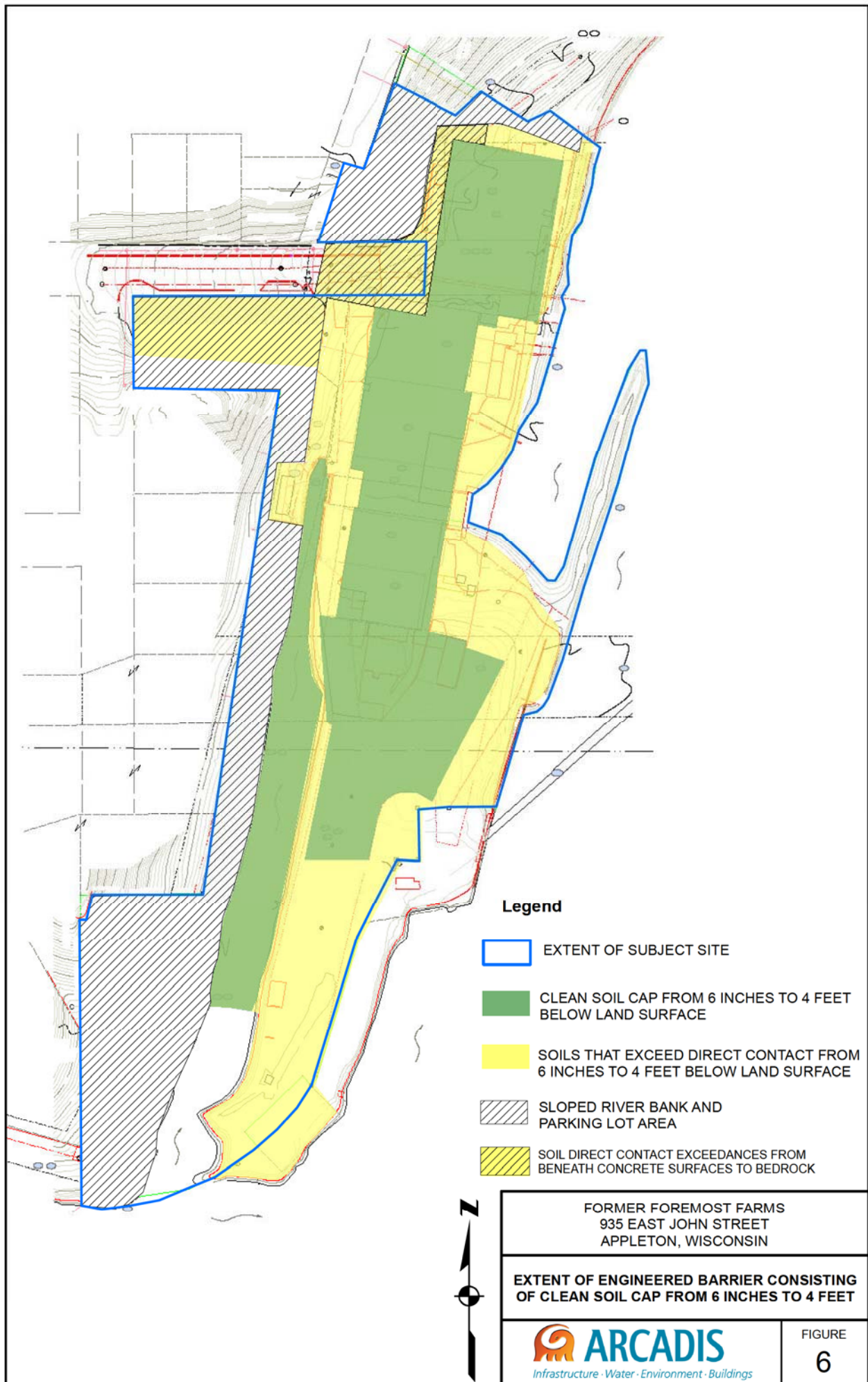
FORMER FOREMOST FARMS  
 935 EAST JOHN STREET  
 APPLETON, WISCONSIN

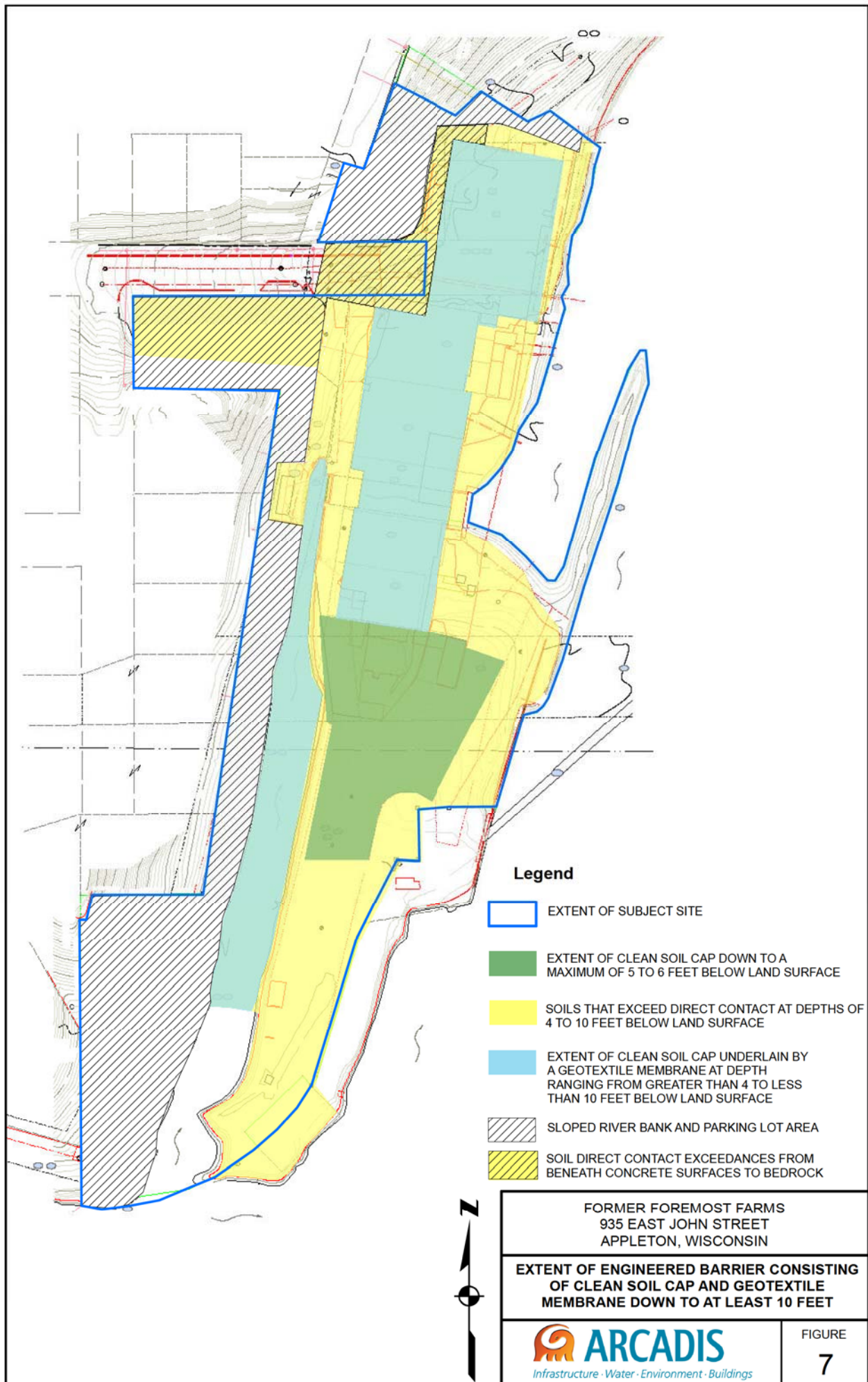
**LOCATIONS OF SOIL BORINGS AND  
 MONITORING WELLS**

- LEGEND**
- SOIL BORING
  - ▲ GEOPROBE ENVIRONMENTAL BORING
  - ◻ GEOTECHNICAL AND ENVIRONMENTAL BORING
  - ◻ GEOTECHNICAL BORING
  - ◻ ABANDONED MONITORING WELL
  - ◻ ACTIVE MONITORING WELL
  - ◻ ABANDONED WATERWELL
  - EXTENT OF BUILDING
  - 2013 PROPERTY BOUNDARY
  - OTHER PROPERTY BOUNDARIES
  - FRNA FOX RIVER NAVIGATIONAL AUTHORITY
  - USACE UNITED STATES ARMY CORP OF ENGINEERS

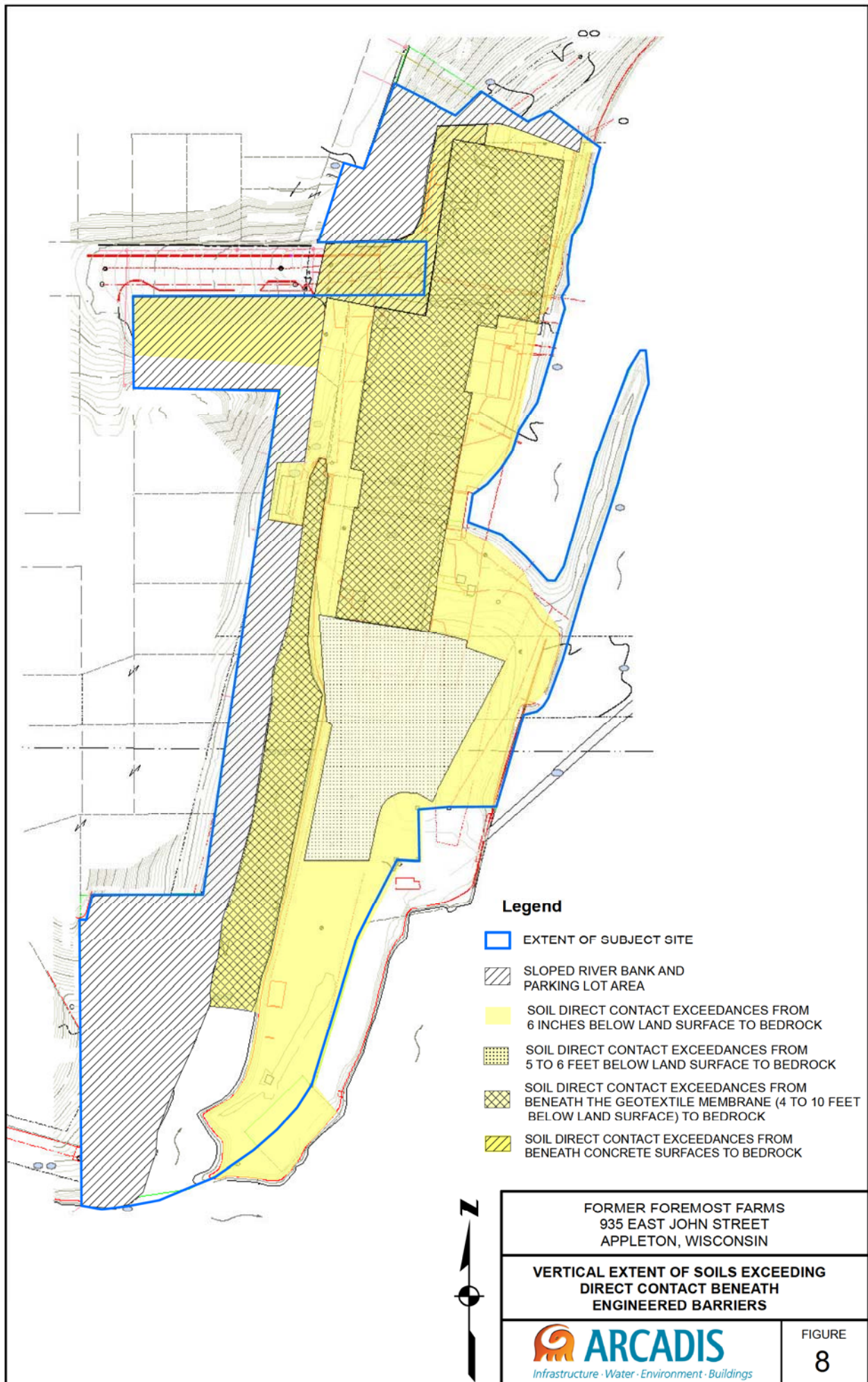




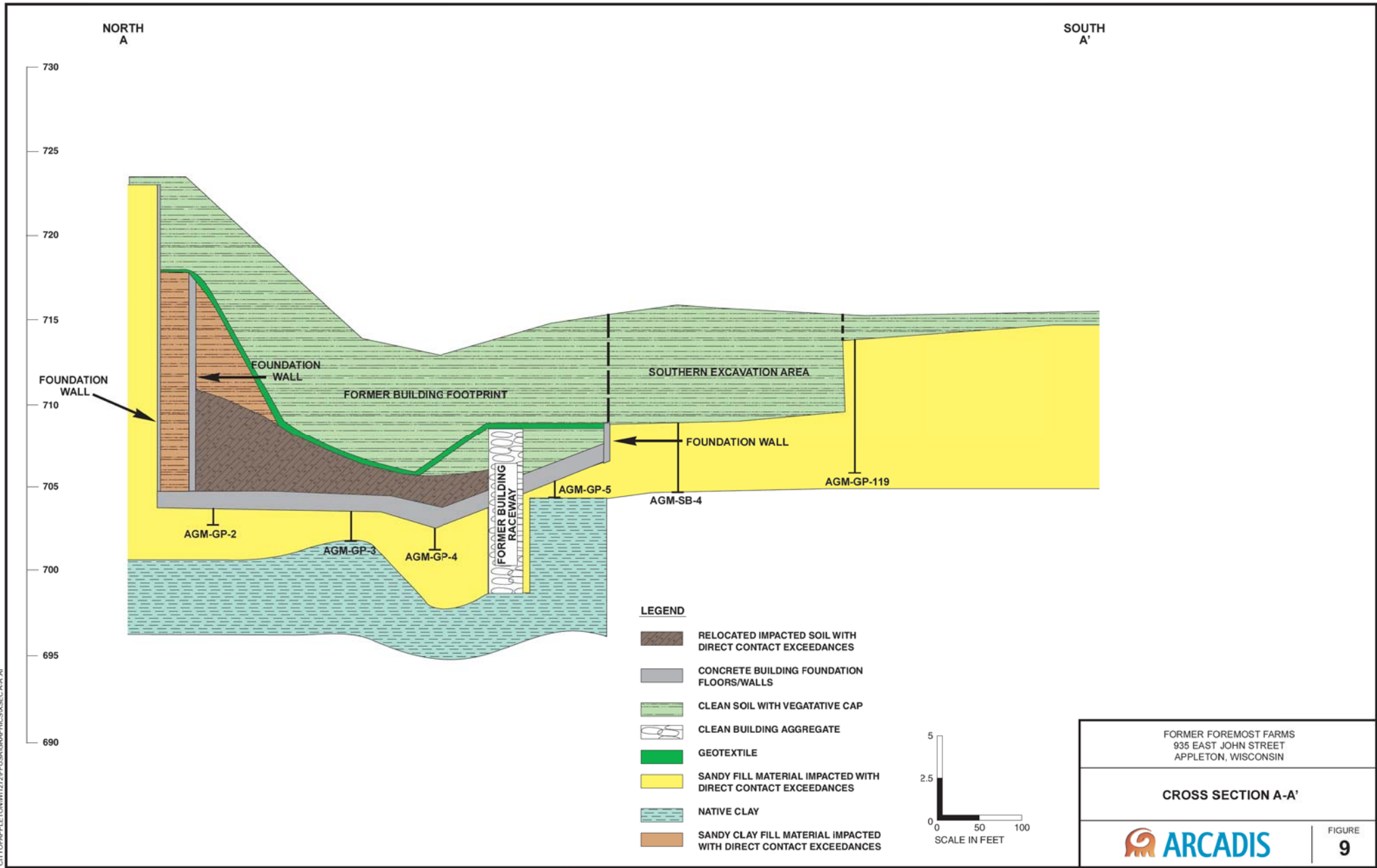




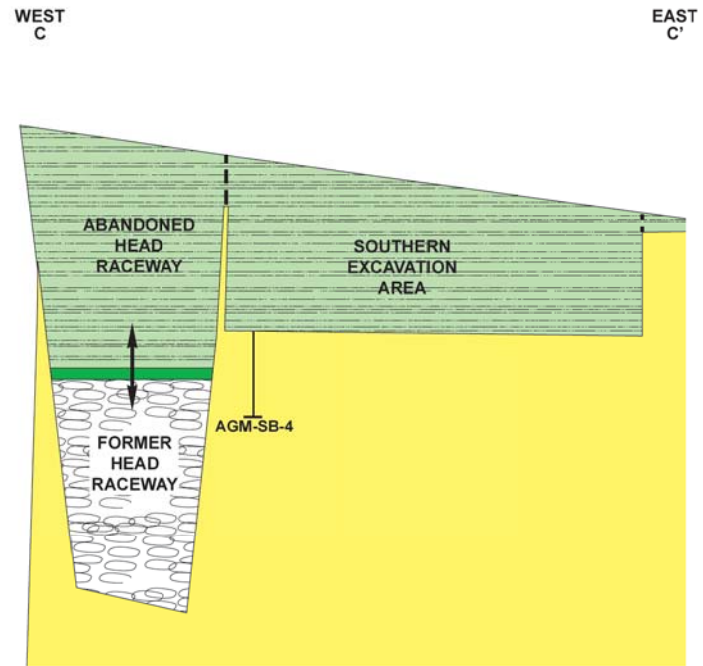
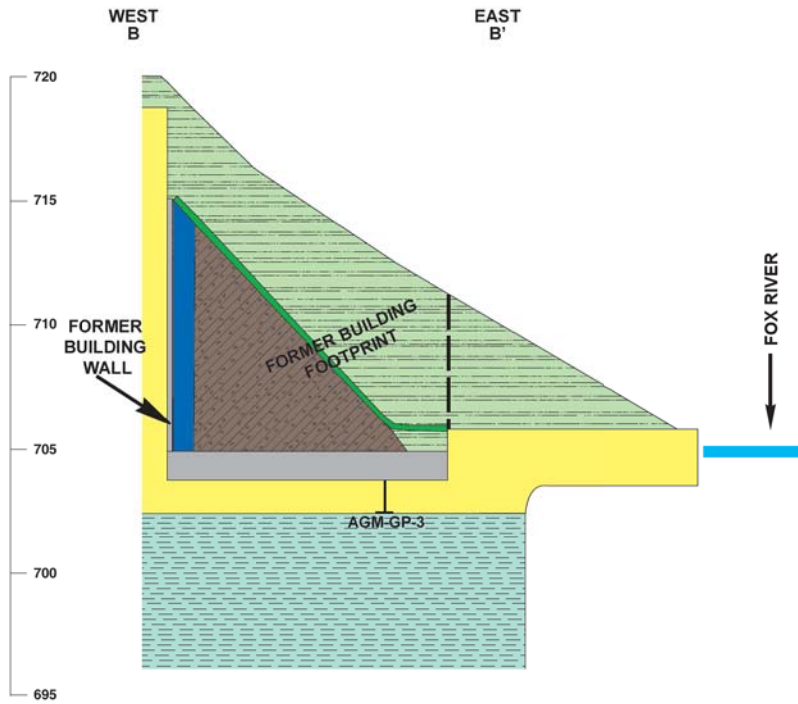




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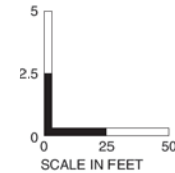


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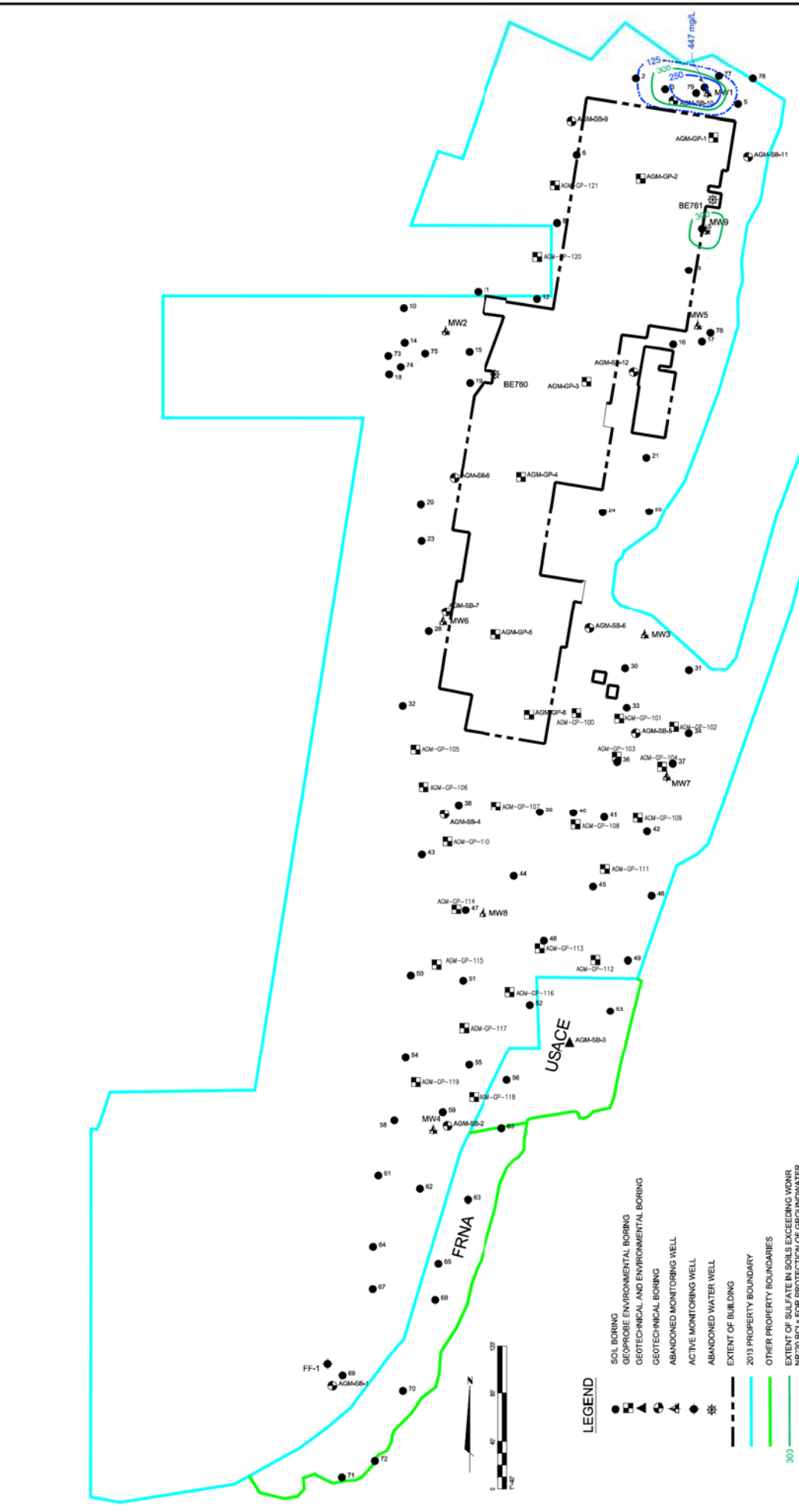


**LEGEND**

- RELOCATED IMPACTED SOIL WITH DIRECT CONTACT EXCEEDANCES
- CONCRETE BUILDING FOUNDATION FLOOR/WALLS
- CLEAN SOIL WITH VEGETATIVE CAP
- CLEAN BUILDING AGGREGATE
- GEOTEXTILE
- SANDY FILL MATERIAL IMPACTED WITH DIRECT CONTACT EXCEEDANCES
- NATIVE CLAY
- BUILDING AGGREGATE COATED WITH LEAD-BEARING PAINT



FORMER FOREMOST FARMS 935 EAST JOHN STREET APPLETON, WISCONSIN	
<b>CROSS SECTIONS B-B' AND C-C'</b>	
<b>ARCADIS</b>	FIGURE <b>10</b>



FORMER FOREMOST FARMS  
935 EAST JOHN STREET  
APPLETON, WISCONSIN

**EXTENT OF SULFATE EXCEEDANCES IN SOIL AND GROUNDWATER**

ARCADIS

FIGURE 11



January 17, 2013

Karen Harkness  
Appleton Redevelopment Authority  
100 N. Appleton St.  
Appleton, WI 54911

**SUBJECT: NR 140.28 Exemption for Sulfate in Groundwater at**  
**WDNR Site Name: Foremost Farms (Former)**  
935 E. John St., Appleton, WI  
**WDNR BRRTS ERP #: 02-45-530084 / VPLE #: 06-45-523605**

Dear Ms. Harkness:

On September 24, 2012, the Department received the *Summary of Activities and Request for Case Closure* (Closure Request) from ARCADIS, submitted on behalf of the Appleton Redevelopment Authority (ARA). The Closure Request included a request for an exemption to NR 140.28, Wis. Adm. Code for sulfate in groundwater at the property at 935 East John Street in Appleton, Wisconsin (the Property). The Department received a revised submittal of the Closure Request on December 4, 2012 and an addendum to the Closure Request on January 11, 2013.

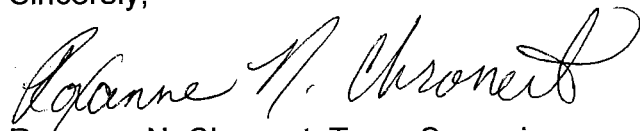
Historical groundwater monitoring data at this site indicates exceedances of the ch. NR 140, Wis. Adm. Code, enforcement standard for sulfate at monitoring well, MW-1. The Department may grant an exemption for a substance of public welfare concern, or nitrate, pursuant to s. NR 140.28(2)(a), Wis. Adm. Code, if actions have been taken to achieve the lowest possible concentration for that substance which is technically and economically feasible and the existing or anticipated increase in the concentration of that substance does not present a threat to public health or welfare.

Based on the information provided, the Department believes that the above criteria have been or will be met because of the long-term monitoring of sulfate from September 2004 to May 2011 and the discussion presented in Closure Request. Therefore, pursuant to s. NR 140.28(2)(a), Wis. Adm. Code, an exemption to the enforcement standard is granted for sulfate at the monitoring point listed above. This letter serves as your exemption. With this exemption, you may cease investigation of the sulfate in soil and groundwater.

Please note that sulfate contamination remains in soil and groundwater in the northeast corner of the property. Remaining soil and groundwater contamination will be addressed at the time of closure, including entry on the Remediation and Redevelopment Program's GIS Registry. Based on the known soil and groundwater contamination and behavior of the sulfate plume, additional exemptions under s. NR 140.28(1)(a), Wis. Adm. Code may be required to alter the site.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this exemption, please contact Jennifer Borski in Oshkosh at (920) 424-7887.

Sincerely,

A handwritten signature in cursive script that reads "Roxanne N. Chronert".

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

Ecc: B. Maillet, ARCADIS  
J. Borski, DNR, Oshkosh  
B. Phelps, DNR, Madison – DG/5

## **CAP MAINTENANCE PLAN AND MATERIALS HANDLING PLAN**

Former Foremost Farms  
935 E. John Street  
Appleton, Wisconsin

FID No. 445031510  
BRRTS No. 02-45-530084  
VPLE No. 06-45-523605

February 2014

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<b>Environmental Condition Summary</b>	<b>3</b>
<b>Remediation Program</b>	<b>4</b>
<b>General</b>	<b>5</b>
<b>Health and Safety</b>	<b>5</b>
<b>Summary of Engineering Controls</b>	<b>6</b>
<b>Cap Maintenance Plan</b>	<b>6</b>
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<b>Repairs of Engineered Barriers</b>	<b>7</b>
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<b>Request for WDNR Approval</b>	<b>11</b>
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## Figures

- 1 Site Location, Former Foremost Farms, Appleton, Wisconsin.
- 2 Site Layout, Former Foremost Farms, Appleton, Wisconsin.
- 3 Extent of Relocated Impacted Soils, Former Foremost Farms Property, Appleton, Wisconsin.
- 4 Soil Management Plan, Former Foremost Farms Property, Appleton, Wisconsin.

## Appendix

- A Annual Cap Inspection Form and Corrective Action Form





## Cap Maintenance Plan and Materials Handling Plan

Former Foremost Farms  
935 E. John Street  
Appleton, Wisconsin

### Introduction

ARCADIS has prepared this Cap Maintenance Plan and Materials Handling Plan (collectively referred to as "Plan") for Former Foremost Farms ("Site"), in Appleton, Wisconsin. The Site is currently owned by the Appleton Redevelopment Authority (Appleton). It is understood that Appleton is the current owner and has completed a development agreement for the Site. Under the development agreement, future owners/developers (not future tenants/residents of the Site) will be responsible for this Plan. The Site is located along the western bank of the Fox River at 935 East John Street in Appleton, Wisconsin.

From the 1950s until 2012, the Site contained building structures used by Foremost Farms USA (FFUSA) as part of a whey processing plant. Plant operations ceased in 2003 and subsequent decommissioning activities removed all of the processing equipment and storage tanks with associated piping. Appleton acquired the Site on June 28, 2011 and the building structures were demolished. Demolition and Site restoration activities were completed in June 2012 and the Site currently consists of vacant land with a vegetative cap (engineered barriers). Figure 1 is a Site Location Map and Figure 2 is a Site Layout Map. As shown on Figure 2, there is a narrow strip of land bordering the Fox River, of which 0.25 acre is owned by the United States Army Corp of Engineers (USACE) with the remainder owned by the Fox River Navigational Authority (FRNA). The USACE and FRNA-owned land are not part of this Plan. The Cap Maintenance Plan describes the future maintenance measures necessary to ensure the integrity of engineered barriers (caps) are maintained. The Materials Handling Plan describes the future measures to be followed when encountering contaminated soil at the Site.

A copy of this Plan shall at all times be kept on file in the offices of: (1) the Wisconsin Department of Natural Resources (WDNR); (2) the owner of the Site; and (3) others, as necessary. A copy of this Plan shall be made available by the Owner to contractors, utilities and maintenance personnel, and any other public or private persons or entities authorized to perform work at on the Site.

The Site totals approximately 8.1 acres and is defined as follows:

- Part of vacated Alton Court and all of vacated East John Street.



## Cap Maintenance Plan and Materials Handling Plan

Former Foremost Farms  
935 E. John Street  
Appleton, Wisconsin

- Southeastern corner part of Lot 3 (approximately 1,220 square feet) of Block “C” of Lawsburg Plat to the First Ward, Appleton with exception to approximately 4,225 square feet located at the northern corner of Lot 4.
- Lots 4 and 5 of Block “C” of Lawsburg Plat to the First Ward, Appleton with exception to approximately 4,225 square feet located at the northern corner of Lot 4.
- Lots 2 through 3 and Lots 7 through 11 of Block “M” of Lawsburg Plat to the First Ward, Appleton.
- Part of Lots 5 through 6 of Block “M” of Lawsburg Plat to the First Ward, Appleton.
- Power Canal (referred to as ‘filled head race’). Approximately two-thirds (0.7 acre) of a filled head raceway. The remaining 0.4 acre of the head raceway will remain open water and is not part of the Voluntary Party Liability Exemption program (referred to as ‘1<sup>st</sup> Ward Canal’).
- A 0.11-acre area of land at the southern tip of the Subject Site. On March 5, 2012, We Energies donated this area to Appleton.
- Lot 1 of Block “M” of Lawsburg Plat to the First Ward, Appleton. This area consists of steep woodland embankments located along the western and northwestern boundaries of the Subject Site. The approximate 1.65 acres of embankments were not investigated and will not be disturbed as part of the Remedial Action Plan in order to preserve the natural setting of this area.

As a result of the historical importation of fill material to the Site from unknown sources, residual contamination is present in the soil underlying the established caps at the Site. In addition, a sulfate exceedance of groundwater drinking water standards is limited to the northern portion of the Site. Extensive investigation activities have been completed at the Site and the WDNR granted an exemption for development of a historic fill site on April 25, 2012 specific to the building demolition and capping activities.

As part of the planned demolition activities, the concrete foundations and footers associated with the former FFUSA building structures were crushed and left in place. During the demolition of the former FFUSA building structures, approximately 7,750 cubic yards of impacted soils was relocated on-site to within the former building foundation and fill material was imported to the Site from a WDNR-approved clean soil

source area. The extent of the relocated impacted soils within the former building footprint is shown on Figure 3. The relocation and importation of soils resulted in an approximate 105,000 square foot (2.4 acres) development zone within the Site. The engineered barrier for the development zone consists of a 5 to 8 foot (ft) thick clean soil cap underlain with a geotextile membrane. Beneath the development zone engineered barrier along the former western building wall is approximately 1,600 cubic yards of building aggregate coated with lead-bearing paint along with residual impacted soils. The approximate 0.7 acre former head raceway area has a clean soil cap thickness ranging from 4 to 10 ft underlain with a geotextile membrane. Beneath the former head raceway engineered barrier is approximately 6,000 cubic yards of clean building aggregate along with residual impacted sediment. Approximately 3.55 acres of the Subject Site is capped with a minimum 6-inch clean soil cap. The remaining 1.65 acres consist of woodland embankments that were not capped in order to preserve the natural setting of these areas. In addition, the existing parking lot and concrete and asphalt paved areas were not capped. The soil management plan outlining the extent of the engineered barriers is shown on Figure 4. Grass seed was applied to the surface of the established soil grades and a vegetative soil cap has been established across the Site. Due to the residual soil contamination beneath the established caps, precautions will need to be taken during future Site work that requires penetrating the engineered barriers and disturbing underlying soil to ensure the protection of human health and the environment. In addition, the integrity existing groundwater monitoring well (FF-1) located near the southern tip of the Site will need to be protected during future Site work as FF-1 is currently a groundwater monitoring point that is sampled and maintained by CBC Coating, Inc. (an off-site entity).

#### **Environmental Condition Summary**

This section presents a brief overview of the Site conditions. Additional information can be found in the project file with the WDNR and on the Geographic Information System Registry for Closed Remediation Sites on the internet at <http://dnrm.wisconsin.gov/imf/imf.jsp?site=brrts2>. Environmental investigations have been completed on the Site by both ARCADIS and former Northern Environmental. Based on the investigation results, the conditions can be summarized as follows:

- Soils underlying the Site consist of fill material including foundry sand, coal cinders, gravel, blacktop, wood, and rock debris. The fill material is located beneath the established caps, extending to a maximum depth of 6 feet below grade surface (ft bgs). The native geology beneath the fill material consisted of a silty clay, sandy

clay, and clayey sand unit that extended to a maximum depth of approximately 26 ft bgs. Dolomite bedrock was encountered beneath the native unconsolidated unit at depths ranging from 14 ft bgs in the southern portion of the Site to approximately 26 ft bgs in the northern portion of the Site.

- The depth to groundwater ranged from 1.5 ft bgs along the eastern Site boundary (along the Fox River) to 19 ft bgs in the northwestern portion of the Site. In general, groundwater flow beneath the Site was to the northeast and east towards the Fox River.
- Fill material throughout the entire Site contains polycyclic aromatic hydrocarbons (PAHs) and select metals at concentrations that exceed direct contact criteria. Select volatile organic compounds (VOCs), PAHs, and metals exceed applicable groundwater pathway criteria; however, groundwater monitoring completed to date indicates that no VOCs, PAHs, and metals are present in groundwater at concentrations above regulatory standards. Sediment within the abandoned head raceway contains polychlorinated biphenyls (PCBs), PAHs, and metals. All soils and sediments beneath the established engineered barriers should be considered impacted for the purposes of this Plan.
- The only contaminant of concern in groundwater is sulfate, in the northeastern portion of the Site. The sulfate concentration exceeds drinking water standards and is not a direct contact risk.

### **Remediation Program**

Remedial objectives for the Site are documented in a Remedial Action Plan. The remedial actions completed include the following:

- An s. NR 140.28 Wis. Adm. Code exemption for the sulfate above the NR 140 Enforcement Standard (ES) in groundwater at MW-1.
- Engineered barriers for the impacted soils and sediment to mitigate direct contact and ingestion exposure pathways.
- Institutional controls including these Plans and placement of the Site on the WDNR Geographic Information System Registry of Closed Remediation Sites.



## Cap Maintenance Plan and Materials Handling Plan

Former Foremost Farms  
935 E. John Street  
Appleton, Wisconsin

### General

To address the materials of concern in the soil at the Site, the following general actions shall be taken. All requirements under this section, both financial and appropriate execution, are the responsibility of the property owner(s) and/or the subcontractors directly hired by the owners, unless otherwise indicated.

### Health and Safety

- All consultants, contractors, employees, etc. that may disturb or come in contact with any impacted soils on the Site shall have their own health and safety plan to deal with contingencies which may arise. These plans shall reflect applicable standards of care recognized in the trades for performing work in environmentally impacted materials.
- Personnel shall wear appropriate personal protective equipment (PPE) to limit exposure to the soil contaminants below the engineered barriers. Examples of PPE include but are not limited to:
  - Wearing disposable latex or nitrile gloves when contacting soil. Optionally, a tyvek suit or rubber boots may be worn to minimize contact to clothing and footwear with impacted soils.
  - Boots shall be washed off prior to leaving the parcel for any purpose.
  - Personnel shall refrain from eating, drinking, and smoking while working in the areas of impacted soils or with groundwater. Facilities shall be provided such that personnel can wash hands prior to eating, drinking or smoking.
- Control of airborne dust from contaminated soil shall be maintained at all times by appropriate methods (e.g., covering of stockpiles, wetting).
- Construction equipment shall be decontaminated prior to leaving the Site to remove soil through the use of using high-powered, hot water pressure washers, steam cleaners or detergents or other method.

### **Summary of Engineering Controls**

- The 5 to 8-ft thick clean soil cap in the development zone was incorporated into the Site to lessen the future management of impacted soils as part of a future residential development. However, if work requires removal or handling of soils below the 5 to 8-ft contact barrier, the soils shall be handled in accordance with the requirements of this Plan.
- The thickness of the clean soil cap in the remaining areas varies, as shown on Figure 4. This contact barrier may be penetrated for the purposes of installing light poles, landscaping, signs and other features necessary for future development activities. However, if work requires removal or handling of soils below the engineer barriers, the soils shall be handled in accordance with the requirements of this Plan.
- All development, construction, landscape, asphalt and concrete surfaces shall be constructed, at a minimum, in conformance with the city of Appleton requirements.

### **Cap Maintenance Plan**

The cap elements which are the subject of this Plan are approved engineered barriers which may consist of a minimum of 6 inches of clean soil (e.g., backfill, topsoil, and seed for landscaping), future buildings, and future concrete or asphalt pavement over the soils that exceed the direct contact residual contaminant levels. Figure 4 is a plan view which presents the location and extent of the engineered barrier requirements.

The purpose of the Cap Maintenance Plan is to describe the procedures and controls that shall be followed to maintain the function of the engineered barriers. Maintaining the function of the engineered barriers will provide continued protection of human health and the environment by minimizing potential exposure to the residual contamination.

The activities presented in the sections that follow will be conducted, at a minimum, at the frequency specified. The following bulleted list is a summary of the activities and whether WDNR notification is required:

- Annual Cap Inspections: WDNR notification is not required

- Repairs of Engineered Barrier: WDNR notification is not required
- Removal, Replacement or Penetration of Engineered Barrier: WDNR approval is required under an exemption for development of a historic fill site in advance.

### **Annual Cap Inspections**

Not less than annually (preferably during the spring season), the Site shall be inspected by the Owner to ensure the following:

- Integrity of the engineered barriers is maintained.
- No significant fissures or cracks develop in the clean soil cap, which could allow potential exposure to the residual soil contamination.
- Potential erosion or wash-outs of the engineered barriers is monitored and repaired.

Disturbances of the engineered barriers or significant fissures or cracks in the cap shall be noted by the Owner on the "Annual Cap Inspection Form" (Appendix A). All inspection reports shall be maintained on file by the Owner and the Site manager, if any.

### **Repairs of Engineered Barriers**

If, during the annual inspections or other routine inspections of the Site, the engineered barriers are observed to have been disturbed or significant fissures or cracks are observed in the caps, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this Plan. Such repairs shall be carried out within a reasonable period of time, not to exceed 120 days, subject to weather and seasonal considerations. The Owner shall document the repairs to capped areas on the "Corrective Action Form" (Appendix A). All Corrective Action Forms shall be maintained on file by the Owner and the Site manager, if any.

### **Replacement of Engineered Barriers**

WDNR approval in accordance with ch. NR 727, Wis. Adm. Code is required prior to removal, replacement or penetration of any portion of the engineered barrier. The replaced engineered barrier shall conform to the design requirements provided in this



document. Earth work required to replace the engineered barrier shall conform to the requirements given in this Plan.

### **Material Handling Plan**

The Material Handling Plan specifies the requirements to be followed when performing earth work, groundwater, or surface water management. These activities are generally associated with construction.

### **Activities Requiring WDNR Approval**

The WDNR must be notified and approval obtained of a historical fill site exemption (s. NR 506.085, Wis. Adm. Code) from the WDNR prior to disturbing the engineered barrier (excluding repairs of the engineered barrier), including removal, penetration, or replacement of the engineered barrier. In addition, excavated residual soil contamination cannot be used as backfill on the Site without a beneficial reuse written approval from the WDNR that meets the requirements of s. NR 503.04 and s. NR 500.8(5), Wis. Adm. Code and s. 289.43(8)(b)3, Wis. Stats.

In accordance with s. NR 727.07, Wis. Adm. Code, the WDNR must be notified in writing 45 days prior to taking any actions included in s. NR 727.07 (1) through (7). This is applicable to the first three activities below. Early discussion with the WDNR is encouraged during development planning. Please reference *Guidance on Case Closure and Requirements for Managing Continuing Obligations, RR-606, December 2011*. Further details regarding such activities are described in the following sections:

#### **1. Construction or Installation of Buildings, Structures or Other Improvements.**

Buildings, structures or other improvements may be constructed or installed on the Site using footings or other foundations that are placed into the depth interval containing residual soil contamination in the following manner:

- A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.
- B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contactor's health and safety plan. All excavated soil shall be, at a minimum, placed onto



plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.

- C. Upon completion of the work, the excavated soil from beneath the engineered barriers may be used as backfill with WDNR pre-approval beneficial reuse, provided, however, that the backfilled soil maintains the compaction characteristics of the surrounding soil. The soil, as well as any additional clean soil or granular fill material necessary to backfill to grade, shall be backfilled in such a manner as to maintain the original depth of the contaminated soil. The backfill area shall be restored in a manner consistent with the original cap condition.
- D. A memorandum or report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file by the Owner and the Site manager, if any, and shall be submitted to the WDNR.

## **2. Replacement of Engineered Barriers.**

If it becomes necessary or desirable to replace the engineered barriers identified in Figure 4, WDNR approval will be required and the replacement shall be undertaken in the following manner:

- A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.
- B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contactor's health and safety plan. All excavated soil shall be, at a minimum, placed onto plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.
- C. Upon completion of the work, the excavated soil from beneath the engineered barriers may be used as backfill with WDNR pre-approval beneficial reuse, provided, however, that the backfilled soil maintains the compaction characteristics of the surrounding soil. The soil, as well as any additional clean soil or granular fill material necessary to backfill to grade, shall be backfilled in such a manner as to maintain the original depth of the contaminated soil. The

backfill area shall be restored in a manner consistent with the original cap condition. Soil not used as backfill, shall be managed and disposed of as a contaminated material in accordance with state and federal requirements.

- D. A memorandum report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file by the Owner, the Site manager, if any, and shall be submitted to the WDNR.

### **3. Utility Installations or Repairs.**

No utility repairs or installation of new or replacement utilities shall be conducted on the Site until after the utility and any contractor(s) for the utility have acknowledged to the Owner that they have received a copy of this Plan. The utility repairs or installation(s) shall be conducted in strict conformance with the standards set forth below with respect to excavations into and/or beneath the engineered barrier, and such excavations are to be undertaken in the following manner:

- A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.
- B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contractor's health and safety plan. All excavated soil shall be, at a minimum, placed onto plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.
- C. Upon completion of the work, the excavated soil from beneath the engineered barriers may be used as backfill within the utility trench provided, however, that any excavated soil placed back into the excavation shall maintain the compaction characteristics of the surrounding soil. The area of the excavation shall be restored in a manner consistent with the original cap condition. Any remaining soils that would need to be backfilled outside of the utility trench would require a WDNR pre-approval beneficial reuse.
- D. Any excavation of soil beneath the engineered barriers shall be conducted in accordance with the Contractor's health and safety plan. Any soils excavated from beneath the engineered barrier are assumed to be contaminated by the



## Cap Maintenance Plan and Materials Handling Plan

Former Foremost Farms  
935 E. John Street  
Appleton, Wisconsin

WDNR, regardless of location, and shall be properly characterized and managed in accordance with state law with notice to the WDNR.

- E. A memorandum report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file with the utility, on file by the Owner, the Site manager, if any, and shall be submitted to the WDNR.

#### **4. Emergency Repairs to Underground Utilities.**

In emergency instances, utility repairs may be made without prior approval from the WDNR. However, the employee/worker notifications, material management procedures, and reporting requirements shall follow those given in the Material Handling Plan.

#### **5. Offsite Disposal of Excavated Soils.**

If it becomes necessary or desirable to dispose of excavated soils from the allowed construction, repair, and installation activities, the excavation and resulting soils shall be managed in accordance with state and federal requirements.

#### **Request for WDNR Approval**

The WDNR shall be notified a minimum of 45 days prior to completing work activities that require approval. Early discussion with the WDNR is encouraged during development planning. The WDNR Project Manager at the time of this submittal is Ms. Jennifer Borski. Ms. Borski shall be notified by mail or email. Ms. Borski's contact information follows:

Ms. Jennifer Borski  
Wisconsin Department of Natural Resources  
Oshkosh Office  
625 East County Road Y, Suite 700  
Oshkosh, WI 54901  
(920) 424-7887  
[email: jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov)

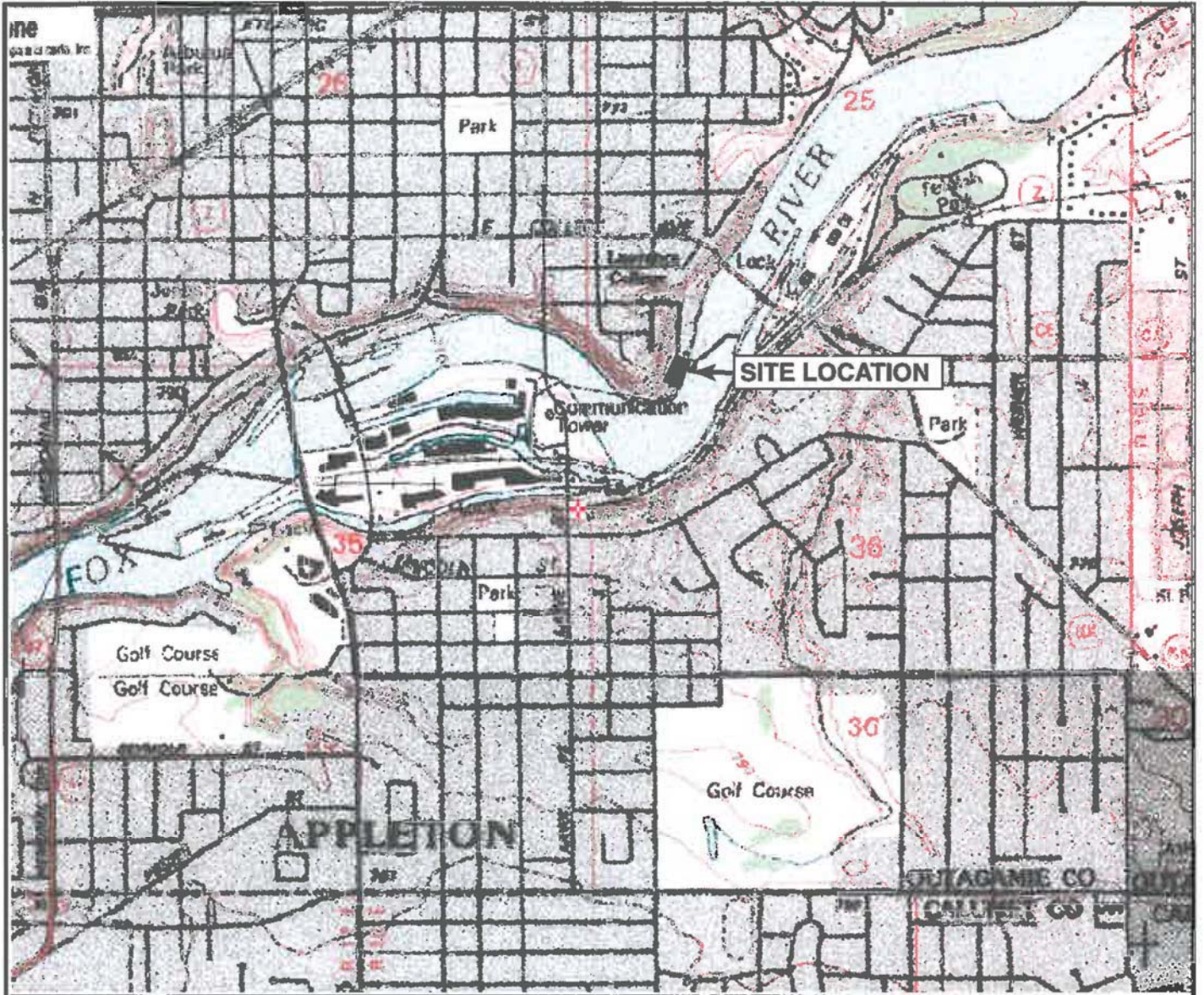


## **Cap Maintenance Plan and Materials Handling Plan**

**Former Foremost Farms  
935 E. John Street  
Appleton, Wisconsin**

### **Request for Deviations**

Owner shall not conduct any activities at the Site that are not in compliance with this Plan, unless written approval to do so is obtained from the WDNR.



SOURCE: www.topozone.com, Appleton, Wisconsin quad.



WISCONSIN

FORMER FOREMOST FARMS  
935 EAST JOHN STREET  
APPLETON, WISCONSIN

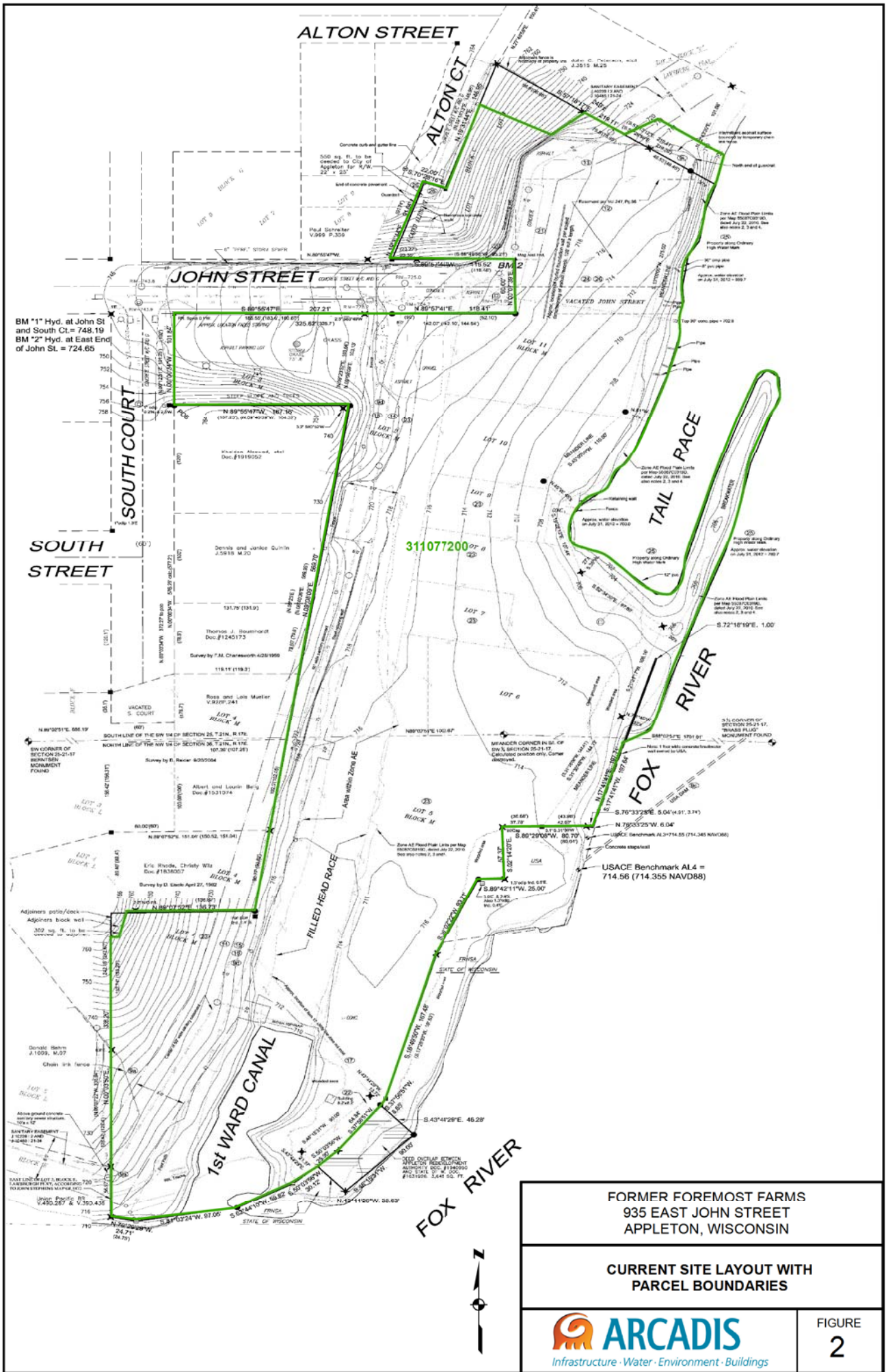
**SITE LOCATION**



FIGURE

**1**





BM "1" Hyd. at John St and South Ct. = 748.19  
BM "2" Hyd. at East End of John St. = 724.65

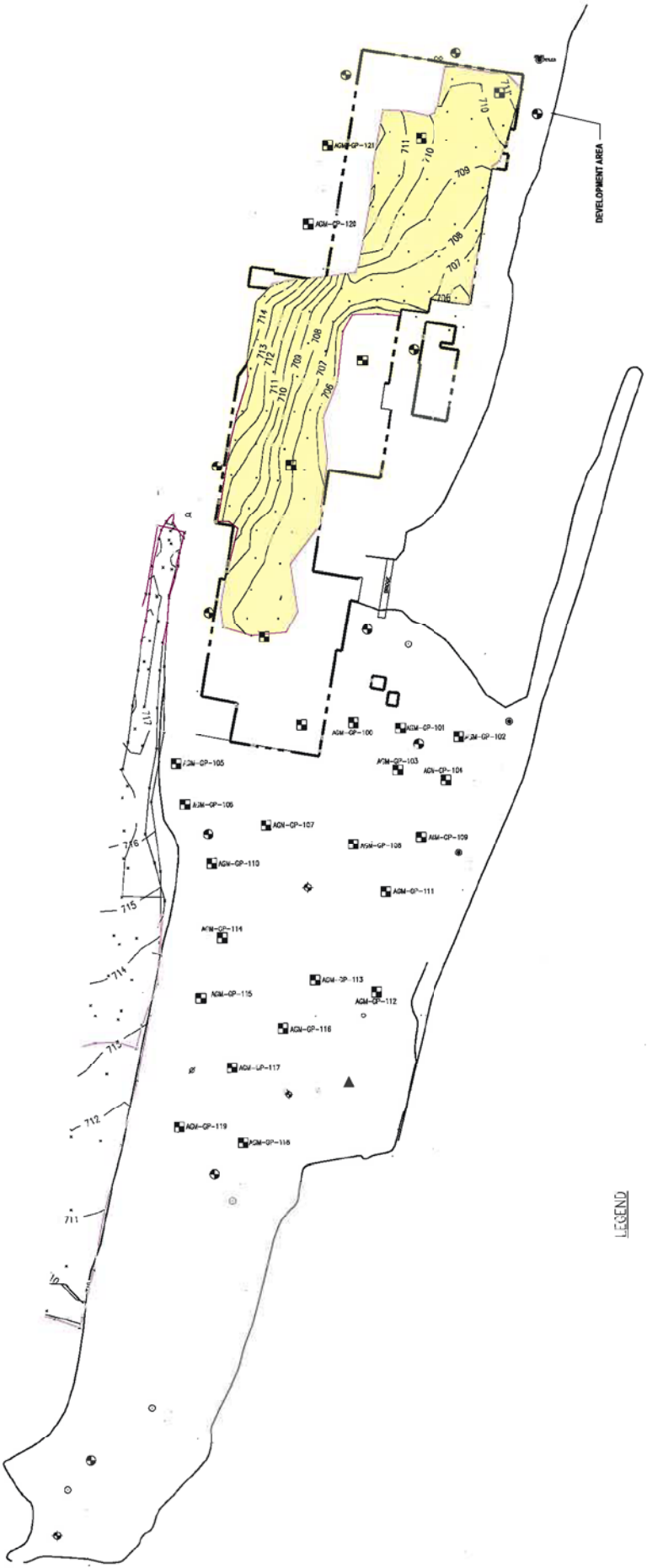
**SOUTH STREET**

**1st WARD CANAL**

**FOX RIVER**



<p><b>FORMER FOREMOST FARMS 935 EAST JOHN STREET APPLETON, WISCONSIN</b></p>	
<p><b>CURRENT SITE LAYOUT WITH PARCEL BOUNDARIES</b></p>	
<p><b>ARCADIS</b> Infrastructure · Water · Environment · Buildings</p>	<p><b>FIGURE 2</b></p>



**LEGEND**

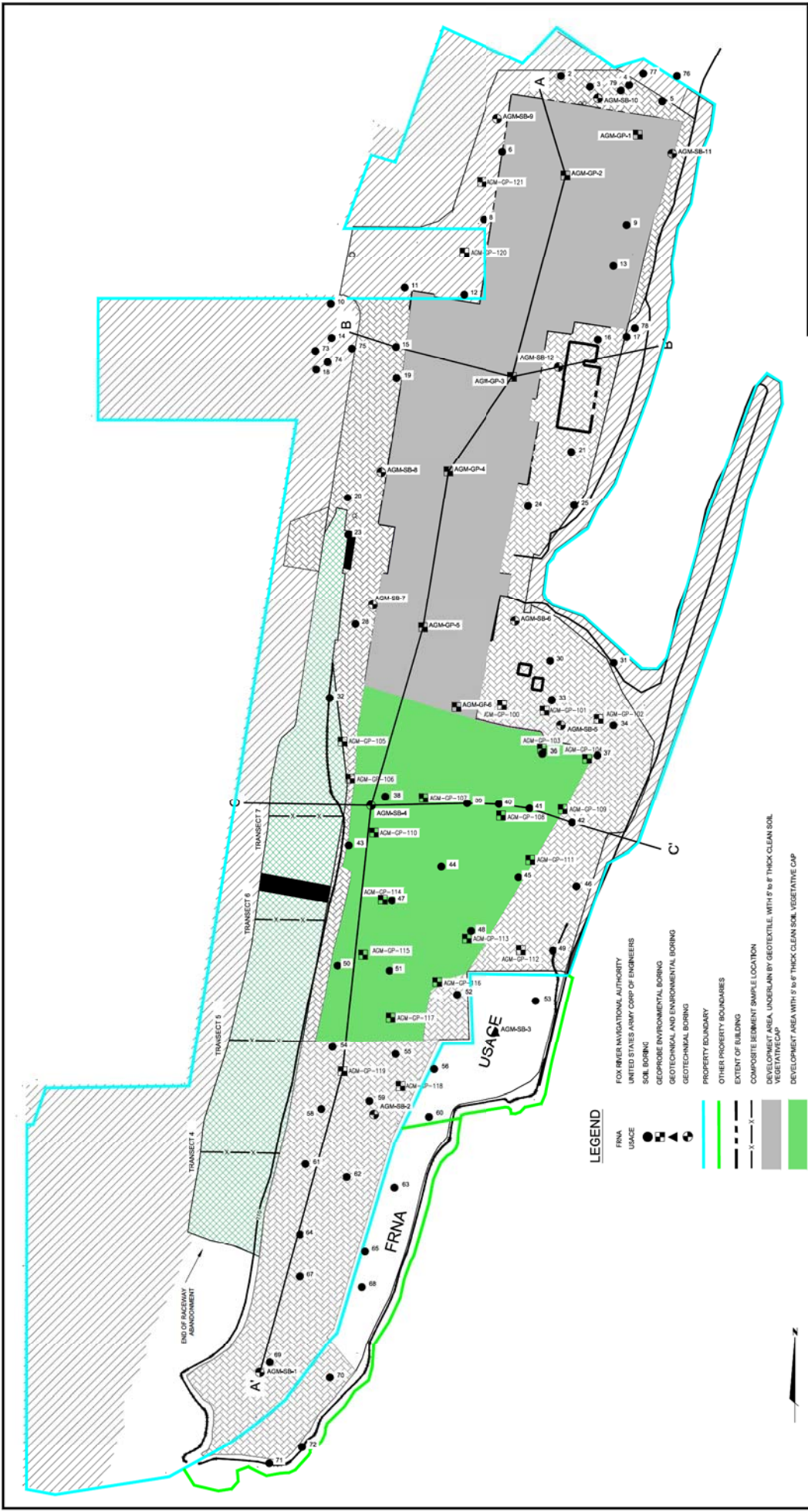
- GEOTECHNICAL MONITORING POINT
- ENVIRONMENTAL MONITORING POINT
- EXTENT OF BUILDING
- ELEVATION CONTOUR FOR RELOCATED IMPACTED SOILS
- RELOCATED IMPACTED SOILS



**FORMER FOREMOST FARMS**  
 835 EAST JOHN STREET  
 APPLETON, WISCONSIN

**EXTENT OF RELOCATED IMPACTED SOILS**

FIGURE **3**





**Appendix A**

Annual Cap Inspection Form and  
Corrective Action Form

**ENGINEERED BARRIER  
Inspection Form  
Site Located at  
935 E. John Street, Appleton, Wisconsin  
BRRTS VPLE #: 06-45-523605**

Name of Inspector: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector able to inspect all engineered barriers (see Figure 4)?  Yes  No

If no, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is this a scheduled inspection?  Yes  No

If no, explain: \_\_\_\_\_

\_\_\_\_\_

**Inspection Results:**

Engineered Barrier Condition:

- Significant fissures, cracks, and shallow holes that would allow for humans to inadvertently contact the underlying residually impacted soils:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- Other:

\_\_\_\_\_

If any of the above conditions were observed, note area and explain. Sketch or photograph extent and location of observed damage. Maintain this inspection form with the Property Owner for a period of 3 years.

**ENGINEERED BARRIER  
Work Order  
Site Located at  
935 E. John Street, Appleton, Wisconsin  
BRRTS VPLE #: 06-45-523605**

Report Number: \_\_\_\_\_

Date of Initial Inspection: \_\_\_\_\_

Name of Inspector: \_\_\_\_\_

Type of problem: \_\_\_\_\_

\_\_\_\_\_

Required upgrade: \_\_\_\_\_

\_\_\_\_\_

Completed on: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

Corrective action assigned to/completed by:

\_\_\_\_\_

Name/Company

Date

**Reinspection Information**

Observations: \_\_\_\_\_

\_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

Inspector: \_\_\_\_\_

Signature

Date

Maintain work order with the Property Owner for a period of 3 years.



July 22, 2013

KAREN HARKNESS  
APPLETON REDEVELOPMENT AUTHORITY  
100 N APPLETON ST  
APPLETON WI 54911

Subject: Conditional Closure Decision With Requirements to Achieve Final Closure  
**WDNR Site Name: Foremost Farms (Former),**  
935 East John Street, Appleton, Wisconsin  
**WDNR BRRTS # 02-45-530084 / VPLE # 06-45-523605**

Dear Ms. Harkness:

On June 21, 2013, the Northeast Regional Closure Committee (the "Committee") reviewed your request for closure of the case described above. The Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Committee has determined that the metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and sulfate contamination on the site from the variety of historical industrial operations appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

#### **DEED UPDATE**

The Department understands that the Appleton Redevelopment Authority is currently working to finalize transfer of ownership of land immediately north of site and to update the deed for the site to reflect the new northern property boundary. A copy of the updated deed that includes all contiguous parcels under ownership of the Appleton Redevelopment Authority, recorded with the Register of Deeds Office, should be submitted to the Department along with an amended signed statement under ss. 726.05(3)(a)4g and 726.05(3)(b)4f, Wis. Adm. Code for inclusion in the GIS Registry packet.

#### **UPDATE TABLES**

Minor corrections are necessary to tables 1-5, received on May 17, 2013 in the *Response to Case Closure Denial for Additional Investigation & Documentation*, for inclusion in the GIS Registry packet. The Department will follow-up directly with ARCADIS for these corrections.

#### **REVISE CAP MAINTENANCE PLAN AND MATERIALS HANDLING PLAN**

The *Cap Maintenance Plan and Materials Handling Plan*, dated January 2013 and received in January 2013 with the *Addendum to Summary of Activities and Request for Case Closure*, needs to be revised to incorporate the change in legal description and acreage discussed above.

#### **REVISE GIS REGISTRY PACKET**

The GIS Registry checklist (Form 4400-245, R 8/11) and packet, received in December 2012 with the *Resubmittal Request for Case Closure*, needs to be revised to include the following new or revised items: parcel numbers, deed, ALTA/ASCM Land Title Survey, signed statement, figures (June 2013),

tables and *Cap Maintenance Plan and Materials Handling Plan* and submitted in both hard copy and electronically.

### **PURGE WATER, WASTE AND SOIL PILE REMOVAL**

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities (e.g. from the February 2013 investigation of the former transformer area) must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

### **DOCUMENTATION**

When the conditions above have been satisfied, please submit the appropriate documentation (for example, recorded deed, disposal receipts, amended tables and GIS Registry packet, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

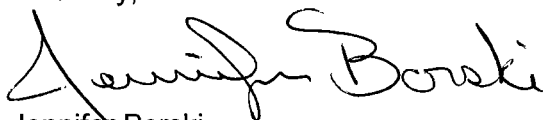
### **CONTINUING OBLIGATIONS AND RESPONSIBILITIES**

As part of the approval of the closure of this case, you will be responsible for maintaining continuing obligations, including as outlined in the *Cap Maintenance Plan and Materials Handling Plan*. In the final closure approval, you will also be required to conduct annual inspections. Documentation of the inspection will be required to be kept in the office of the property owner, currently the Appleton Redevelopment Authority.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, 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.

We appreciate your efforts to restore the environment at this site. Please contact me in Oshkosh by phone at (920) 424-7887 or by e-mail at [Jennifer.borski@wisconsin.gov](mailto:Jennifer.borski@wisconsin.gov) with any questions.

Sincerely,



Jennifer Borski  
Hydrogeologist  
Remediation and Redevelopment Program

Electronic copy:

B. Maillet, ARCADIS  
R. Chronert, DNR  
A. Weissbach, DNR

Maillet, Brian

---

From: Borski, Jennifer - DNR <Jennifer.Borski@wisconsin.gov>  
Sent: Thursday, August 15, 2013 2:55 PM  
To: Maillet, Brian  
Cc: Karen Harkness (Karen.Harkness@appleton.org)  
Subject: RE: Foremost Farms

Thanks for the update.

**Jennifer Borski, WDNR**  
phone: (920) 424-7887

*We are committed to service excellence. Click [here](#) to evaluate how I did.*

---

**From:** Maillet, Brian [mailto:Brian.Maillet@arcadis-us.com]  
**Sent:** Thursday, August 15, 2013 9:51 AM  
**To:** Borski, Jennifer - DNR  
**Cc:** Karen Harkness (Karen.Harkness@appleton.org)  
**Subject:** RE: Foremost Farms

Jennifer-

Almost all comments have been addressed below and in the attached letter, with exception of the deed. It will be filed next week. Also your comment regarding the soil from remediation/investigation of the transformer area. Please note the minimal soil cuttings remaining from the February 2013 investigation of the transformer area were placed back into the borehole. No soil was sent off site for disposal from this minimal effort. All other comments have been addressed and I will be sending you the updated deed, revised cap maintenance and materials handling plan, and revised GIS Registry Packet early next week.

Thanks for your help on this.

**Brian Maillet** | Certified Project Manager 2/Principal-In-Charge | [brian.maillet@arcadis-us.com](mailto:brian.maillet@arcadis-us.com)  
ARCADIS U.S., Inc. | 126 N. Jefferson Street Address, Suite 400 | Milwaukee, WI 53202  
T: 414.277.6229 | M: 414.861.7084 | F: 414.276.7603  
[www.arcadis-us.com](http://www.arcadis-us.com)

ARCADIS, Imagine the result

Please consider the environment before printing this email.



---

**From:** Borski, Jennifer - DNR [mailto:Jennifer.Borski@wisconsin.gov]  
**Sent:** Thursday, August 01, 2013 12:28 PM  
**To:** Maillet, Brian  
**Cc:** Karen Harkness ([Karen.Harkness@appleton.org](mailto:Karen.Harkness@appleton.org))  
**Subject:** Foremost Farms - Table amendments

Brian,

In follow-up to the conditional closure letter for Foremost Farms, WDNR BRRTS #02-45-530084, dated July 22, 2013:

- GP-36 is located within the development zone (or relocated within the building footprint) but not located on any table.
- GP-79 is located outside the development zone on ARA property but is not located on any table.
- AGM-GP-121 0-2' & 2-4' is on Table 3 (outside development area and on site) but AGM-GP-121-6-8' is on Table 1 (within development area). All of AGM-GP-121 should be on Table 3, like GP-8, since it is outside the footprint of the former building.

Table 1 (within development area):

- AGM-GP-118, AGM-GP-119, GP-52 & GP-59 are located outside of the development zone on ARA property and should be moved to table 3 (per fig 7 of SMP).
- If you are including GP-11 on table 5 (in John St), then AGM-GP-120 (0-2' & 2-4' & 6-8') should be moved to table 5.
- GP-12 is located outside the building footprint on ARA property and should be moved to table 3.

Table 2 (relocated to within building footprint):

- AGM-GP-119 & AGM-GP-121 are located outside the development area per fig 7 of SMP...I believe this should be moved to table 3.

Table 3 (outside development area on ARA site):

- GP-8 is listed twice.
- GP-53 is located off ARA property and should be moved to table 5.

Table 5 (outside ARA property):

- GP-19 is located on ARA property (between former building and John St parking lot) and should be moved to table 3.

## Jennifer Borski

Hydrogeologist  
Remediation and Redevelopment (RR) Program  
Air, Waste, and Remediation & Redevelopment (AWaRe) Division  
Wisconsin Department of Natural Resources  
625 East County Road Y, STE. 700  
Oshkosh, WI 54901-9731  
**phone: (920) 424-7887**  
fax: (920) 424-4404  
e-mail: [jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov)  
Internet address: [www.dnr.wi.gov](http://www.dnr.wi.gov)  
Find us on Facebook: [www.facebook.com/WIDNR](http://www.facebook.com/WIDNR)  
**Note:** The Oshkosh DNR Service Center is open Mon-Fri from 11 AM - 2 PM.

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