State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W. Clairemont Ave.
Eau Claire WI 54701

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 23, 2018

Kevin Fabel
City of Wausau
407 Grant Street
Wausau, WI 54403

Subject: Final Case Closure with Continuing Obligations
Bocaner Property, 310 Plumer Street, Wausau, WI
DNR BRRTS Activity #: 02-37-547992

Dear Mr. Fabel:

The Department of Natural Resources (DNR) considers the former Bocaner Property closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners and occupants 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 to anyone who purchases, rents or leases this property from you.

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 West Central Region (WCR) Closure Committee reviewed the request for closure on January 11, 2018. The Closure Committee reviewed this environmental remediation case for compliance with state laws and standards. A request for remaining actions needed was issued by the DNR on January 18, 2018, and documentation that the conditions in that letter were met was received on July 9, 2018.

Contamination at the former Bocaner Property was discovered during a Phase II Environmental Assessment performed in 1992. It was believed that a junkyard, lumber yard, and other light industrial activities took place at the site. Soil from the response action site Former Seig Auto Property, DNR BRRTS # 02-37-546877, was placed at this site in accordance with the 'Offsite Disposal of Contaminated Soil at a Response Action Site Plan' submitted to the department in October 2006. The conditions of closure and continuing obligations required were based on the property being used for non-industrial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A soil cover must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

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/rrsm.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 WCR Regional DNR office, at 1300 West Clairemont Avenue, Eau Claire, WI 54701. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a PDF in BRRTS on the Web.

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes 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
1300 West Clairemont Avenue
Eau Claire, WI 54701

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains across the entirety of the site as indicated on the attached map, "Figure B.2.b, Residual Soil Contamination, 11/13/2013". If soil in the specific locations described above is excavated in the future, the property owner 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 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 need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)
The soil cover that exists in the location shown on the attached map**, "**Figure D.1, Existing Surface Elevations (Post-fill)", shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. 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. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

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 Matt Thompson at 715-839-3750, or at MatthewA.Thompson@wisconsin.gov.

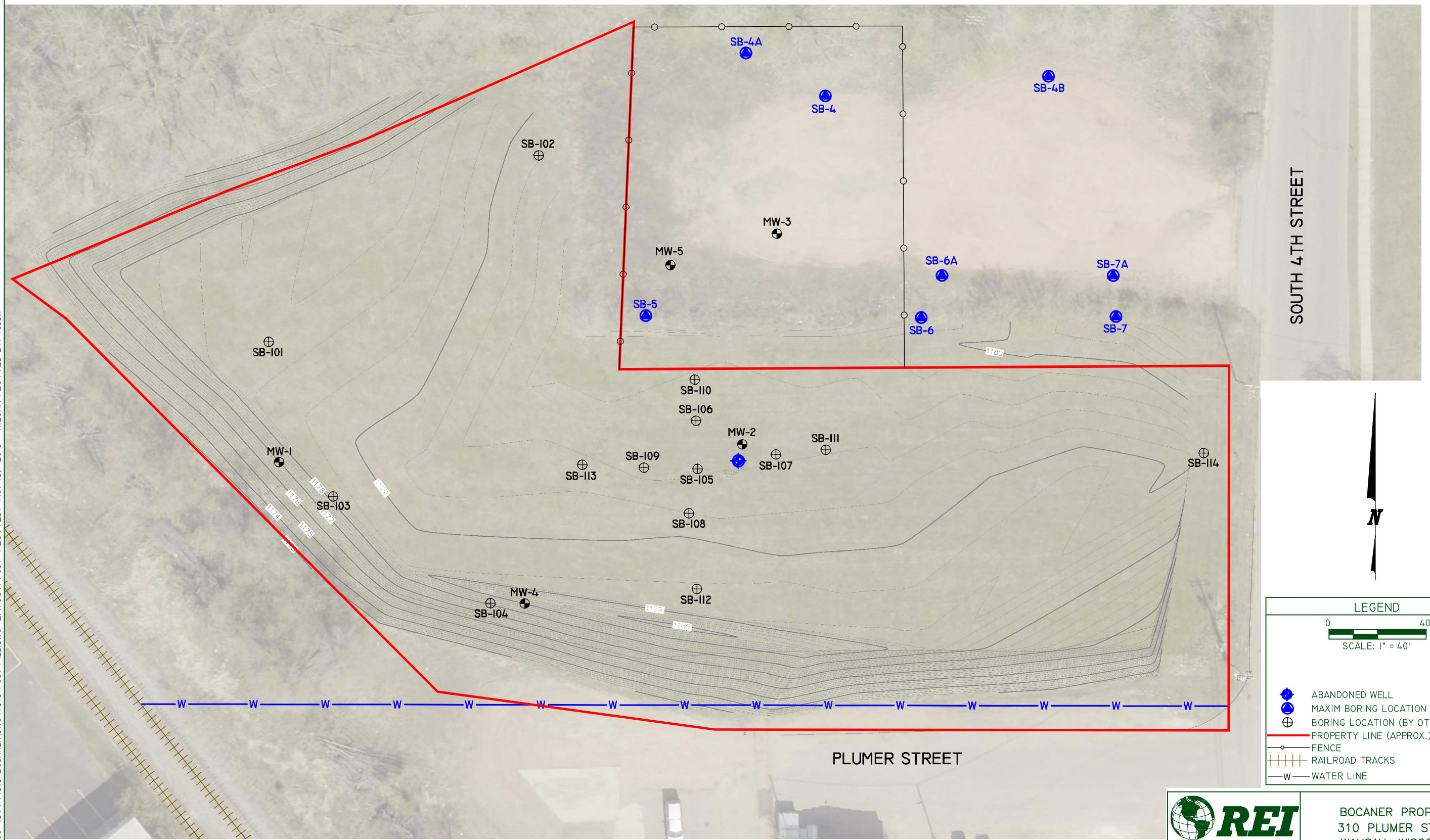
Sincerely,

Dave Rozeboom
West Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Figure B.2.b, Residual Soil Contamination, 11/13/2013
- (Cap) Maintenance Plan Attachment D

cc: Jed Kosch, REI



LEGEND

SCALE: 1" = 40'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- WATER LINE

Entire property was filled with impacted material from the Former Seig Auto site (BRRTS #02-37-546877)

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

REI Engineering, INC.

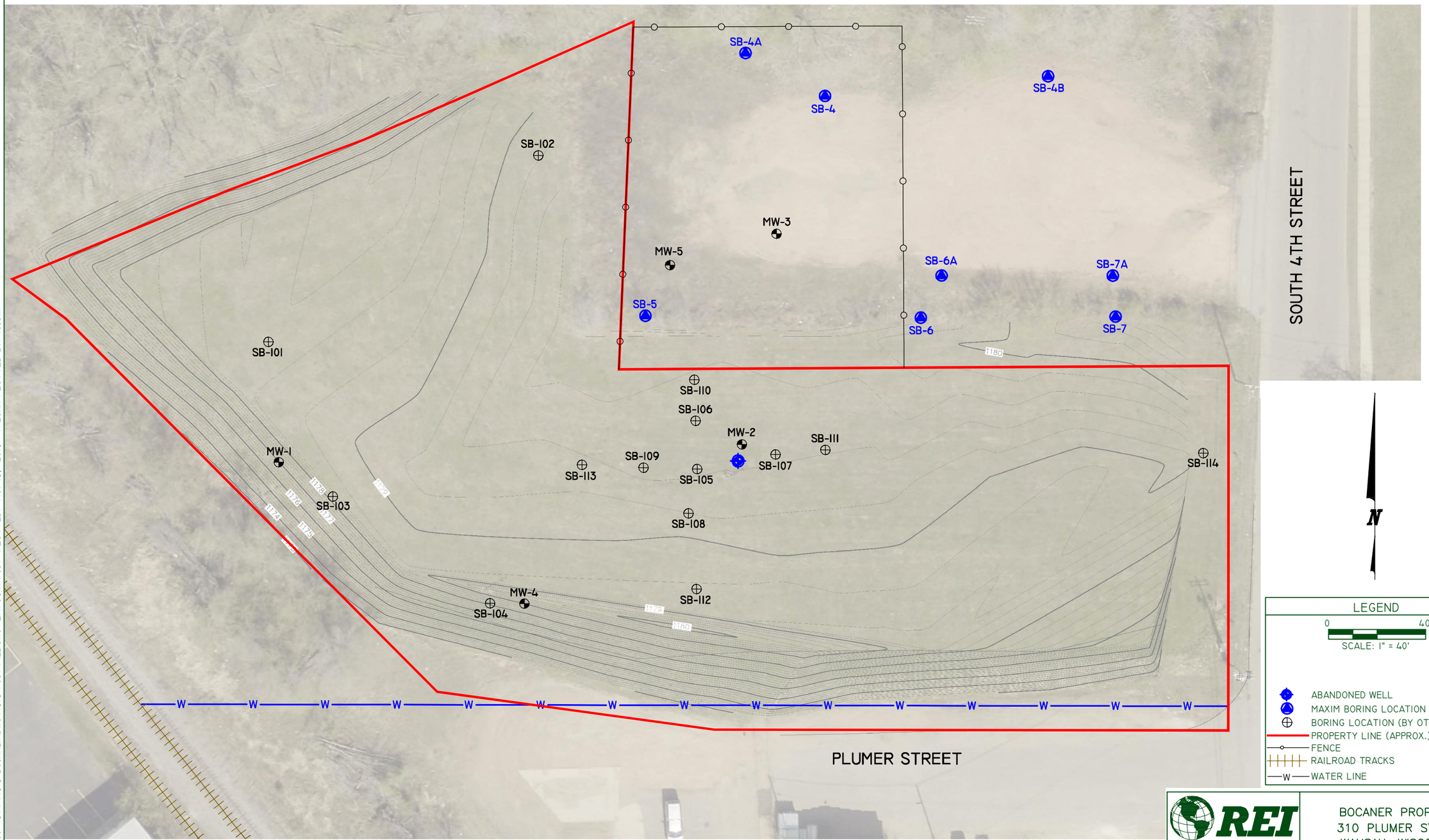
REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE B.2.b : Residual Soil Contamination

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	11/13/2013

DRAWING FILE: P:\4300-4399\4313-Bocaner\dwg\4313-Post-Fill.dwg LAYOUT: Post PLOTTED: Nov 13, 2013 - 11:28AM PLOTTED BY: toddw



LEGEND

0 40

SCALE: 1" = 40'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- W WATER LINE

Entire property was filled with impacted material from the Former Seig Auto site (BRRTS #02-37-546877)
The site was then subsequently capped with clean material.

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

REI Engineering, INC.

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE D.1 : EXISTING SURFACE ELEVATIONS (POST-FILL)

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	11/13/2013

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-POST-FILL.DWG LAYOUT: POST PLOTTED: Nov 13, 2013 - 11:28AM PLOTTED BY: TODDW

Maintenance Plan Attachment D

12/20/2017

Property Located at:

310 Plumer Street, Wausau, WI 54403

FID# 737210980

Legal Description: That Part of Government Lot 1 in Section 36, Township 29 North, Range 7 East, described in Volume 358 of Deeds page 511, except parcels described in Volume 501, page 584, Volume 77, page 113 and Volume 400, page 291, City of Wausau, Marathon County, WI. Parcel #59-362907-0GL-001-02-00.

Introduction

This document is the maintenance plan for a vegetative cover at the above referenced property in accordance with the requirements of s. 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing vegetative cover occupying the area over the contaminated soil on site.

More site-specific information about this property may be found in:
- The case file in the DNR West Central regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): dnr.wi.gov/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2; and
- The DNR project manager for Marathon County.

Description of Contamination

Soil contaminated by Polynuclear Aromatic Hydrocarbons (PAH) and metals is located at a depth of one and a half (1.5) feet to approximately 18 feet below land surface over nearly the entire property. Groundwater contaminated by Tetrachloroethene is located at a depth of 14.5 feet at MW-4. The extent of the soil and groundwater contamination is shown on the attached map (Figure D.1)

Description of the vegetative cover to be maintained

The vegetative cover consists of at least twelve (12) inches of clean sand fill covered with six (6) inches of clean topsoil and grass vegetation. It is located over the entire site as shown on the attached Figure D.1.

Vegetative Cover Purpose

The vegetative cover over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. This vegetative cover also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The vegetative cover overlying the contaminated soil and as depicted in Figure D.1 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the vegetative cover overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same

maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the vegetative cover, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

1) removal of the existing barrier
2) replacement with another barrier
3) excavating or grading of the land surface
4) filling on capped or paved areas
5) plowing for agricultural cultivation
6) construction or placement of a building or other structure

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner

City of Wausau

Mr. Kevin Fabel

407 Grant Street

Wausau, WI 54403

(715) 261-6743

Consultant

REI Engineering, Inc.

Mr. Matthew W. Rahn, Senior Environment Scientist / Project Manager

4080 North 20th Avenue

Wausau, WI 54401

(715) 675-9784

WDNR

Matt Thompson, WDNR Project Manager

1300 W. Clairemont Avenue

Eau Claire, WI 54701

(715) 839-3700

Cover Inspection and Maintenance Form
Bocaner Street Fill Site (02-37-547992)
Wausau, WI

Date and Time of Inspection or Repair: _____

Weather: _____

Inspectors: _____

Type of Inspection: Regular (Annual) _____ Maintenance/Repair _____

Overall Conclusion: OK _____ Repair Needed _____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	____	____

Repairs Made:

_____

_____

_____

_____

Notes/Observations/Comments/Photos:

_____

_____

_____

_____

Signature: _____

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W. Clairemont Ave.
Eau Claire WI 54701

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

January 18, 2018

Kevin Fabel
City of Wausau
407 Grant St.
Wausau, WI 54403

Subject: Remaining Actions Needed
Bocaner Property, Wausau, Wisconsin
DNR BRRTS Activity # 02-37-547992

Dear Mr. Fabel:

On January 11, 2018, the West Central Region (WCR) Closure Committee reviewed your request for closure of the case described above. The (WCR) Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. The following actions are needed to complete our review of your request. Upon completion of these actions, closure approval will be provided.

Remaining Actions Needed

Monitoring Well or Remedial System Piping Abandonment

The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment for all wells must be submitted to Matt Thompson on Form 3300-005, found at http://dnr.wi.gov/topic/groundwater/forms.html.

Documentation

When the required actions have been completed, submit the appropriate documentation to verify their completion. At that point, your closure request can be approved and your case can be closed.

Submit all changes to the original closure request in one final, complete compact disk. For the paper copy, only revisions or updates need to be submitted. The submittal of both an electronic and paper copy are required in accordance with s. NR 726.09 (1), Wis. Adm. Code.

GIS Registry

Your site will be listed on the DNR Remediation and Redevelopment Program's GIS Registry, to provide public notice of remaining contamination and continuing obligations. The continuing obligations will be specified in the final closure approval. Information that was submitted with your closure request application will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web), at http://dnr.wi.gov/topic/Brownfields/rrsm.html.

In Conclusion

We appreciate your efforts to restore the environment at this site. This remedial action project is nearing completion. I look forward to working with you to complete all remaining actions that are necessary to achieve closure.

If you have any questions regarding this letter, please contact the project manager at 715-839-3750, or by email at MatthewA.Thompson@wisconsin.gov.

Sincerely,

Matt Thompson
Hydrogeologist
Remediation & Redevelopment Program

cc: Matt Rahn, REI

State of Wis., Dept. of Natural Resources
dnr.wi.gov

Well / Drillhole / Borehole Filling & Sealing Report

Form 3300-005 (R 4/2015)

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and chs. NR 141 and 812, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between $10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

☐ **Verification Only of Fill and Seal**

Route to DNR Bureau:
☐ Drinking Water ☐ Watershed/Wastewater ☑ Remediation/Redevelopment
☐ Waste Management ☐ Other: _____

1. Well Location Information

County	WI Unique Well # of Removed Well	Hicap #
Marathon	MW-1	

Latitude / Longitude (see instructions): _____ N, _____ W
Format Code: ☐ DD ☐ DDM
Method Code: ☐ GPS008 ☐ SCR002 ☐ OTH001

¼ / ¼	¼	Section	Township	Range
or Gov't Lot #			N	☐ E ☐ W

Well Street Address: 310 Plumer Street

Well City, Village or Town	Well ZIP Code
Wausau	54403

Subdivision Name	Lot #

Reason for Removal from Service	WI Unique Well # of Replacement Well
Project closure	

3. Filled & Sealed Well / Drillhole / Borehole Information

☑ Monitoring Well ☐ Water Well ☐ Borehole / Drillhole

Original Construction Date (mm/dd/yyyy): N/A

If a Well Construction Report is available, please attach.

Construction Type:
☑ Drilled ☐ Driven (Sandpoint) ☐ Dug
☐ Other (specify): _____

Formation Type:
☑ Unconsolidated Formation ☐ Bedrock

Total Well Depth From Ground Surface (ft.)	Casing Diameter (in.)
21'	2"

Lower Drillhole Diameter (in.)	Casing Depth (ft.)

Was well annular space grouted? ☐ Yes ☐ No ☑ Unknown

If yes, to what depth (feet)?	Depth to Water (feet)
	10'

2. Facility / Owner Information

Facility Name: Bocaner Property
Facility ID (FID or PWS):
License/Permit/Monitoring #: 02-37-547992
Original Well Owner: City of Wausau
Present Well Owner: City of Wausau
Mailing Address of Present Owner: 407 Grant Street

City of Present Owner	State	ZIP Code
Wausau	WI	54403

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed?	☐ Yes	☐ No	☑ N/A
Liner(s) removed?	☐ Yes	☐ No	☑ N/A
Liner(s) perforated?	☐ Yes	☐ No	☑ N/A
Screen removed?	☐ Yes	☐ No	☑ N/A
Casing left in place?	☐ Yes	☐ No	☑ N/A
Was casing cut off below surface?	☑ Yes	☐ No	☐ N/A
Did sealing material rise to surface?	☑ Yes	☐ No	☐ N/A
Did material settle after 24 hours?	☐ Yes	☑ No	☐ N/A
If yes, was hole retopped?	☐ Yes	☐ No	☑ N/A
If bentonite chips were used, were they hydrated with water from a known safe source?	☐ Yes	☑ No	☐ N/A

Required Method of Placing Sealing Material
☐ Conductor Pipe-Gravity ☐ Conductor Pipe-Pumped
☑ Screened & Poured (Bentonite Chips) ☐ Other (Explain): _____

Sealing Materials
☐ Neat Cement Grout ☐ Concrete
☐ Sand-Cement (Concrete) Grout ☑ Bentonite Chips

For Monitoring Wells and Monitoring Well Boreholes Only:
☑ Bentonite Chips ☐ Bentonite - Cement Grout
☐ Granular Bentonite ☐ Bentonite - Sand Slurry

5. Material Used to Fill Well / Drillhole

Material	From (ft.)	To (ft.)	No. Yards, Sacks Sealant or Volume (circle one)	Mix Ratio or Mud Weight
3/8" bentonite Chips	Surface	21'	1 bag	

6. Comments

7. Supervision of Work

Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing or Verification (mm/dd/yyyy)
REI Engineering		6/22/18

Street or Route	Telephone Number
4080 N. 20th Avenue	(715) 675-9784

City	State	ZIP Code	Signature of Person Doing Work	Date Signed
Wausau	WI	54401		7/9/18

DNR Use Only

Date Received	Noted By

Comments:

State of Wis., Dept. of Natural Resources
dnr.wi.gov

Well / Drillhole / Borehole Filling & Sealing Report

Form 3300-005 (R 4/2015)

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and chs. NR 141 and 812, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between $10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

☐ **Verification Only of Fill and Seal**

Route to DNR Bureau:
☐ Drinking Water ☐ Watershed/Wastewater ☑ Remediation/Redevelopment
☐ Waste Management ☐ Other: _____

1. Well Location Information

County	WI Unique Well # of Removed Well	Hicap #
Marathon	MW-2	

Latitude / Longitude (see instructions): _____ N, _____ W
Format Code: ☐ DD ☐ DDM
Method Code: ☐ GPS008 ☐ SCR002 ☐ OTH001

¼ / ¼	¼	Section	Township	Range
or Gov't Lot #			N	☐ E ☐ W

Well Street Address: 310 Plumer Street

Well City, Village or Town	Well ZIP Code
Wausau	54403

Subdivision Name	Lot #

Reason for Removal from Service	WI Unique Well # of Replacement Well
Project closure	

2. Facility / Owner Information

Facility Name: Bocaner Property
Facility ID (FID or PWS):
License/Permit/Monitoring #: 02-37-547992
Original Well Owner: City of Wausau
Present Well Owner: City of Wausau
Mailing Address of Present Owner: 407 Grant Street

City of Present Owner	State	ZIP Code
Wausau	WI	54403

3. Filled & Sealed Well / Drillhole / Borehole Information

☑ Monitoring Well ☐ Water Well ☐ Borehole / Drillhole

Original Construction Date (mm/dd/yyyy): N/A

If a Well Construction Report is available, please attach.

Construction Type:
☑ Drilled ☐ Driven (Sandpoint) ☐ Dug ☐ Other (specify): _____

Formation Type:
☑ Unconsolidated Formation ☐ Bedrock

Total Well Depth From Ground Surface (ft.)	Casing Diameter (in.)
22'	2"

Lower Drillhole Diameter (in.)	Casing Depth (ft.)

Was well annular space grouted? ☐ Yes ☐ No ☑ Unknown

If yes, to what depth (feet)?	Depth to Water (feet)
	13'

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed?	☐ Yes	☐ No	☑ N/A
Liner(s) removed?	☐ Yes	☐ No	☑ N/A
Liner(s) perforated?	☐ Yes	☐ No	☑ N/A
Screen removed?	☐ Yes	☐ No	☑ N/A
Casing left in place?	☐ Yes	☐ No	☑ N/A
Was casing cut off below surface?	☑ Yes	☐ No	☐ N/A
Did sealing material rise to surface?	☑ Yes	☐ No	☐ N/A
Did material settle after 24 hours?	☐ Yes	☑ No	☐ N/A
If yes, was hole retopped?	☐ Yes	☐ No	☑ N/A
If bentonite chips were used, were they hydrated with water from a known safe source?	☐ Yes	☑ No	☐ N/A

Required Method of Placing Sealing Material
☐ Conductor Pipe-Gravity ☐ Conductor Pipe-Pumped
☑ Screened & Poured (Bentonite Chips) ☐ Other (Explain): _____

Sealing Materials
☐ Neat Cement Grout ☐ Concrete
☐ Sand-Cement (Concrete) Grout ☑ Bentonite Chips

For Monitoring Wells and Monitoring Well Boreholes Only:
☑ Bentonite Chips ☐ Bentonite - Cement Grout
☐ Granular Bentonite ☐ Bentonite - Sand Slurry

5. Material Used to Fill Well / Drillhole

Material	From (ft.)	To (ft.)	No. Yards, Sacks Sealant or Volume (circle one)	Mix Ratio or Mud Weight
3/8" bentonite Chips	Surface	22'	1 bag	

6. Comments

7. Supervision of Work

Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing or Verification (mm/dd/yyyy)
REI Engineering		6/22/18

Street or Route	Telephone Number
4080 N. 20th Avenue	(715) 675-9784

City	State	ZIP Code	Signature of Person Doing Work	Date Signed
Wausau	WI	54401		7/9/18

DNR Use Only

Date Received	Noted By

Comments:

State of Wis., Dept. of Natural Resources
dnr.wi.gov

Well / Drillhole / Borehole Filling & Sealing Report

Form 3300-005 (R 4/2015)

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Route to DNR Bureau:
☐ Drinking Water ☐ Watershed/Wastewater ☑ Remediation/Redevelopment
☐ Waste Management ☐ Other: _____

1. Well Location Information

County	WI Unique Well # of Removed Well	Hicap #
Marathon	MW-4	

Latitude / Longitude (see instructions): _____ N, _____ W
Format Code: ☐ DD ☐ DDM
Method Code: ☐ GPS008 ☐ SCR002 ☐ OTH001

¼ / ¼	¼	Section	Township	Range
or Gov't Lot #			N	☐ E ☐ W

Well Street Address: 310 Plumer Street

Well City, Village or Town	Well ZIP Code
Wausau	54403

Subdivision Name	Lot #

Reason for Removal from Service	WI Unique Well # of Replacement Well
Project closure	

3. Filled & Sealed Well / Drillhole / Borehole Information

☑ Monitoring Well ☐ Water Well ☐ Borehole / Drillhole

Original Construction Date (mm/dd/yyyy): N/A

If a Well Construction Report is available, please attach.

Construction Type:
☑ Drilled ☐ Driven (Sandpoint) ☐ Dug
☐ Other (specify): _____

Formation Type:
☑ Unconsolidated Formation ☐ Bedrock

Total Well Depth From Ground Surface (ft.)	Casing Diameter (in.)
22'	2"
Lower Drillhole Diameter (in.)	**Casing Depth (ft.)**

Was well annular space grouted? ☐ Yes ☐ No ☑ Unknown

If yes, to what depth (feet)?	Depth to Water (feet)
	13'

2. Facility / Owner Information

Facility Name: Bocaner Property
Facility ID (FID or PWS):
License/Permit/Monitoring #: 02-37-547992
Original Well Owner: City of Wausau
Present Well Owner: City of Wausau
Mailing Address of Present Owner: 407 Grant Street

City of Present Owner	State	ZIP Code
Wausau	WI	54403

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed?	☐ Yes	☐ No	☑ N/A
Liner(s) removed?	☐ Yes	☐ No	☑ N/A
Liner(s) perforated?	☐ Yes	☐ No	☑ N/A
Screen removed?	☐ Yes	☐ No	☑ N/A
Casing left in place?	☐ Yes	☐ No	☑ N/A
Was casing cut off below surface?	☑ Yes	☐ No	☐ N/A
Did sealing material rise to surface?	☑ Yes	☐ No	☐ N/A
Did material settle after 24 hours?	☐ Yes	☑ No	☐ N/A
If yes, was hole retopped?	☐ Yes	☐ No	☑ N/A
If bentonite chips were used, were they hydrated with water from a known safe source?	☐ Yes	☑ No	☐ N/A

Required Method of Placing Sealing Material
☐ Conductor Pipe-Gravity ☐ Conductor Pipe-Pumped
☑ Screened & Poured (Bentonite Chips) ☐ Other (Explain): _____

Sealing Materials
☐ Neat Cement Grout ☐ Concrete
☐ Sand-Cement (Concrete) Grout ☑ Bentonite Chips

For Monitoring Wells and Monitoring Well Boreholes Only:
☑ Bentonite Chips ☐ Bentonite - Cement Grout
☐ Granular Bentonite ☐ Bentonite - Sand Slurry

5. Material Used to Fill Well / Drillhole

	From (ft.)	To (ft.)	No. Yards, Sacks Sealant or Volume (circle one)	Mix Ratio or Mud Weight
3/8" bentonite Chips	Surface	22'	1 bag	

6. Comments

7. Supervision of Work

Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing or Verification (mm/dd/yyyy)
REI Engineering		6/22/18

Street or Route	Telephone Number
4080 N. 20th Avenue	(715) 675-9784

City	State	ZIP Code	Signature of Person Doing Work	Date Signed
Wausau	WI	54401		7/9/18

DNR Use Only

Date Received	Noted By

Comments:

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information

BRRTS No.	VPLE No.		
02-37-547992			
Parcel ID No.			
291-2907-362-0998			
FID No.	**WTM Coordinates**		
	X: 549329	Y: 498049	
BRRTS Activity (Site) Name	**WTM Coordinates Represent:**		
Bocaner Property	☐ Source Area ☒ Parcel Center		
Site Address	**City**	**State**	**ZIP Code**
310 Plumer Street	Wausau	WI	54403
Acres Ready For Use			
2			

Responsible Party (RP) Name			
Mr. Kevin Fabel			
Company Name			
City of Wausau			
Mailing Address	**City**	**State**	**ZIP Code**
407 Grant Street	Wausau	WI	54403
Phone Number	**Email**		
(715) 261-6743	Kevin.Fabel@ci.wausau.wi.us		

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

Environmental Consultant Name			
Matthew W. Rahn			
Consulting Firm			
REI Engineering, Inc.			
Mailing Address	**City**	**State**	**ZIP Code**
4080 North 20th Avenue	Wausau	WI	54401
Phone Number	**Email**		
(715) 675-9784	mrahn@REIengineering.com		

Fees and Mailing of Closure Request

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at **http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3**. Check all fees that apply:

   ☐ $1,050 Closure Fee

   ☐ $350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)

   ☐ $300 Database Fee for Soil

   Total Amount of Payment $ _____

   ☒ Resubmittal, Fees Previously Paid

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see **http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf**.

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.
Site is located in a predominantly commercial area in City of Wausau. Surrounding properties include commercial property to the north (Undeveloped Rosemurgy Property, BRRTS #02-37-548031), west beyond the railroad tracks (Hadley Office Products, Inc. BRRTS # 02-37-517943), south beyond Plummer Street (Carlson Thaler Oil BRRTS # 02-37-110048) and east beyond South 4th Street (Wausau Area Transit System BRRTS # 03-37-152054). Additional commercial property beyond the immediate vicinity of the subject parcel.

B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The Bocaner Property was formerly operated as junkyard, lumber yard and various other light industrial activities. The property is currently vacant with no active use or structures.

C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
M1 Industrial (although currently municipally owned)

D. Describe how and when site contamination was discovered.
Contamination at the Bocaner Property was discovered during a Phase II Environmental Assessment conducted in 1992.

E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Metals from scrap and battery recycling operations, PAH, PVOC and VOC from scrap operation

F. Other relevant site description information (or enter Not Applicable).
Not applicable

G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
None

H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
Undeveloped Rosemurgy Property, BRRTS #02-37-548031 (adjacent north), Hadley Office Products, Inc. BRRTS # 02-37-517943 (beyond railroad tracks to west), Carlson Thaler Oil BRRTS # 02-37-110048 (beyond Plummer Street to south), Wausau Area Transit System BRRTS # 03-37-152054 (beyond South 4th Street to the east). None of these sites are impacted by groundwater contamination originating from the subject property.

2. General Site Conditions

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
The soils encountered in the soil borings consisted of medium to coarse grained sand (SP) and silty sand (SM) to the maximum drilling depth of eighteen (18) feet bls.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Only sporadic waste deposits were observed during the investigation. These intermittent materials appeared to be predominantly near the ground surface. Some pieces of broken glass and bricks were observed at greater depths. This material was only observed in a select number of borings installed on the site. Soil from the Former Seig Auto Property (02-37-546877) was brought to the Bocaner Property as part of the remedial effort. Soils were placed in accordance with the NR 718.13 Off-Site disposal of Contaminated Soil at a Response Action Site Plan submitted to the WDNR by REI in October of 2006. Upon completion of filling activities, the site was capped with clean topsoil and seeded. Three (3) to six (6) feet of this fill material covers the entire site. While some residual soil contamination was present on the site prior to filling, nearly the entire site is covered with material originating from an off site source. Post-fill soil sampling was not completed as part of this remedial effort.

iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock was not encountered during this investigation. However, published estimates indicate that granite bedrock is present beneath that site at a depth ranging from 50 to 100 feet bls.

iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The current surface cover is grass. This grass was planted after the site was filled and capped with clean topsoil. The fill material originated from the Former Seig Auto Property (BRRTS # 03-37-546877)

B. Groundwater

i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

Groundwater was observed at a depths ranging from 9 to 13 feet bls. The groundwater flow direction has been varied from southwest to south-southeast with an average gradient of approximately 0.03 ft/ft calculated between MW-3 and MW-4. There were no piezometers installed as part of this investigation. There was no free product observed in any of the monitoring wells during this investigation. The stratigraphic units identified during this investigation include medium to coarse grained sand (SP) and silty sand (SM) to the maximum drilling depth of eighteen (18) feet bls. All groundwater at the site is located in the native material located below the fill material from the former Seig Auto property.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

Groundwater was observed at a depths ranging from 9 to 13 feet bls. The groundwater flow direction has been varied from southwest to south-southeast with an average gradient of approximately 0.03 ft/ft calculated between MW-3 and MW-4. This flow direction was calculated using groundwater table monitoring wells. No piezometers were installed as part of this investigation. Therefore, deep groundwater flow direction could not be calculated.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

The groundwater flow direction has been varied from southwest to south-southeast. Published hydraulic conductivity rates for similar deposits range from 0.01 cm/sec (SP) to 0.0017 cm/sec (SM). A direct calculation of hydraulic conductivity using site data was outside the scope of services for this investigation and was therefore not completed.

iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).

There are no wells within 1200 feet of the site.

3. Site Investigation Summary

A. General

i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

Terracon completed a Phase I ESA in January of 2002 and identified several Recognized Environmental Conditions (RECs). Contamination at the Bocaner Property was discovered during a Phase II Environmental Assessment conducted in 1992. As a result of the sampling, the City of Wausau retained Terracon to conduct a limited Phase II Investigation in 2003 and REI to conduct a limited Phase II Investigation in July 2006. The following submittals were forwarded to the WDNR for review and comment: Phase II ESA by Terracon, dated 11/24/2006, Remedial Design Report, 9/11/2012, Phase II Environmental Site Assessment Report, 9/12/2012, NR 718 Request, 10/25/2006, Status Update Report, 8/7/2008, Status Update Report, 9/25/2008. The only activity complete since the last submittal was a groundwater sampling event conducted on 2/25/2009.

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

Groundwater contamination above the ES has been observed in the past on the subject property. However it is highly unlikely that the subject parcel is the source of this contamination. The area wide VOC contamination is well documented and is the likely source of the VOC detections in the groundwater on the subject parcel. The source of this contamination is located both upgradient and sidegradient to the west of the subject parcel.

iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

None

B. Soil

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

Only very limited soil samples contained levels of PVOCs above the NR 720 RCL. The majority of soil contamination was PAH and Metals (Lead) related. Soil contamination in excess of NR 720 Suggest Groundwater Pathway and Non-Industrial Direct Contact Standards exists on the Bocaner property. Detects for PAH and metals were present throughout the property. The most significant contamination appears to be at depths of less than 10 feet bls. Property was formerly operated as junkyard, lumber yard and various other light industrial activities which are the likely source of the shallow soil contamination. There are no known or potential receptors/migration pathways for this contamination given the low volatility and mobility of the contaminants.

ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.
PAH soil contamination in excess of NR 720 Suggest Groundwater Pathway and Non-Industrial Direct Contact Standards exists on the Bocaner property. However, all of the impacted soil in this zone has been covered with additional soil and capped with vegetative cover.

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/ information in Attachment C.
Both the groundwater pathway and direct contact RCL's were taken directly from the EPA web calculator. The assumed dilution factor for the groundwater pathway values was 2.

C. Groundwater

i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.
Groundwater has not been significantly impacted by petroleum or metals at the site. The contaminant concentrations in monitoring wells MW1, MW2, and MW4 have been below the detection limit for all VOC compounds except tetrachlorethene which has exceeded the PAL in MW-1 and MW-4 in the past. Low level detects for PAHs and metals were present in all of the monitoring wells, but none of the concentrations exceeded the NR 140 PAL. Mercury exceeded the PAL in MW-2 during the second sampling event, which was conducted on October 2, 2006. There are no known or potential receptors/migration pathways for this contamination. The source of the VOC contamination is likely from offsite sources.

ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.
There was no free product observed at any time during this investigation.

D. Vapor

i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.
Due to the low volatility of the major contaminants (PAH & metals) and the lack of any structure on the subject property, the vapor migration pathway was not further assessed.

ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).
Due to the low volatility of the major contaminants (PAH & metals) and the lack of any structure on the subject property, the vapor migration pathway was not further assessed.

E. Surface Water and Sediment

i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.
There are no surface waters or sediments on or adjacent to the Bocaner Property, therefore this pathway was not assessed.

ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.
There are no surface waters or sediments on or adjacent to the Bocaner Property, therefore this pathway was not assessed.

4. Remedial Actions Implemented and Residual Levels at Closure

A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.
The Remedial Design Report, submitted on 9/11/2006, recommended that soil from the Former Seig Auto Property (02-37-546877) be brought to the Bocaner Property as part of the remedial effort. Soils were placed in accordance with the NR 718.13 Off-Site disposal of Contaminated Soil at a Response Action Site Plan submitted to the WDNR by REI on 10/25/2006. Soil was hauled to the site upon plan approval (11/6/2006) from the WDNR. Upon completion of filling activities, the site was capped with clean topsoil and seeded.

B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
No immediate or interim actions were taken at this site under ch NR 708, Wis. Adm. Code.

C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

Soil from the Former Seig Auto Property (02-37-546877) was brought to the Bocaner Property as part of the remedial effort. Soils were placed in accordance with the NR 718.13 Off-Site disposal of Contaminated Soil at a Response Action Site Plan submitted to the WDNR by REI in October of 2006. Upon completion of filling activities, the site was capped with clean topsoil and seeded.

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

The placement of contaminated soil from the Former Seig Auto Property (02-37-546877) followed by capping was determined to be mutually beneficial for both sites along with being the most cost effective alternative. Clearing and filling of the subject property will also allow for a wide variety of redevelopment options.

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

Residual soil contamination at the site consists of both metals and PAH impacted soils. Soil from the Former Seig Auto Property (02-37-546877) was brought to the Bocaner Property as part of the remedial effort. Soils were placed in accordance with the NR 718.13 Off-Site disposal of Contaminated Soil at a Response Action Site Plan submitted to the WDNR by REI in October of 2006. Upon completion of filling activities, the site was capped with clean topsoil and seeded. Three (3) to six (6) feet of this fill material covers the entire site. While some residual soil contamination was present on the site prior to filling, nearly the entire site is covered with material originating from an off site source. Post-fill soil sampling was not completed as part of this remedial effort.

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

Remaining soil contamination exists within four (4) feet of ground suface, however the subject property is not the source. All of the material located within the direct contact zone is from the Former Seig Auto property. All of this soil has been covered with clean topsoil material and vegetation.

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

There is no soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

Residual soil contamination at the site has been addressed by the installation of an earthen cap which covers the entire site. This cap is routinely inspected and if necessary repaired by City of Wausau personnel.

I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).

Only minimal groundwater contamination was observed on the subject property. Subsequent sampling events have yielded results below the NR 140 Enforcement standards.

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

The exposure pathways were removed and/or adequately addressed by the activities by capping the remaining contaminated soil with clean material and vegetation. There is no soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

No hardware will be left in place after site closure.

L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

There were no exceedences of the the ES or PAL during the final sampling event in 2016.

M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Due to the low volatility of the major contaminants (PAH & metals) and the lack of any structure on the subject property, the vapor migration pathway was not further assessed.

N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

There are no surface waters or sediments on or adjacent to the Bocaner Property, therefore this pathway was not assessed.

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

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

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

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

6. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ○ Yes ◉ No

B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

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

General Instructions

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

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.

A.2. **Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).

A.3. **Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.

A.4. **Vapor Analytical Table(s)**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

A.5. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.

A.6. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.

A.7. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.

B.1.c. **RR Sites Map:** From RR Sites Map (http://dnrmaps.wi.gov/sl/?Viewer=RR Sites) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).

B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedence (0-4 foot depth).

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

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

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been submitted with the Site Investigation Report.

C.2. **Investigative waste** disposal documentation.

C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: http://dnr.wi.gov/topic/Brownfields/Professionals.html.

C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.

C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.

C.6. **Other**. Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

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

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

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

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
- Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.

D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf.

Monitoring Well Information (Attachment E)

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

Select One:

◯ No monitoring wells were installed as part of this response action.

◉ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site

◯ ***Select One or More:***

☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.

☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.

☐ One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

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

F.1. **Deed:** The most recent deed with legal description clearly listed.

Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.

F.3. **Verification of Zoning**: Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.

F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:
Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39,Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf

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

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

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
  Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Notifications to Owners of Affected Properties (Attachment G)

							Reasons Notification Letter Sent:													
ID	Address of Affected Property	Parcel ID No.	Date of Receipt of Letter	Type of Property Owner	WTMX	WTMY	Residual Groundwater Contamination = or > ES	Residual Soil Contamination Exceeds RCLs	Monitoring Wells: Not Abandoned	Monitoring Wells: Continued Monitoring	Cover/Barrier/Engineered Control	Structural Impediment	Industrial RCLs Met/Applied	Vapor Mitigation System(VMS)	Dewatering System Needed for VMS	Compounds of Concern in Use	Commercial/Industrial Vapor Exposure Assumptions Applied	Residual Volatile Contamination Poses Future Risk of Vapor Intrusion	Site Specification Situation
A																				
B																				
C																				
D																				

Signatures and Findings for Closure Determination

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

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

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

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A–E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A–E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name | Title

Signature | Date | P.E. Stamp and Number

Hydrogeologist Certification

I Andrew R. Delforge hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Andrew R. Delforge
Printed Name

Hydrogeologist / Professional Geologist
Title

Signature

12/22/17
Date

WISCONSIN
ANDREW R.
DELFORGE
PG-1175
HATLEY
WI
PROFESSIONAL GEOLOGIST

Attachment A.1

TABLE 2a
GROUNDWATER ANALYTICAL TABLE
BOCANER PROPERTY
PLUMER STREET
WAUSAU, WI

		MW-1							
		Date-->	***7/13/06***	***10/2/06***	***5/19/08***	***8/12/08***	***11/20/08***	***2/25/09***	***3/10/16***
		Sampler-->	***REI***	***REI***	***REI***	***REI***	***REI***	***REI***	***REI***
	ES	**PAL**							
VOC Parameters									
Benzene	5	0.5	<0.41	<0.31	<0.20	<0.20	<0.20	<0.20	<0.50
Ethylbenzene	700	140	<0.54	<0.50	<0.20	<0.20	<0.20	<0.20	<0.50
Toluene	1,000	200	<0.67	<0.30	<0.40	<0.40	<0.40	<0.40	<0.50
Methyl tert Butyl Ether	60	12	<0.61	<0.30	<0.50	<0.50	<0.50	<0.50	<0.17
Total Xylenes	10,000	1,000	<1.8	<0.62	<0.40	<0.40	<0.40	<0.40	<1.50
Tota1 Trimethylbenzenes	480	96	<0.97	<0.40	<0.20	<0.20	<0.20	<0.20	<1.00
Naphthalene	100	10	<0.74	<0.80	<1.00	<1.00	<1.00	<1.00	<2.5
Tetrachloroethene	5	0.5	***0.77***	***0.83***	<0.30	<0.30	<0.30	<0.30	<0.50
cis-1,2-Dichloroethylene	70	7	<0.83	<0.40	0.39	0.51	0.43	0.50	<0.26
Vinyl chloride	0.2	0.02	<0.18	<0.20	<0.20	**0.22**	<0.20	<0.20	<0.18
trans-1,2-Dichloroethylene			<0.20	<0.20	<0.20	<0.20	0.22	<0.20	<0.26
PAH Parameters									
Acenaphthene			<0.0082	<0.056	<0.060	<0.060	NA	NA	<0.0047
Acenaphylene			<0.0081	<0.056	<0.060	<0.060	NA	NA	<0.0047
Anthracene	3000	600	<0.012	<0.085	<0.090	<0.090	NA	NA	0.0059 J
Benzo(a) Anthracene			<0.016	<0.094	<0.100	<0.100	NA	NA	<0.0048
Benzo (a) Pyrene	0.2	0.02	<0.018	<0.019	<0.020	<0.020	NA	NA	<0.0042
Benzo (b) Fluoranthene	0.2	0.02	<0.016	<0.019	<0.020	<0.020	NA	NA	<0.0050
Benzo(ghi) Perylene			<0.019	<0.056	<0.060	<0.060	NA	NA	<0.0033
Benzo (k) Fluoranthene			<0.019	<0.066	<0.070	<0.070	NA	NA	<0.0053
Chrysene	0.2	0.02	<0.019	<0.019	<0.020	<0.020	NA	NA	<0.0040
Dibenzo(a,h)Anthracene			<0.019	<0.103	<0.110	<0.110	NA	NA	<0.0052
Fluoranthene	400	80	<0.015	<0.113	<0.120	<0.120	NA	NA	<0.0089
Fluorene	400	80	<0.0091	<0.113	<0.120	<0.120	NA	NA	<0.0038
Indeno(1,2,3-cd)Pyrene			<0.019	<0.113	<0.120	<0.120	NA	NA	<0.0034
1-Methyl Naphthalene			0.031	<0.075	<0.080	<0.080	NA	NA	0.0041 J
2-Methyl Naphthalene			0.064	<0.103	<0.110	<0.110	NA	NA	0.0053 J
Naphthalene	40	8	0.030	<0.103	<0.110	<0.110	NA	NA	0.010 J
Phenanthrene			<0.011	<0.103	<0.110	<0.110	NA	NA	<0.0072
Pyrene	250	50	<0.015	<0.094	<0.100	<0.100	NA	NA	<0.0073
Metals (ug/L)									
Arsenic	50	5	<0.40	<0.60	4.55	4.31	4.83	5.32	<7.2
Barium	2,000	400	170	142	123	129	119	98	112
Cadmium	5	0.5	<0.40	<0.20	<0.20	<0.20	<0.20	<0.20	<0.60
Chromium	100	10	1.3	<1.60	<1.60	<1.60	<1.60	<1.60	<2.1
Lead	15	1.5	<0.40	<0.30	<0.30	<0.30	<0.30	<0.30	<3.0
Mercury	2	0.2	<0.072	<0.070	<0.070	<0.070	0.107	<0.070	<0.10
Selenium	50	10	<4.0	<0.60	<0.60	<0.60	<0.60	<0.60	<6.7
Silver	50	10	<0.40	<0.20	<0.20	7.62	<0.20	<0.20	<2.7

Notes:
ES = NR140.10 Enforcement Standards
PAL = NR 140.10 Preventative Action Limits
X = Not Detected
NA = Not Analyzed
PAL Exceeded = ***Bold***
ES exceeded = **Bold**

Attachment A.1

TABLE 2b
GROUNDWATER ANALYTICAL TABLE
BOCANER PROPERTY
PLUMER STREET
WAUSAU, WI

		MW-2							
		Date-->	***7/13/06***	***10/2/06***	***5/19/08***	***8/12/08***	***11/20/08***	***2/25/09***	***3/10/16***
		Sampler-->	***REI***	***REI***	***REI***	***REI***	***REI***	***REI***	***REI***
	ES	**PAL**							
VOC Parameters									
Benzene	5	0.5	<0.41	<0.31	<0.20	<0.20	<0.20	<0.20	<0.50
Ethylbenzene	700	140	<0.54	<0.50	<0.20	<0.20	<0.20	<0.20	<0.50
Toluene	1,000	200	<0.67	<0.30	<0.40	<0.40	<0.40	<0.40	<0.50
Methyl tert Butyl Ether	60	12	<0.61	<0.30	<0.50	<0.50	<0.50	<0.50	<0.17
Total Xylenes	10,000	1,000	<1.8	<0.62	<0.40	<0.40	<0.40	<0.40	<1.50
Tota1 Trimethylbenzenes	480	96	<0.97	<0.40	<0.20	<0.20	<0.20	<0.20	<1.00
Naphthalene	100	10	<0.74	<0.80	<1.00	<1.00	<1.00	<1.00	<2.5
cis-1,2-Dichloroethylene	70	7	<0.83	<0.40	<0.30	<0.30	<0.30	0.30	<0.26
Tetrachloroethene	5	0.5	<0.45	<0.71	<0.30	<0.30	<0.30	<0.30	<0.50
PAH Parameters									
Acenaphthene			0.016	<0.056	<0.060	<0.060	NA	NA	0.087
Acenaphylene			<0.0081	<0.056	<0.060	<0.060	NA	NA	0.014 J
Anthracene	3000	600	0.024	<0.085	<0.090	<0.090	NA	NA	0.052
Benzo(a) Anthracene			<0.016	<0.094	<0.100	<0.100	NA	NA	0.0093 J
Benzo (a) Pyrene	0.2	0.02	<0.018	<0.019	<0.020	<0.020	NA	NA	<0.0042
Benzo (b) Fluoranthene	0.2	0.02	<0.016	<0.019	<0.020	<0.020	NA	NA	0.0086 J
Benzo(ghi) Perylene			<0.019	<0.056	<0.060	<0.060	NA	NA	0.0039 J
Benzo (k) Fluoranthene			<0.019	<0.066	<0.070	<0.070	NA	NA	<0.0054
Chrysene	0.2	0.02	<0.019	<0.019	<0.020	<0.020	NA	NA	0.011 J
Dibenzo(a,h)Anthracene			<0.019	<0.103	<0.110	<0.110	NA	NA	<0.0053
Fluoranthene	400	80	0.069	<0.113	<0.120	<0.120	NA	NA	0.047 J
Fluorene	400	80	0.020	<0.113	<0.120	<0.120	NA	NA	0.084
Indeno(1,2,3-cd)Pyrene			<0.019	<0.113	<0.120	<0.120	NA	NA	<0.0034
1-Methyl Naphthalene			0.034	<0.075	<0.080	<0.080	NA	NA	0.110
2-Methyl Naphthalene			0.051	<0.103	<0.110	<0.110	NA	NA	0.051
Naphthalene	40	8	0.042	<0.103	<0.110	<0.110	NA	NA	0.240
Phenanthrene			0.087	<0.103	<0.110	<0.110	NA	NA	0.078
Pyrene	250	50	0.054	<0.094	<0.100	<0.100	NA	NA	0.046 J
Metals (ug/L)									
Arsenic	50	5	1.4	0.87	<0.60	0.7	2.62	1.56	<7.2
Barium	2,000	400	170	128	***574***	217	196	203	***1,230***
Cadmium	5	0.5	<0.40	<0.20	<0.20	<0.20	<0.20	<0.20	<0.60
Chromium	100	10	3.3	<1.60	<1.60	<1.60	<1.60	<1.60	<2.1
Lead	15	1.5	<0.40	<0.30	<0.30	<0.30	<0.30	<0.30	<3.0
Mercury	2	0.2	<0.072	***0.316***	<0.070	<0.070	0.097	<0.070	<0.10
Selenium	50	10	<4.0	<0.60	<0.60	<0.60	<0.60	<0.60	<6.7
Silver	50	10	<0.40	<0.20	0.22	7.43	<0.20	<0.20	<2.7

Notes:
ES = NR140.10 Enforcement Standards
PAL = NR 140.10 Preventative Action Limits
X = Not Detected
NA = Not Analyzed
PAL Exceeded = ***Bold***
ES exceeded = **Bold**

Attachment A.1

TABLE 2c
GROUNDWATER ANALYTICAL TABLE
BOCANER PROPERTY
PLUMER STREET
WAUSAU, WI

		MW-4						
		Date-->	***10/2/06***	***5/19/08***	***8/12/08***	***11/20/08***	***2/25/09***	***3/10/16***
		Sampler-->	***REI***	***REI***	***REI***	***REI***	***REI***	***REI***
	ES	**PAL**						
VOC Parameters								
Benzene	5	0.5	<0.31	<0.20	<0.20	<0.20	<0.20	<0.50
Ethylbenzene	700	140	<0.50	<0.20	<0.20	<0.20	<0.20	<0.50
Toluene	1,000	200	<0.30	<0.40	<0.40	<0.40	<0.40	<0.50
Methyl tert Butyl Ether	60	12	<0.30	<0.50	<0.50	<0.50	<0.50	<0.17
Total Xylenes	10,000	1,000	<0.62	<0.40	<0.40	<0.40	<0.40	<1.50
Tota1 Trimethylbenzenes	480	96	<0.40	<0.20	<0.20	<0.20	<0.20	<1.00
Naphthalene	100	10	<0.80	<1.00	<1.00	<0.20	<0.20	<2.5
Tetrachloroethene	5	0.5	***1.00***	<0.30	***0.95***	***0.93***	***1.03***	<0.50
PAH Parameters								
Acenaphthene			<0.056	<0.060	<0.060	NA	NA	<0.0047
Acenaphylene			<0.056	<0.060	<0.060	NA	NA	<0.0047
Anthracene	3000	600	<0.085	<0.090	<0.090	NA	NA	<0.0038
Benzo(a) Anthracene			<0.094	<0.100	<0.100	NA	NA	<0.0049
Benzo (a) Pyrene	0.2	0.02	<0.019	<0.020	<0.020	NA	NA	<0.0042
Benzo (b) Fluoranthene	0.2	0.02	<0.019	<0.020	<0.020	NA	NA	<0.0051
Benzo(ghi) Perylene			<0.056	<0.060	<0.060	NA	NA	<0.0033
Benzo (k) Fluoranthene			<0.066	<0.070	<0.070	NA	NA	<0.0054
Chrysene	0.2	0.02	<0.019	<0.020	<0.020	NA	NA	<0.0040
Dibenzo(a,h)Anthracene			<0.103	<0.110	<0.110	NA	NA	<0.0053
Fluoranthene	400	80	<0.113	<0.120	<0.120	NA	NA	<0.0090
Fluorene	400	80	<0.113	<0.120	<0.120	NA	NA	<0.0038
Indeno(1,2,3-cd)Pyrene			<0.113	<0.120	<0.120	NA	NA	<0.0034
1-Methyl Naphthalene			<0.075	<0.080	<0.080	NA	NA	0.0036 J
2-Methyl Naphthalene			<0.103	<0.110	<0.110	NA	NA	0.0053 J
Naphthalene	40	8	<0.103	<0.110	<0.110	NA	NA	0.010 J
Phenanthrene			<0.103	<0.110	<0.110	NA	NA	<0.0073
Pyrene	250	50	<0.094	<0.100	<0.100	NA	NA	<0.0073
Metals (ug/L)								
Arsenic	50	5	<0.60	<0.60	<0.60	1.4	0.82	<7.2
Barium	2,000	400	58.8	224	52.4	40.1	36.9	48.3
Cadmium	5	0.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.60
Chromium	100	10	<1.60	<1.60	<1.60	<1.60	<1.60	<2.1
Lead	15	1.5	<0.30	<0.30	<0.30	<0.30	<0.30	<3.0
Mercury	2	0.2	<0.70	<0.070	<0.070	0.119	<0.070	<0.10
Selenium	50	10	<0.60	<0.60	<0.60	<0.60	<0.60	<6.7
Silver	50	10	<0.20	0.26	2.78	<0.20	<0.20	<2.7

Notes:
ES = NR140.10 Enforcement Standards
PAL = NR 140.10 Preventative Action Limits
X = Not Detected
NA = Not Analyzed
PAL Exceeded = ***Bold***
ES exceeded = **Bold**

Attachment A.1

Table 2. Groundwater Chemistry

Wausau Downtown River Corridor Brownfields Pilot Project
, Site 39, 310 Plumer Street, Wausau, WI
Terracon Project Number 38027005

	WDNR Standards		Sample Location and Sample Date		
ANALYSES	**PAL (ug/L)**	**ES (ug/L)**	**104**	**110**	**114**
Date Collected			6/12/2003	6/12/2003	6/12/2003
Metals (ug/L)					
Dissolved Arsenic (EPA 200.9)	5	50	1.38	11.7	<1.30
Dissolved Barium (EPA 6010)	400	2,000	118	142	146
Dissolved Cadmium (EPA 200.9)	0.5	5	<0.2	<0.2	<0.2
Dissolved Lead (EPA 200.9)	1.5	15	<1.00	<1.00	<1.00
Dissolved Chromium (EPA 6010)	10	100	1.9	<1.6	<1.6
Dissolved Mercury (EPA 245.1)	0.2	2	**13.6**	0.326	0.19
Semi-Volatile Organic Compounds (SVOC) EPA 8270 (ug/L)					
Benzo (b) fluoranthene	0.02	0.2	**2.09**	<1.50	<1.50
Benzo (k) fluoranthene	NE	NE	2.64	<1.80	<1.80
Benzo (g,h,i) perylene	NE	NE	3.28	<1.30	<1.30
Benzo (a) pyrene	0.02	0.2	**2.06**	<1.20	<1.20
Chrysene	0.02	0.2	**1.39**	**1.46**	<0.7
Dibenzo (a,h) anthracene	NE	NE	1.17	<1.00	<1.00
Benzylbutylphthalate	NE	NE	1.69	<1.00	<1.00
Fluoranthene	80	400	1.29	<1.10	<1.10
Benzo (a) anthracene	NE	NE	2.06	<1.30	<1.30

Explanation
Samples 104, 110, 114 collected from open soil boring.
This table summarizes only those parameters that were detected above the method detection limit.
Bold values indicate concentrations which are above the WDNR ES.
Values are expressed in units of micrograms per liter (ug/L).

< - less than
- Indicates this compound not analyzed or not detected during previous analysis
ES - WDNR Enforcement Standard
NE - Indicates that a standard is not established
PAL - WDNR Preventive Action Limit
SVOCs - semi-volatile organic compounds
ug/L - micrograms per liter

Attachment A.2

TABLE 1
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
BOCANER PROPERTY
PLUMER STREET
WAUSAU, WI

Date-->			***7/11/06***	***7/11/06***	***7/11/06***	***7/11/06***	***10/2/06***	***10/2/06***
Sample-->			***MW-1***	***MW-1***	***MW-2***	***MW-2***	***MW-4***	***MW-4***
Sample Depth--(Feet)>			***5-7'***	***7.5-9.5'***	***2.5-4.5'***	***7.5-9.5'***	***5-7'***	***7.5-9.5'***
Borehole Column Location			***Interface***	***Saturated***	***Vadose***	***Saturated***	***Interface***	***Saturated***
Sampler-->			***MR***	***MR***	***MR***	***MR***	***MR***	***MR***
Detected VOC's (ug/kg)	**GW RCL**	**DC RCL**						
Benzene	5.1	1,490	<25	<25	<25	<25	<16	<16
Ethylbenzene	1,570	7,470	<25	<25	34	<25	<18	<18
Toluene	1,107	818,000	<25	30	66	<25	<17	<17
Xylenes (Total)	3,940	258,000	<50	<50	138	<50	<21	<21
Methly tert Butyl Ether	27	5,940	<25	<25	<25	<25	<11	<11
1,2,4-Trimethylbenzene	1,379	8,980	<25	<25	54	<25	<13	<13
1,3,5-Trimethylbenzene		182,000	<25	<25	32	<25	<13	<18
Naphthalene	658.7	5,150	<25	<25	32	<25	<18	<18
Isopropylbenzene	NS	NS	<25	<25	<25	<25	<17	<17
n-Propylbenzene	NS	NS	<25	<25	<25	<25	<21	<21
p-Isopropyltoluene	NS	NS	<25	<25	<25	<25	<24	<24
s-Butylbenzene	NS	NS	<25	<25	<25	<25	<24	<21
PAH's (ug/kg)								
1-Methyl Naphthalene	NS	15,600	<3.5	14	34	<4.0	<4.5	<5.0
2-Methyl Naphthalene	NS	229,000	<3.7	23	49	<4.1	<5.0	<5.6
Acenaphthene	NS	3,440,000	<3.5	<3.3	34	<3.9	<5.8	<6.4
Acenapthylene	NS	NS	<3.4	6.2	35	<3.8	<8.1	<9.0
Anthracene	196,744	17,200,000	<4.2	6.2	120	<4.7	<3.9	13.1
Benzo (a) Anthracene	NS	148	<6.2	20	**250**	<6.9	<5.0	<5.6
Benzo (a) Pyrene	470	15	3.9	24	**290**	<3.8	<2.8	<3.1
Benzo (b) Fluoranthene	480	148	3.9	28	**310**	<3.7	<2.6	75.2
Benzo (g,h,i) Perylene	NS	NS	<4.2	18	110	<4.7	<4.9	<5.4
Benzo (k) Fluoranthene	NS	1,480	3.9	23	280	<4.0	<3.6	<3.9
Chrysene	1,451	14,800	<5.1	30	340	<5.7	<2.8	75.4
Dibenzo (a,h) Anthracene	NS	15	<3.2	4.9	**38**	<3.6	<3.3	<3.7
Fluoranthene	88,818	2,290,000	5.5	36	740	<3.8	<3.2	180
Fluorene	14,815	2,290,000	<4.0	<3.8	84	<4.5	<4.1	<4.5
Ideno (1,2,3-cd) Pyrene	NS	148	<2.9	14	100	<3.3	<2.7	<3.0
Naphthalene	659	5,150	<4.7	13	58	<5.2	<5.7	<6.2
Phenanthrene	NS	NS	<3.5	20	510	<3.9	<5.0	84.8
Pyrene	54,473	1,720,000	4.9	32	520	<3.2	<3.5	47.6
Metals (mg/kg)								
Arsenic	0.584	0.390	**1.5**	**2.1**	**5.4**	**1.3**	**0.921**	**5.58**
Barium	165	15,300	31	88	130	20	23.2	119
Cadmium	0.752	70	0.33	**0.99**	**3.3**	0.24	<0.0695	**1.18**
Chromium (Total)	360,000	NS	16	31	19	12	8.98	15.5
Lead	27	400	6.9	**39**	**360**	3.5	5.53	**66.5**
Mercury	0.208	3.13	0.015	0.024	**0.27**	0.0051	<0.019	0.199
Selenium	0.52	391	<0.95	<0.91	<0.92	<1.1	<0.736	<0.813
Silver	0.85	NS	<0.28	<0.27	0.35	<0.31	<0.245	<0.271

Notes:

GW RCL -Groundwater Pathway Residual Contaminant Level from EPA Web Calculator
DC RCL = Non-industrial Direct Contact Residual Contaminant Level from EPA Web Calculator
< - Concentration below listed laboratory detection limit
RCL exceedences are bold **Bold**
PVOCs - Petroleum Volatile Organic Compounds
PAHs - Polynuclear Aromatic Compounds
NS= no standard

Attachment A.2

Table 1. Soil Analytical Data Summary - Metals, PCBs, VOCs, PAHs

Wausau Downtown River Corridor Brownfield Pilot Project
Site 39, 310 Plumer Street, Wausau, WI
Terracon Project Number 38027005

ANALYSES	RCL Direct Contact Non-Industrial	RCL Direct Contact Industrial	RCL Groundwater	SSL	SSRCL - Ingest/ Inhale	SSRCL to GW	SAMPLES 101	102	103	103	104	104	104R	105	105	SAMPLES 106
Depth							0.5ft	0.5ft	0.5ft	2ft	0.5ft	2ft	0.5ft	0.5ft	2ft	2ft
Date Collected							6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003
pH (EPA 9045)	NE	NE	NE	NE	NE	NE	7.50	7.23	7.88	6.17	6.30	6.06	6.82	7.51	7.90	-
Metals - EPA 6010 (mg/kg)																
Arsenic	0.039	1.6	NE	NE	NE	NE	**2.97**	**2.83**	**2.77**	**5.74**	**5.15**	**5.75**	**3.05**	**63.9**	**4.20**	-
Barium	NE	NE	NE	NE	71,500	330	71.5	54.4	63.5	-	89.5	-	68.2	**1,020**	78.6	-
Cadmium	8	510	NE	NE	NE	NE	0.149	0.32	0.313	-	0.575	-	0.233	29.3	1.96	-
Chromium (total)	16,000	NE	NE	NE	NE	NE	14.1	7.78	9.58	-	11.7	-	6.69	67.9	17.4	-
Chromium (hexavalent)	14	200	NE	NE	NE	NE	-	-	-	-	-	-	-	-	-	-
Lead	50	500	NE	NE	NE	NE	19.7	41.1	84.9	38.1	151	**356**	52.7	**7,410**	309	-
Mercury	NE	NE	NE	NE	2.6	0.42	0.0429	0.136	0.0884	-	0.103	-	0.0777	**3.49**	0.114	-
PCBs - EPA 8082 (ug/kg)																
PCB - 1016	NE	NE	NE	NE	NE	NE	<1.55	<1.61	<1.51	-	<145	-	-	-	<3.05	<161
PCB - 1221	NE	NE	NE	NE	NE	NE	<3.10	<3.22	<3.02	-	<291	-	-	-	<6.09	<323
PCB - 1223	NE	NE	NE	NE	NE	NE	<5.36	<5.58	<5.23	-	<503	-	-	-	<10.5	<559
PCB - 1242	NE	NE	NE	NE	NE	NE	<1.19	<1.24	<1.16	-	<112	-	-	-	<2.34	<124
PCB - 1248	NE	NE	NE	NE	NE	NE	<3.69	<3.84	<3.60	-	<347	-	-	-	<7.26	<385
PCB - 1254	NE	NE	NE	NE	NE	NE	<1.07	<1.12	55.6	-	<101	-	-	-	<2.11	<112
PCB - 1260	NE	NE	NE	NE	NE	NE	<1.67	<1.73	<1.63	-	<157	-	-	-	20.2	<174
VOC - EPA 8021 (mg/kg)																
Benzene	1.10	1.10	0.0055	8.5	2.6	0.0046	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
n-Butylbenzene	NE	NE	NE	NE	NE	NE	<0.025	<0.025	<0.025	-	2.82	-	8.84	-	<0.025	<0.2
Ethylbenzene	NE	NE	NE	4.6	14,000	1.5	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
Isopropylbenzene	NE	NE	NE	NE	NE	NE	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
p-Isopropyltolune	NE	NE	NE	NE	NE	NE	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
Naphthalene	NE	NE	NE	2.7	440	6.2	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	0.159	**6.38**
n-Propylbenzene	NE	NE	NE	NE	NE	NE	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
Toluene	NE	NE	NE	38	4,200	1.4	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
1,2,4-Trimethylbenzene	NE	NE	NE	83	320	28	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	0.0448	0.317
1,3,5-Trimethylbenzene	NE	NE	NE	11	190	13	<0.025	<0.025	<0.025	-	<1.00	-	2.08	-	<0.025	<0.2
o-Xylene	NE	NE	NE	NE	NE	21	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
m,p-Xylene	NE	NE	NE	NE	1,600	23	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	0.267
Xylene (total)	NE	NE	NE	42	NE	NE	<0.05	<0.05	<0.05	-	<2.00	-	<0.8	-	<0.05	0.267
Polycyclic Aromatic Hydrocarbons (PAH) - EPA 8310 (mg/kg)																
Benzo(a)anthracene	0.088	3.9	17	NE	NE	NE	<0.477	<0.991	<0.93	-	<8.95	-	-	-	<9.37	**19.4**
Benzo(a)pyrene	0.0088	0.39	48	NE	NE	NE	<0.596	<1.24	<1.16	-	<11.2	-	-	-	<11.7	**15.9**
Benzo(k)fluoranthene	0.88	39	870	NE	NE	NE	<0.596	<1.24	<1.16	-	<11.2	-	-	-	<11.7	26.0
Chrysene	8.8	390	37	NE	NE	NE	<0.477	<0.991	<0.93	-	<8.95	-	-	-	<9.37	22.4
Di-n-butylphthalate	NE	NE	NE	NE	NE	NE	<0.238	<0.496	<0.465	-	<4.47	-	-	-	<4.69	33.4
Fluoranthene	600	40,000	500	NE	NE	NE	<0.298	<0.62	<0.581	-	<5.59	-	-	-	14.9	45.1
Indeno(1,2,3-cd)pyrene	0.088	3.9	680	NE	NE	NE	<0.417	<0.867	<0.814	-	<7.83	-	-	-	<8.20	**12.5**
Naphthalene	20	110	0.4	NE	NE	NE	<0.238	<0.496	<0.465	-	<4.47	-	-	-	<4.69	**5.48**
Phenanthrene	18	390	1.8	NE	NE	NE	<0.238	<0.496	<0.465	-	<4.47	-	-	-	**11.5**	**36.0**
Pyrene	500	30,000	8700	NE	NE	NE	<0.238	<0.496	<0.465	-	<4.47	-	-	-	12.3	42.2
Ammonia - EPA 350.2 (mg/kg)							-	61.1	-	-	-	-	-	-	-	-
Nitrate - EPA 9056 (mg/kg)							-	<1.24	-	-	-	-	-	-	-	-

Explanation

< - less than
- Indicates this compound not analyzed
' - Duplicate Sample
mg/kg - milligrams per kilogram
NE - Indicates Generic RCL Not Established
PAH - Polycyclic Aromatic Hydrocarbons
PVOC - Petroleum Volatile Organic Compounds
RCL - Residual Contaminant Level (industrial & non-industrial) for direct contact per NR720.11, NR746.06, and WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) interim Guidance, April 1997
RCL Groundwater - Residual Contaminant Level for soil to groundwater route for PVOCs per NR720.09, and WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) interim Guidance, April 1997
SSL - Soil Screening Level for PVOCs per NR746.06
SSRCL Ingest/Inhale - Site Specific Residual Contaminant Levels for Ingestion or Inhalation - industrial (see Appendices)
SSRCL to GW - Site Specific Residual Contaminant Levels to Groundwater - industrial (see Appendices)
ug/kg - micrograms per kilogram
Concentration exceeds the RCL or SSRCL

Attachment A.2

Table 1. Soil Analytical Data Summary - Metals, PCBs, VOCs, PAHs

Wausau Downtown River Corridor Brownfield Pilot Project
Site 39, 310 Plumer Street, Wausau, WI
Terracon Project Number 38027005

ANALYSES	RCL Direct Contact Non-Industrial	RCL Direct Contact Industrial	RCL Groundwater	SSL	SSRCL - Ingest/ Inhale	SSRCL to GW	SAMPLES									
							106R	108	108	110	110	110	111	111	112	112
Depth							2ft	0.5ft	2ft	0.5ft	2ft	4ft	0.5ft	2ft	0.5ft	2ft
Date Collected							6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003
pH (EPA 9045)	NE	NE	NE	NE	NE	NE	-	7.82	7.70	7.17	7.79	7.62	7.31	7.94	6.51	8.14
Metals - EPA 6010 (mg/kg)																
Arsenic	0.039	1.6	NE	NE	NE	NE	-	**18.0**	**15.6**	**59.3**	**36.1**	**5.6**	**12.3**	**20.4**	**3.45**	**3.62**
Barium	NE	NE	NE	NE	71,500	330	-	**438**	-	**1,560**	**926**	-	**340**	**621**	102	-
Cadmium	8	510	NE	NE	NE	NE	-	11.9	4.69	29.0	20.1	0.866	17.7	17.8	0.848	-
Chromium (total)	16,000	NE	NE	NE	NE	NE	-	40.7	-	121	67.5	-	41.7	48.2	10.9	-
Chromium (hexavalent)	14	200	NE	NE	NE	NE	-	-	-	-	-	-	-	-	-	-
Lead	50	500	NE	NE	NE	NE	-	**978**	**584**	**5,700**	**4,290**	154	**3,380**	**2,210**	84.2	129
Mercury	NE	NE	NE	NE	2.6	0.42	-	**1.43**	-	**3.21**	**1.42**	-	**1.19**	**1.48**	**0.486**	-
PCBs - EPA 8082 (ug/kg)																
PCB - 1016	NE	NE	NE	NE	NE	NE	<82.8	-	-	-	<79.7	-	-	-	-	-
PCB - 1221	NE	NE	NE	NE	NE	NE	<166	-	-	-	<159	-	-	-	-	-
PCB - 1223	NE	NE	NE	NE	NE	NE	<287	-	-	-	<276	-	-	-	-	-
PCB - 1242	NE	NE	NE	NE	NE	NE	<63.7	-	-	-	<61.3	-	-	-	-	-
PCB - 1248	NE	NE	NE	NE	NE	NE	<197	-	-	-	<190	-	-	-	-	-
PCB - 1254	NE	NE	NE	NE	NE	NE	<57.3	-	-	-	<27.6	-	-	-	-	-
PCB - 1260	NE	NE	NE	NE	NE	NE	<89.2	-	-	-	<42.9	-	-	-	-	-
VOC - EPA 8021 (mg/kg)																
Benzene	1.10	1.10	0.0055	8.5	2.6	0.0046	-	-	-	-	**0.246**	-	-	-	-	-
n-Butylbenzene	NE	NE	NE	NE	NE	NE	-	-	-	-	0.185	-	-	-	-	-
Ethylbenzene	NE	NE	NE	4.6	14,000	1.5	-	-	-	-	1.08	-	-	-	-	-
Isopropylbenzene	NE	NE	NE	NE	NE	NE	-	-	-	-	0.231	-	-	-	-	-
p-Isopropyltolune	NE	NE	NE	NE	NE	NE	-	-	-	-	0.333	-	-	-	-	-
Naphthalene	NE	NE	NE	2.7	440	6.2	-	-	-	-	0.841	-	-	-	-	-
n-Propylbenzene	NE	NE	NE	NE	NE	NE	-	-	-	-	0.285	-	-	-	-	-
Toluene	NE	NE	NE	38	4,200	1.4	-	-	-	-	0.842	-	-	-	-	-
1,2,4-Trimethylbenzene	NE	NE	NE	83	320	28	-	-	-	-	1.49	-	-	-	-	-
1,3,5-Trimethylbenzene	NE	NE	NE	11	190	13	-	-	-	-	0.739	-	-	-	-	-
o-Xylene	NE	NE	NE	NE	NE	21	-	-	-	-	0.985	-	-	-	-	-
m,p-Xylene	NE	NE	NE	NE	1,600	23	-	-	-	-	1.94	-	-	-	-	-
Xylene (total)	NE	NE	NE	42	NE	NE	-	-	-	-	2.925	-	-	-	-	-
Polycyclic Aromatic Hydrocarbons (PAH) - EPA 8310 (mg/kg)																
Benzo(a)anthracene	0.088	3.9	17	NE	NE	NE	**17.7**	-	-	-	<9.80	-	-	-	-	-
Benzo(a)pyrene	0.0088	0.39	48	NE	NE	NE	**15.9**	-	-	-	<12.3	-	-	-	-	-
Benzo(k)fluoranthene	0.88	39	870	NE	NE	NE	17.3	-	-	-	<12.3	-	-	-	-	-
Chrysene	8.8	390	37	NE	NE	NE	20.9	-	-	-	<9.80	-	-	-	-	-
Di-n-butylphthalate	NE	NE	NE	NE	NE	NE	<5.10	-	-	-	<4.90	-	-	-	-	-
Fluoranthene	600	40,000	500	NE	NE	NE	40.4	-	-	-	10.9	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	0.088	3.9	680	NE	NE	NE	**11.8**	-	-	-	<8.58	-	-	-	-	-
Naphthalene	20	110	0.4	NE	NE	NE	<5.10	-	-	-	<4.90	-	-	-	-	-
Phenanthrene	18	390	1.8	NE	NE	NE	**29.4**	-	-	-	**9.03**	-	-	-	-	-
Pyrene	500	30,000	8700	NE	NE	NE	36.7	-	-	-	10.4	-	-	-	-	-
Ammonia - EPA 350.2 (mg/kg)							-	-	-	-	-	-	-	-	-	-
Nitrate - EPA 9056 (mg/kg)							-	-	-	-	-	-	-	-	-	-

Explanation
< - less than
- Indicates this compound not analyzed
* - Duplicate Sample
mg/kg - milligrams per kilogram
NE - Indicates Generic RCL Not Established
PAH - Polycyclic Aromatic Hydrocarbons
PVOC - Petroleum Volatile Organic Compounds
RCL - Residual Contaminant Level (industrial & non-industrial) for direct contact per NR720.11, NR746.06, and WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) interim Guidance, April 1997
RCL Groundwater - Residual Contaminant Level for soil to groundwater route for PVOCs per NR720.09, and WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) interim Guidance, April 1997
SSL - Soil Screening Level for PVOCs per NR746.06
SSRCL Ingest/Inhale - Site Specific Residual Contaminant Levels for Ingestion or Inhalation - industrial (see Appendices)
SSRCL to GW - Site Specific Residual Contaminant Levels to Groundwater - industrial (see Appendices)
ug/kg - micrograms per kilogram
Concentration exceeds the RCL or SSRCL

Attachment A.3

Not applicable. Due to filling of the site with material from the Former Seig Auto (BRRTS #02-37-546877) the entire site has residual soil contamination.

Attachment A.4

Not applicable. Vapor samples were not collected as part of this investigation. There are currently no structures on the property. The low volatility of the main soil contaminants (PAH and Metals) do not pose a risk for vapor intrusion.

Attachment A.5

Not applicable. Vapor samples were not collected as part of this investigation. There are currently no structures on the property. The low volatility of the main soil contaminants (PAH and Metals) do not pose a risk for vapor intrusion.

A.6

Table 3
Groundwater Elevation Summary
Bocaner Property
Plumer Street
Wausau, WI

	MW-1	MW-2	MW-4
Top of Casing Elevation (Pre-fill)	1173.20	1176.40	1176.16
Ground Surface Elevation (Pre-fill)	1170.20	1173.40	1175.10
Top of Casing Elevation (Post-fill)	1176.78	1182.53	1182.16
Ground Surface Elevation (Post-fill)	1175.70	1180.90	1181.10

Depth to Water (feet)

7/13/2006	6.60	7.41	NI
10/2/2006	6.36	7.14	6.04
5/19/2008	9.76	13.02	12.66
8/12/2008	9.99	13.11	12.75
11/20/2008	9.93	13.24	12.89
2/25/2009	10.07	13.28	12.96
3/10/2016	7.74	12.22	13.25

Ground Water Elevation

7/13/2006	1181.91	1182.93	NI
10/2/2006	1182.15	1183.20	1182.71
5/19/2008	1167.02	1169.51	1169.50
8/12/2008	1166.79	1169.42	1169.41
11/20/2008	1166.85	1169.29	1169.27
2/25/2009	1166.71	1169.25	1169.20
3/10/2016	1169.04	1170.31	1168.91

NM = Not Measured
NI = Not Installed

Attachment A.7

Not applicable. There is no other data that has not already been presented.

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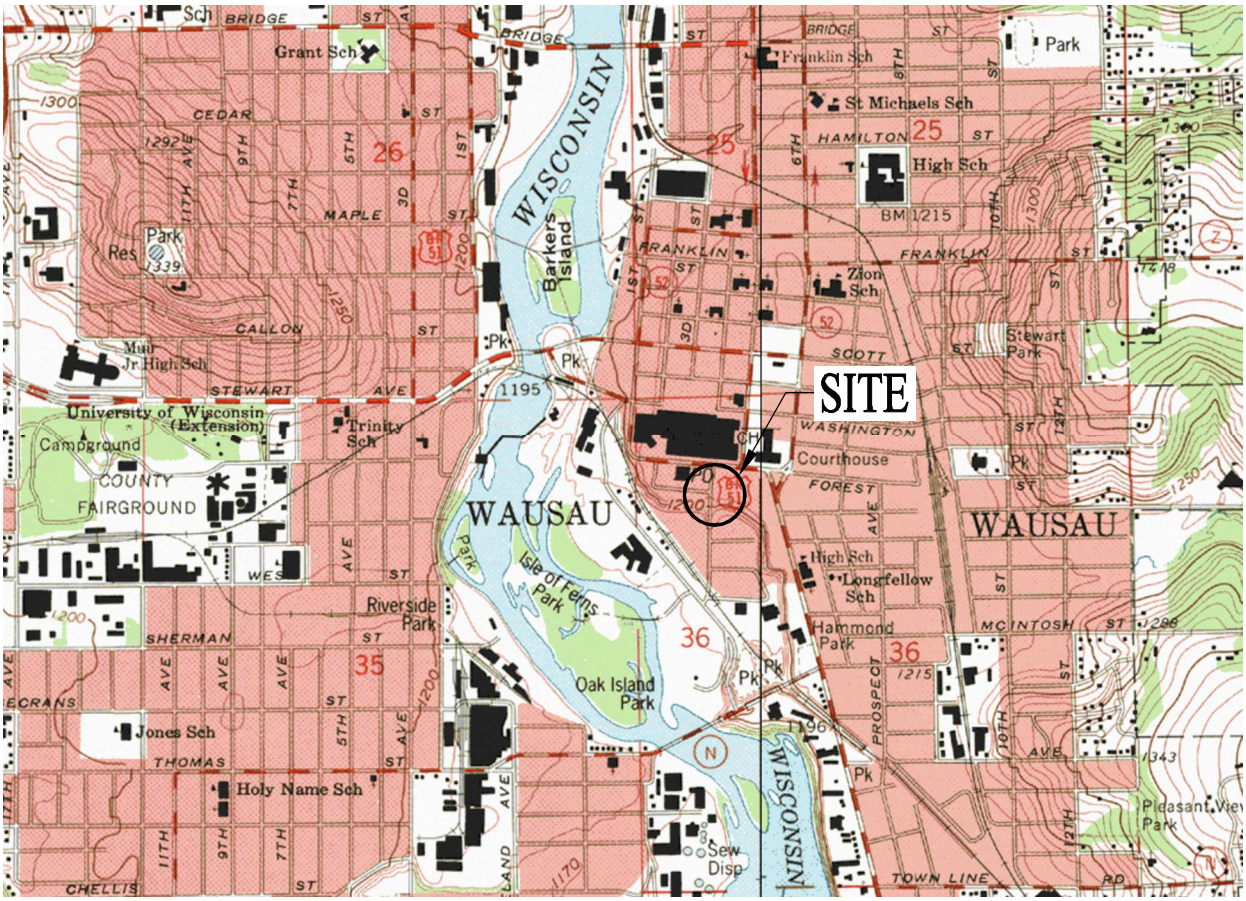


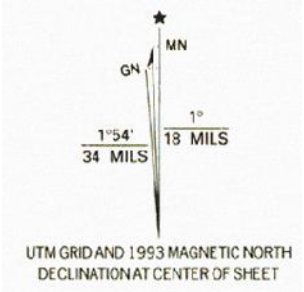
SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1993 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

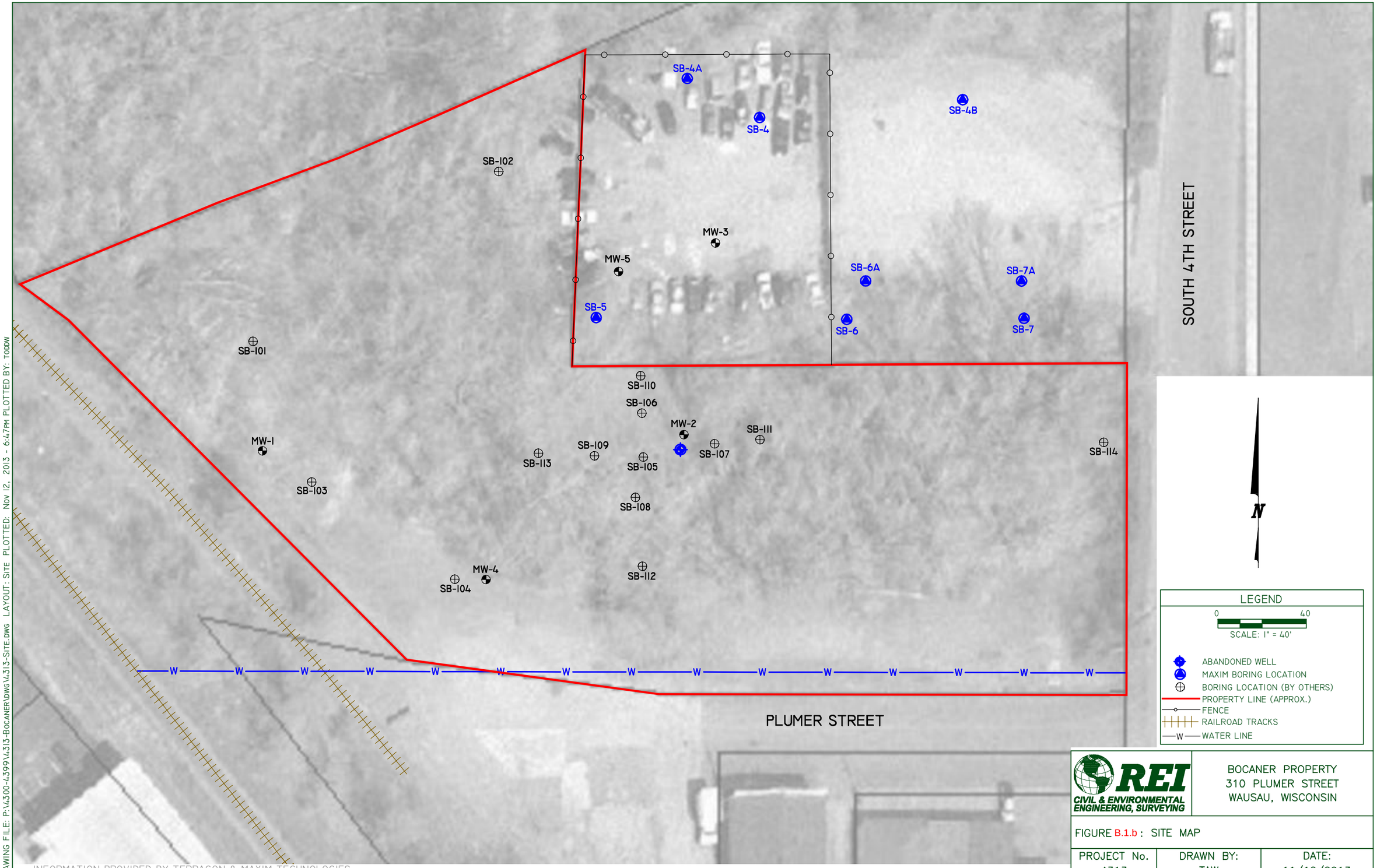
WAUSAU WEST, WIS.
NW/4 WAUSAU 15' QUADRANGLE
44089-H6-TF-024
1993
DMA 3073 I NW - SERIES V861

QUADRANGLE LOCATION

REI Engineering, INC.

BOCANER PROPERTY 310 PLUMER STREET WAUSAU, WISCONSIN	FIGURE B.1.a : SITE VICINITY MAP		
	PROJECT NO. 4313	DRAWN BY: TAW	DATE: 11/12/2013

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-VICINITY.DWG LAYOUT: VICN PLOTTED: Nov 12, 2013 - 6:44PM PLOTTED BY: TODDW



LEGEND

0 40

SCALE: 1" = 40'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- W WATER LINE

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE B.1.b : SITE MAP

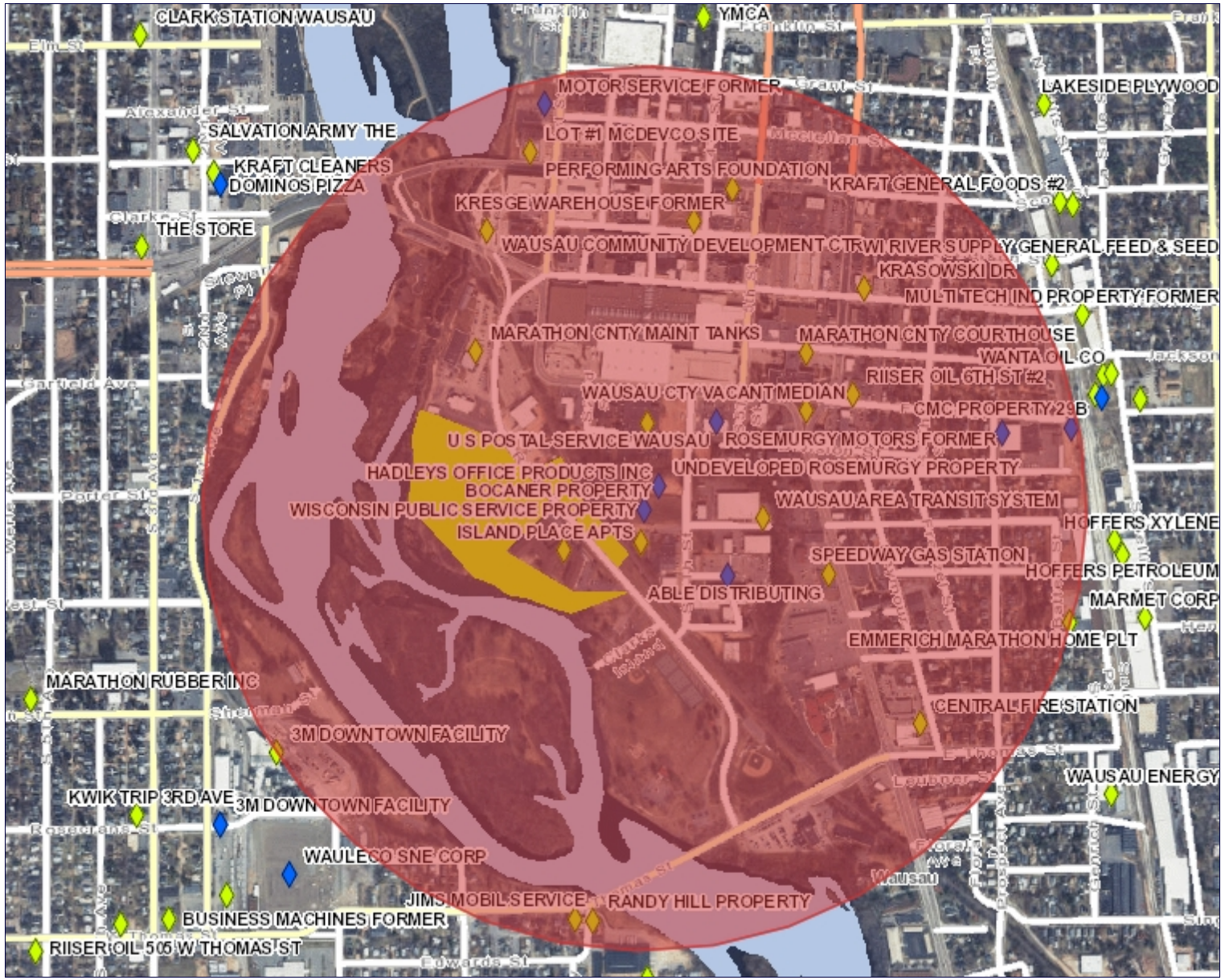
PROJECT No.	DRAWN BY:	DATE:
4313	TAW	11/12/2013

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

REI Engineering, INC.

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-SITE.DWG LAYOUT: SITE PLOTTED: Nov 12, 2013 - 6:47PM PLOTTED BY: TODDW

Attachment B.1.c



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Airport
- 2010 Air Photos (WROC)
- Cities
- Villages

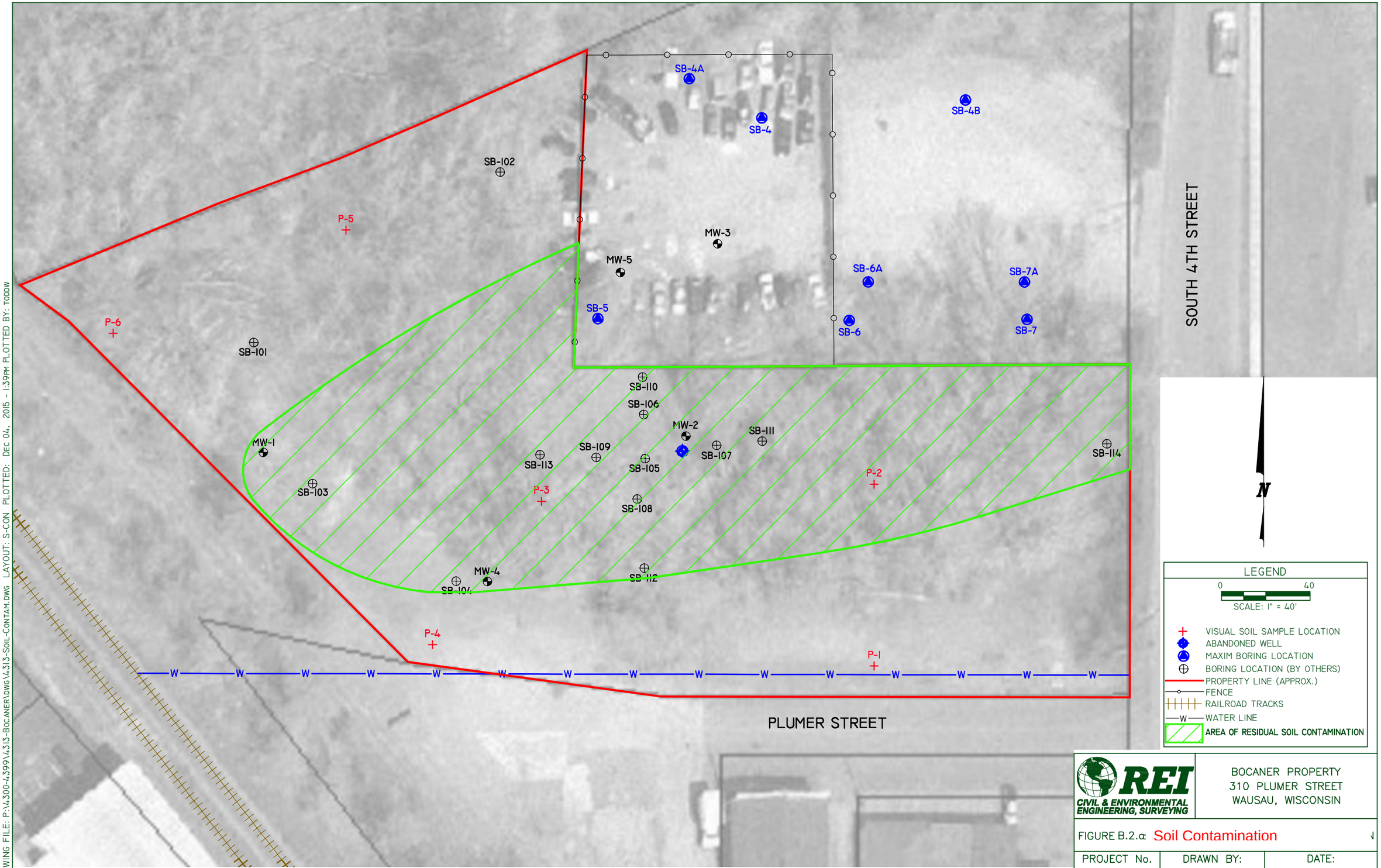
Notes

0.3 0 0.17 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 10,881

Note: Not all sites are mapped.



LEGEND

0 40

SCALE: 1" = 40'

- VISUAL SOIL SAMPLE LOCATION
- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- W WATER LINE
- AREA OF RESIDUAL SOIL CONTAMINATION

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE B.2.a: Soil Contamination

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	12/4/2015

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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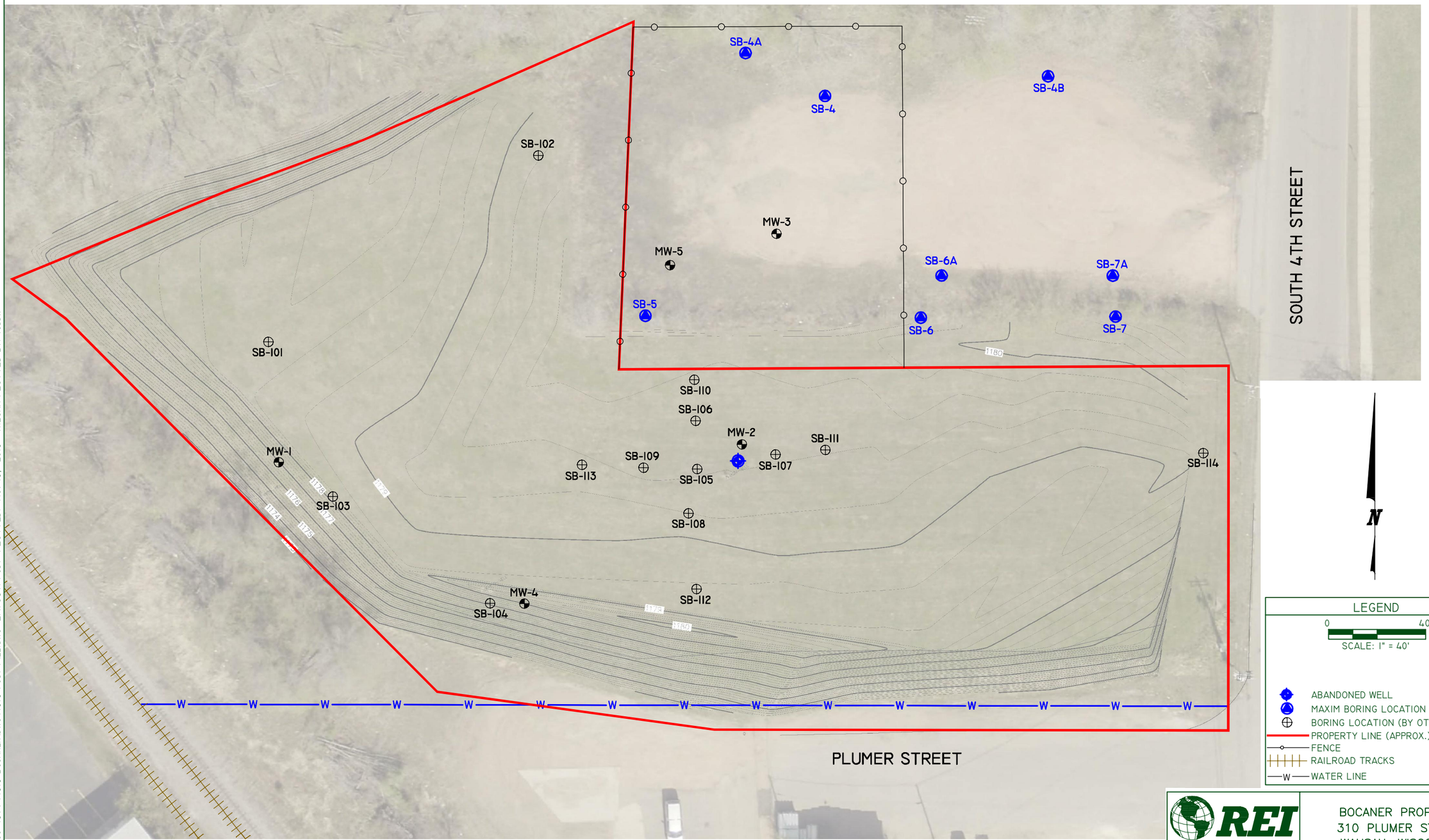
DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-SOIL-CONTAM.DWG LAYOUT: S-CON PLOTTED: DEC 04, 2015 - 1:39PM PLOTTED BY: TODDW



LEGEND

0 40

SCALE: 1" = 40'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- W WATER LINE

Entire property was filled with impacted material from the Former Seig Auto site (BRRTS #02-37-546877)

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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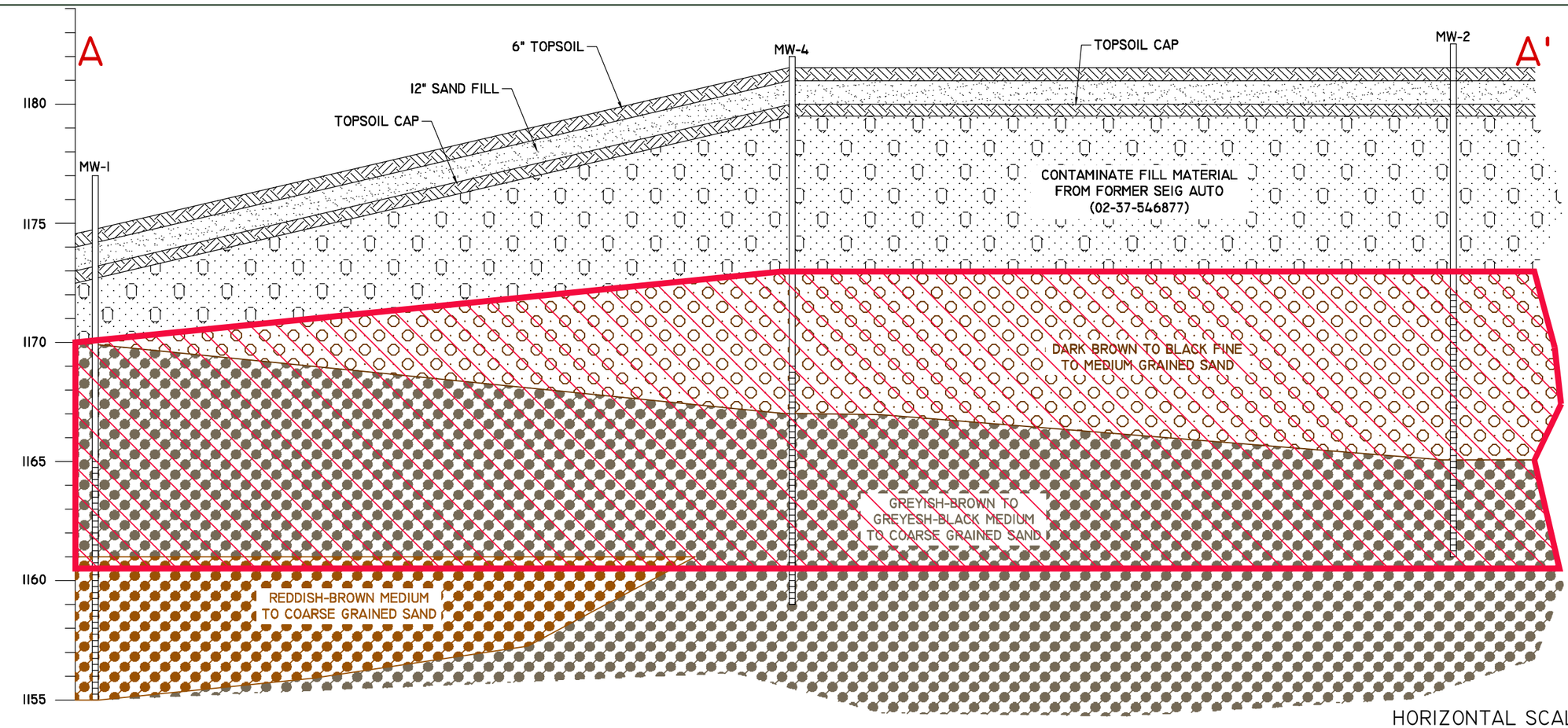
BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

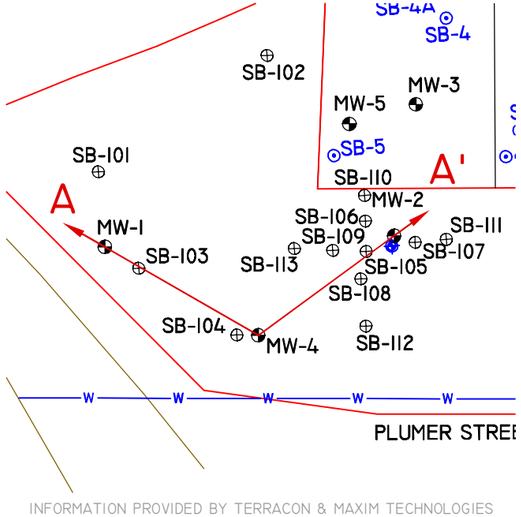
FIGURE B.2.b : Residual Soil Contamination

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	11/13/2013

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-POST-FILL.DWG LAYOUT: POST PLOTTED: Nov 13, 2013 - 11:28AM PLOTTED BY: TODDW



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

LEGEND

0 100

SCALE: 1" = 100'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION
- REI BORING LOCATION
- LIGHT POLE
- OH — OVERHEAD UTILITIES LINE
- E — UNDERGROUND ELECTRICAL LINE
- G — GAS LINE
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- AREA OF RESIDUAL SOIL CONTAMINATION

N

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE B.3.a: GEOLOGIC CROSS SECTION A–A'

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	12/20/2017

REI Engineering, INC.

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-X-SECTION.DWG LAYOUT: X-SECTION PLOTTED: Dec 20, 2017 - 5:46PM PLOTTED BY: ToddW

Attachment B.3.b

Not applicable. There is no groundwater contamination above the NR 140 PAL on the site.

SB-4A
SB-4
SB-4B
SB-102
1183.23
MW-3
1185.53
MW-5
SB-6A
SB-7A
SB-101
1182
SB-5
SB-6
SB-7
1178.75
MW-1
SB-106
SB-110
1177.32
1180
MW-2
SB-109
SB-111
SB-103
SB-113
SB-105
SB-107
SB-114
1178
SB-108
MW-4
1176.09
SB-112
SB-104
PLUMER STREET
SOUTH 4TH STREET
N

LEGEND

0 100

SCALE: 1" = 100'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION
- REI BORING LOCATION
- LIGHT POLE
- OH — OVERHEAD UTILITIES LINE
- E — UNDERGROUND ELECTRICAL LINE
- G — GAS LINE
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- GROUNDWATER CONTOUR LINE
- GROUNDWATER FLOW DIRECTION

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE 4A : GROUNDWATER FLOW MAP (05/19/08)

PROJECT No.	DRAWN BY:	DATE:
4313	NAP	11/15/13

DRAWING FILE: P:\4300-4399\4313-Bocaner\dwg\4313-GW051908.dwg LAYOUT: LAYOUT2 PLOTTED: Nov 21, 2013 - 10:13am PLOTTED BY: toddw

SB-4A
SB-4
SB-4B
SB-102
1182.76
MW-3
1184.91
MW-5
SB-6A
SB-7A
1184
1182
SB-5
SB-6
SB-7
1183.23
SB-101
SB-110
1178.52
MW-1
1180
SB-106
MW-2
1177.23
SB-109
SB-111
SB-113
SB-105
SB-107
SB-114
1178
SB-103
SB-108
MW-4
1176.00
SB-104
SB-112
PLUMER STREET
SOUTH 4TH STREET
N

LEGEND

0 100

SCALE: 1" = 100'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION
- REI BORING LOCATION
- LIGHT POLE
- OH — OVERHEAD UTILITIES LINE
- E — UNDERGROUND ELECTRICAL LINE
- G — GAS LINE
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- GROUNDWATER CONTOUR LINE
- GROUNDWATER FLOW DIRECTION

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE 4B : GROUNDWATER FLOW MAP (08/12/08)

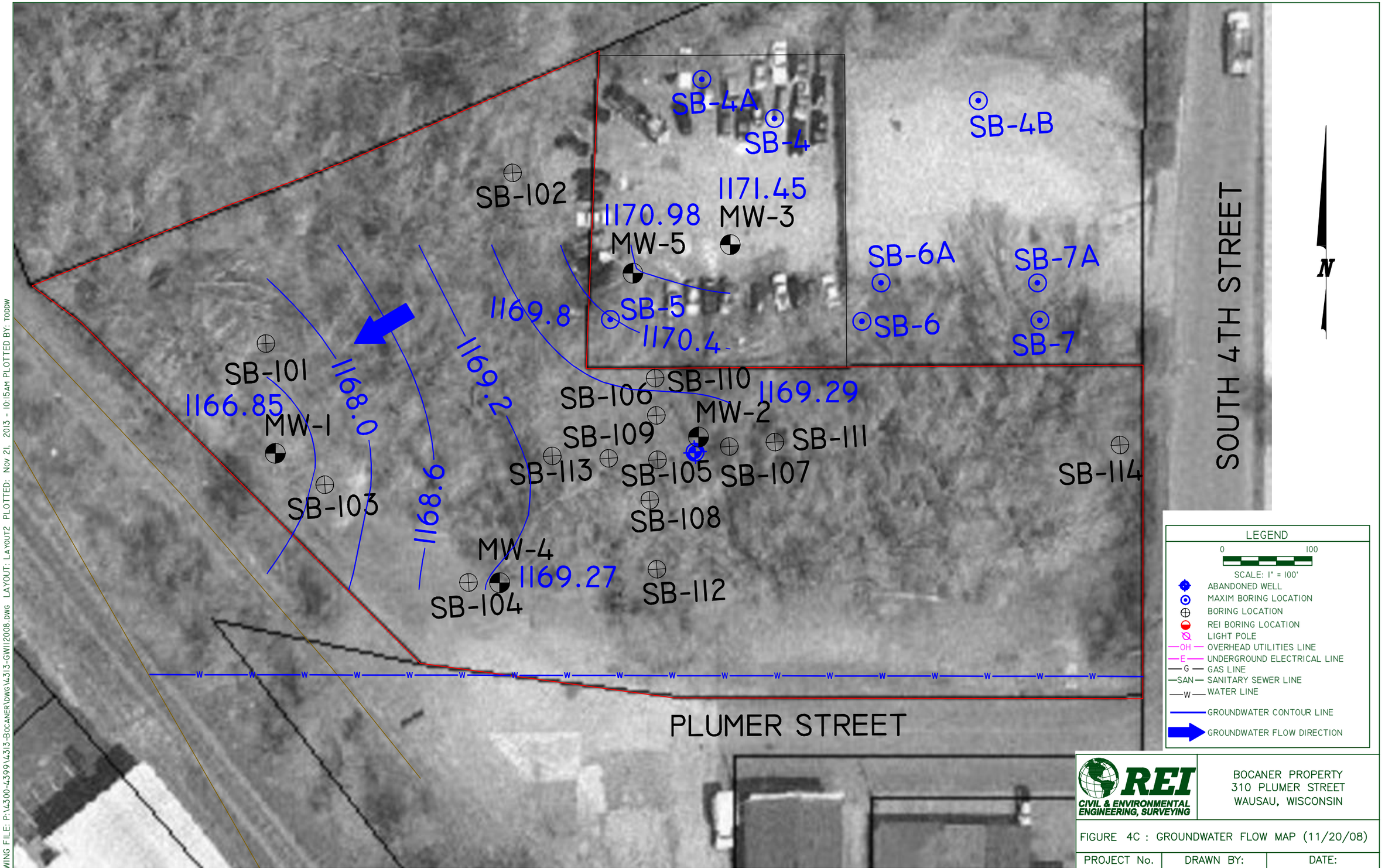
PROJECT No.	DRAWN BY:	DATE:
4313	NAP	11/15/13

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

REI Engineering, INC.

DRAWING FILE: P:\4300-4399\4313-Bocaner\dwg\4313-GW081208.dwg LAYOUT: Layout2 PLOTTED: Nov 21, 2013 - 10:14am PLOTTED BY: toddw

Attachment B.3.c



DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-GWII2008.DWG LAYOUT: LAYOUT2 PLOTTED: Nov 21, 2013 - 10:15AM PLOTTED BY: TODDW

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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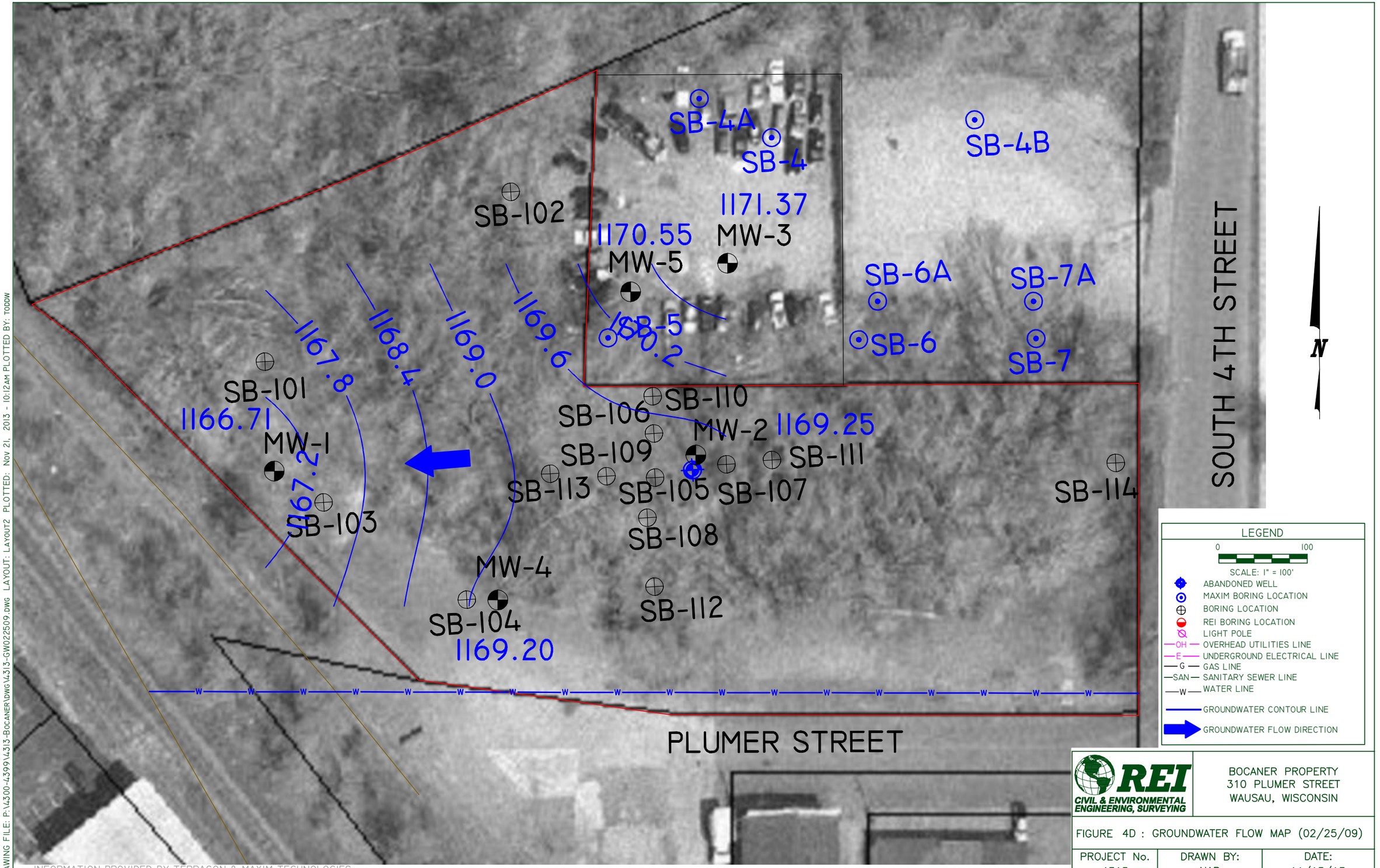
BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE 4C : GROUNDWATER FLOW MAP (11/20/08)

PROJECT No.	DRAWN BY:	DATE:
4313	NAP	11/15/13

Attachment B.3.c



LEGEND

0 100

SCALE: 1" = 100'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION
- REI BORING LOCATION
- LIGHT POLE
- OH — OVERHEAD UTILITIES LINE
- E — UNDERGROUND ELECTRICAL LINE
- G — GAS LINE
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- GROUNDWATER CONTOUR LINE
- GROUNDWATER FLOW DIRECTION

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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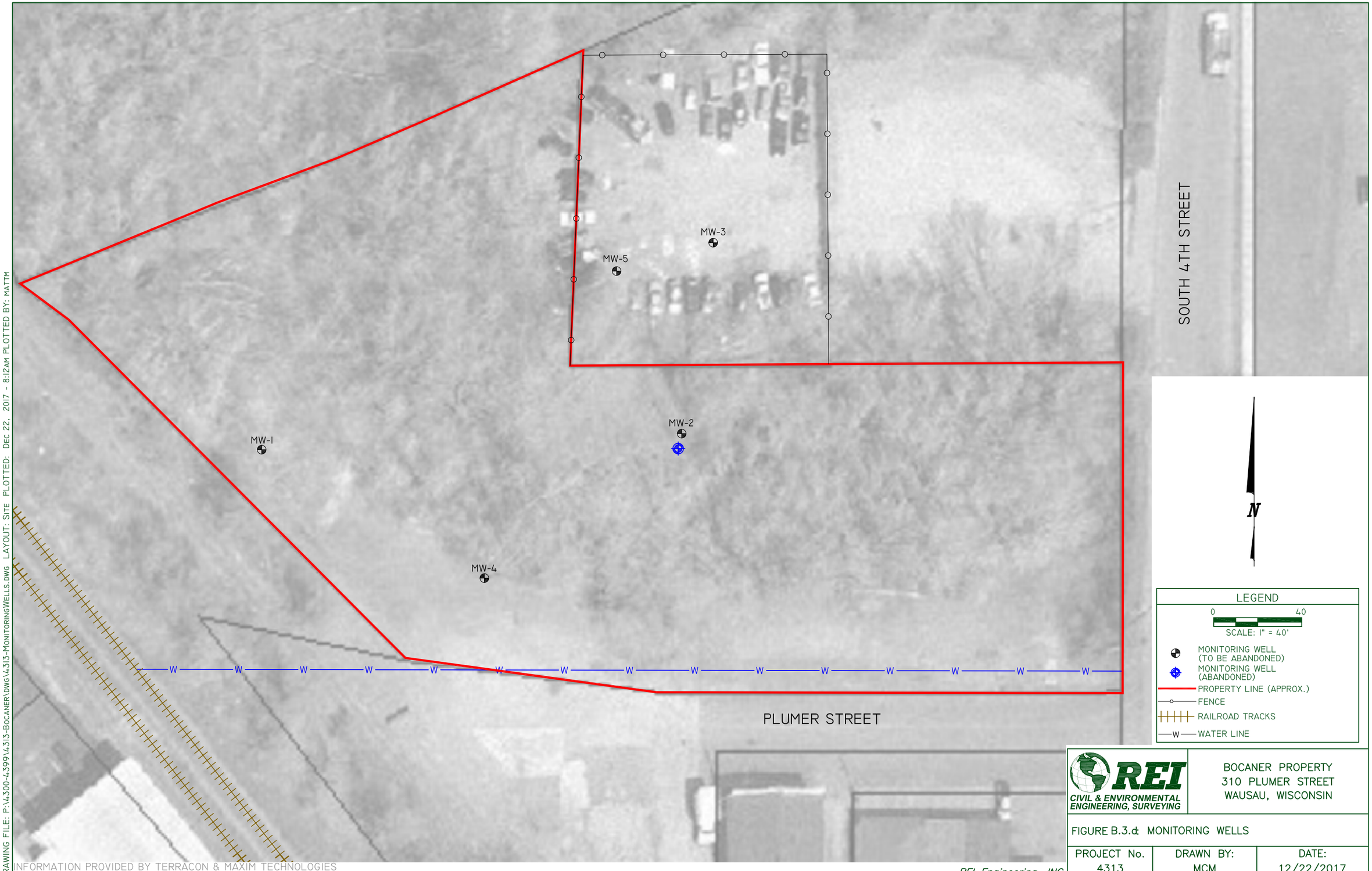
BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE 4D : GROUNDWATER FLOW MAP (02/25/09)

PROJECT No.	DRAWN BY:	DATE:
4313	NAP	11/15/13

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-GW022509.DWG LAYOUT: LAYOUT2 PLOTTED: Nov 21, 2013 - 10:12AM PLOTTED BY: TODDW



INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE B.3.d: MONITORING WELLS

PROJECT No.	DRAWN BY:	DATE:
4313	MCM	12/22/2017

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-MONITORINGWELLS.DWG LAYOUT: SITE PLOTTED: DEC. 22, 2017 - 8:12AM PLOTTED BY: MATTM

Attachment B.4.a

Not applicable. There are no structures currently located on the property. Given the low volatility of the contaminants in the fill material placed on the subject property, vapor samples were not collected.

Attachment B.4.b

Not applicable. There are no other media of concern that were sampled during this investigation.

Attachment B.4.c

Not applicable. There are no other relevant maps or figures that have not already been presented.

Attachment B.5

Not applicable. There are no structural impediments on the site.

Attachment C.1

Not applicable. There are no other relevant information that has not already been submitted.

Attachment C.2

Not applicable. There was no disposal of investigative waste conducted during this investigation. All soil cuttings were thin spread on site.

Attachment C.3

Not applicable. Default RCLs from the WDNR were used.

Attachment C.4

Design Report

(1) Site Information:

Project Title: 310 Plumer Street

The purpose of this project is to remediate an abandoned, contaminated, tax delinquent property. Incorporating the disposal of impacted soils from other downtown sites provides the funding, and has the added benefit of avoiding the placement of approximately 10,000 cubic yards of waste in local landfills.

WDNR ID: BRRTS # (to be assigned)

Contact:
David Erickson (715) 261-6536
City of Wausau
407 Grant St
Wausau WI 54403

Consultant:
Matt Rahn (715) 675-9784
REI
4080 N 20th Avenue
Wausau WI 54401

Site Location: 310 Plumer Street
Wausau, WI
Marathon County

NW 1/4 SW 1/4 Sec 36 T29N R07E

Location Map: See Attached

Date: August 28, 2006

Summary: Environmental assessments performed at the site indicate the soils have been impacted by metals, VOCs, PAHs, and PCBs. Groundwater samples

taken directly from boreholes during the initial sampling by Terracon indicated elevated levels of metals (Mercury) and SVOCs. More recent testing on groundwater samples from monitoring wells did not indicate any PAL or ES exceedances.

The test results are documented in the Phase II Environmental Site Assessment Report by Terracon dated November 24, 2003 and the Site Investigation Report by REI dated August 28, 2006.

The primary goal of the proposed remedial action is to limit potential public contact with contaminated soil. Grading and maintaining the site will also reduce surface water percolation through the impacted soil and the potential for future groundwater impacts.

(2) Site Description:

The property is located on the northwest corner of 4th Street and Plumer Street on the south side of Wausau's downtown area. It is approximately 2 acres in size and is zoned M1 - light industrial and office district. There are currently no structures on the property and it is mostly wooded.

The ground surface is relatively level across most of the site with elevations ranging from approximately 1172 to 1174. The property to the north, 218 S 4th Street, and a small portion of the site have been filled to an elevation of approximately 1180. Further north there is an embankment rising to an elevation of approximately 1216.

(3) Proposed Remedial Action:

The site will be remediated by removing the existing trees and brush, filling the site to raise the grade, and capping it with uncontaminated soil and a layer of either topsoil or gravel base course.

An excavating contractor will be retained to oversee the fill placement. The existing trees and brush will be removed and stored off-site to be chipped at a later date. Root balls will be pulled up and cleaned by mechanically working with equipment such as a backhoe and, if necessary, hand tools before removing from the site. All of the existing soil, including any topsoil, will remain on-site.

The site grade will be raised with impacted soil from other downtown redevelopment projects. Soils on two other sites are contaminated with lead and PAH compounds at levels that are less than found on this site. Approvals will be obtained from the WDNR for offsite disposal of those soils in accordance with WAC NR 718.

An 18" grading layer will be placed over the impacted soils to provide separation from potential

human contact. The grading layer may include street sweepings that contain some litter. An additional 6" layer of topsoil or gravel base will complete the cap. The topsoil will be seeded and mulched to provide a stable cover.
The final grade will provide for surface drainage. It will have a maximum slope of 3 to 1 along the perimeter of the property and a minimum slope of 1% over the remainder of the site to provide drainage and allow for possible future use.

A plan view and cross section sketch are attached.

(4) Engineering Criteria:

The ground surface will have a minimum of 6" of clean topsoil or gravel base and an 18" grading layer over the impacted soils.

The imported soils will be compacted as they are placed to provide a stable embankment and allow future use of the site.

The pavement and grass areas will be maintained to prevent public exposure to contaminated soils.

(5) Treatability Study:

The design is based on generic NR720 RCL's and the remedy is intended to isolate soils exceeding those values from direct contact.

(6) Local, State, and Federal Permits:

A stormwater permit will be obtained from the WDNR before grading the site.

Monitoring well abandonment forms (#3300-5B) will be submitted when the three monitoring wells are abandoned prior to the proposed remedial action.

(7) Public Health and Environmental Standards:

The proposed remedy will meet health standards by isolating the soils from direct contact. It will be protective of the groundwater by reducing surface water percolation through the contaminated soils.

(8) Monitoring:

The site will be monitored and an annual inspection performed by the City of Wausau to assure that the cover materials are not disturbed and that the surface water is draining adequately.

The degree and extent of contamination has been determined and documented in previous reports. Additional soil and groundwater testing is not scheduled at this time.

(9) Operation & Maintenance:

An Operation & Maintenance plan is attached.

(10) Proposed Schedule

The construction is scheduled to begin in mid-October and fill placement will generally be completed by the end of December. The vegetation will be established by June of 2007.

REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

Construction Documentation Report
Bocaner Property
310 Plumer Street
Wausau, WI
BRRTS #02-37-547992

REI Project #4313

COMPREHENSIVE
SERVICES WITH
PRACTICAL
SOLUTIONS

CONSTRUCTION DOCUMENTATION REPORT

BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WI
WDNR BRRTS #02-37-547992

REI PROJECT #4313

PREPARED FOR:

Mr. Kevin Fabel
City of Wausau
407 Grant Street
Wausau, WI 54403
(715) 261-6743

DECEMBER 2015

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WI
WDNR BRRTS # 02-37-547992

REI PROJECT #4313

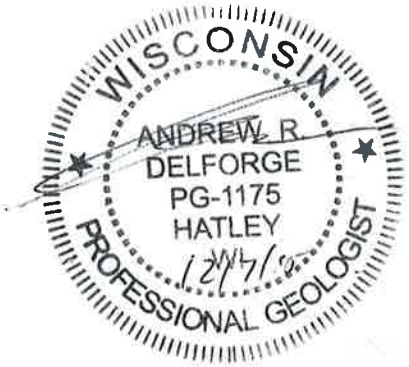
The recommendations contained in this report are based on the information obtained from our study of the site and were arrived at in accordance with accepted hydrogeologic and our study of the site and were arrived at in accordance with accepted hydrogeologic and engineering practices at this time and location.

"I, Matthew W. Rahn, hereby certify that I am a scientist as that term is defined in s. NR 712.03 (3), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

Matthew W. Rahn — 12/7/2015

Senior Environmental Scientist — Date

"I, Andrew R. Delforge, hereby certify that I am a registered Professional Geologist in the state of Wisconsin as defined in Wisconsin Statues Chapter 470.01. I also certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."



CONSTRUCTION DOCUMENTATION REPORT

BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WI
WDNR BRRTS # 02-37-547992

REI PROJECT #4313

1.0 INTRODUCTION

1.1 Purpose

This report presents the Documentation of Construction Completion for the placement of approximately 8,000 cubic yards of contaminated soil at the Bocaner Property at 310 Plumer Street in Wausau, Wisconsin. The source of this soil was the former Seig Auto Property (BRRTS # 02-37-546877). This proposal was pursued by the City of Wausau and Doctors Park, LC as a cost saving measure for soil disposal from the Future Eye Clinic of Wisconsin site located at 801 North 1st Avenue, Wausau, WI (Former Seig Auto). The purpose of this report is to document that the completed construction meets or exceeds all design criteria and plans and specifications developed in accordance with the Wisconsin Administrative Code, ch. NR 724.

2.0 SITE BACKGROUND

2.1 Site Address/Responsible Party:

Site Location:

Bocaner Property
310 Plumer Street
Wausau, WI 54403

Site Contact and Responsible Party:

City of Wausau
Attn: Mr. Kevin Fabel
407 Grant Street
Wausau, WI 54403
(715) 261-6743

2.2 Site Property Description:

The Bocaner Property is located northwest of the intersection of Plumer Street and South 4th Street in Section 36, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin. The site location is shown on Figure 1. The site is currently vacant and undeveloped (Figure 2). Photographs of the site are included in Appendix A.

2.3 Summary of Nature and Extent of Contamination

Contamination at the Bocaner Property was discovered during a Phase II Environmental Assessment conducted by Terracon for the City of Wausau in November of 2004. As a result of the Phase II, the City of Wausau retained REI to conduct limited additional Phase II Activities in July and October 2006. The results of prior investigations were presented in the Phase II Environmental Site Investigation Report dated September 2006 and the Phase II Site Investigation Report Addendum dated October 16, 2006.

Soil contamination in excess of NR 720 Suggest Groundwater Pathway and Non-Industrial Direct Contact Standards exists on the Bocaner property. Detects for PAH and metals were present throughout the property. The most significant contamination appears to be at depths of less than 10 feet bls.

The Bocaner Property was formerly operated as junkyard, lumber yard and various other light industrial activities.

3.0 Summary of Work

3.1 Placement of Contaminated Material

Prior to any placement of contaminated material, all trees and brushy vegetation was removed from the site. During construction activities at the 801 North 1st Street Property which occurred in 2007, soil contaminated with PAHs and metals was hauled to the Bocaner Property, compacted and graded.

3.2 Capping with Clean Material

Once the contaminated material placement was completed, clean topsoil was delivered to the site and graded to a thickness ranging from ten (10) to eighteen (18) inches. Cap thickness was confirmed with visual observations made on October 28, 2015 in six (6) locations on the subject property. Visual observation locations are depicted on Figure 2.

4.0 CONFIRMATION SOIL SAMPLING

4.1 Visual Observations

Since the material from the Former Seig Auto site was properly characterized during the investigation phase, confirmation soil samples were not collected.

As previously stated, visual confirmation sampling of the cap thickness was completed on October 28, 2015. Photographs of the visual observations are included in Appendix A.

5.0 CONCLUSION AND RECOMMENDATIONS

Based on the observations, field screening results and analytical testing, petroleum and metals related compounds have impacted the soil beneath the Bocaner property at 310 Plumer Street in Wausau, Wisconsin. A small volume of soil contamination above the NR 720 RCL was present prior to the filling activities.

The groundwater has not been significantly impacted. Completion of the site filling with approximately 8,000 cubic yards of material from the Former Seig Auto site and capping with clean material has addressed any direct contact threat.

REI is recommending the continued implementation of the guidelines set forth in the cap maintenance plan. A copy of the cap maintenance plan is included as Appendix B.

Attachment A.2

TABLE 1
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
BOCANER PROPERTY
PLUMER STREET
WAUSAU, WI

Date-->			***7/11/06***	***7/11/06***	***7/11/06***	***7/11/06***	***10/2/06***	***10/2/06***
Sample-->			***MW-1***	***MW-1***	***MW-2***	***MW-2***	***MW-4***	***MW-4***
Sample Depth--(Feet)>			***5-7'***	***7.5-9.5'***	***2.5-4.5'***	***7.5-9.5'***	***5-7'***	***7.5-9.5'***
Borehole Column Location			***Interface***	***Saturated***	***Vadose***	***Saturated***	***Interface***	***Saturated***
Sampler-->			***MR***	***MR***	***MR***	***MR***	***MR***	***MR***
Detected VOC's (ug/kg)	**GW RCL**	**DC RCL**						
Benzene	5.1	1,490	<25	<25	<25	<25	<16	<16
Ethylbenzene	1,570	7,470	<25	<25	34	<25	<18	<18
Toluene	1,107	818,000	<25	30	66	<25	<17	<17
Xylenes (Total)	3,940	258,000	<50	<50	138	<50	<21	<21
Methly tert Butyl Ether	27	5,940	<25	<25	<25	<25	<11	<11
1,2,4-Trimethylbenzene	1,379	8,980	<25	<25	54	<25	<13	<13
1,3,5-Trimethylbenzene		182,000	<25	<25	32	<25	<13	<18
Naphthalene	658.7	5,150	<25	<25	32	<25	<18	<18
Isopropylbenzene	NS	NS	<25	<25	<25	<25	<17	<17
n-Propylbenzene	NS	NS	<25	<25	<25	<25	<21	<21
p-Isopropyltoluene	NS	NS	<25	<25	<25	<25	<24	<24
s-Butylbenzene	NS	NS	<25	<25	<25	<25	<24	<21
PAH's (ug/kg)								
1-Methyl Naphthalene	NS	15,600	<3.5	14	34	<4.0	<4.5	<5.0
2-Methyl Naphthalene	NS	229,000	<3.7	23	49	<4.1	<5.0	<5.6
Acenaphthene	NS	3,440,000	<3.5	<3.3	34	<3.9	<5.8	<6.4
Acenapthylene	NS	NS	<3.4	6.2	35	<3.8	<8.1	<9.0
Anthracene	196,744	17,200,000	<4.2	6.2	120	<4.7	<3.9	13.1
Benzo (a) Anthracene	NS	148	<6.2	20	**250**	<6.9	<5.0	<5.6
Benzo (a) Pyrene	470	15	3.9	24	**290**	<3.8	<2.8	<3.1
Benzo (b) Fluoranthene	480	148	3.9	28	**310**	<3.7	<2.6	75.2
Benzo (g,h,i) Perylene	NS	NS	<4.2	18	110	<4.7	<4.9	<5.4
Benzo (k) Fluoranthene	NS	1,480	3.9	23	280	<4.0	<3.6	<3.9
Chrysene	1,451	14,800	<5.1	30	340	<5.7	<2.8	75.4
Dibenzo (a,h) Anthracene	NS	15	<3.2	4.9	**38**	<3.6	<3.3	<3.7
Fluoranthene	88,818	2,290,000	5.5	36	740	<3.8	<3.2	180
Fluorene	14,815	2,290,000	<4.0	<3.8	84	<4.5	<4.1	<4.5
Ideno (1,2,3-cd) Pyrene	NS	148	<2.9	14	100	<3.3	<2.7	<3.0
Naphthalene	659	5,150	<4.7	13	58	<5.2	<5.7	<6.2
Phenanthrene	NS	NS	<3.5	20	510	<3.9	<5.0	84.8
Pyrene	54,473	1,720,000	4.9	32	520	<3.2	<3.5	47.6
Metals (mg/kg)								
Arsenic	0.584	0.390	**1.5**	**2.1**	**5.4**	**1.3**	**0.921**	**5.58**
Barium	165	15,300	31	88	130	20	23.2	119
Cadmium	0.752	70	0.33	**0.99**	**3.3**	0.24	<0.0695	**1.18**
Chromium (Total)	360,000	NS	16	31	19	12	8.98	15.5
Lead	27	400	6.9	**39**	**360**	3.5	5.53	**66.5**
Mercury	0.208	3.13	0.015	0.024	**0.27**	0.0051	<0.019	0.199
Selenium	0.52	391	<0.95	<0.91	<0.92	<1.1	<0.736	<0.813
Silver	0.85	NS	<0.28	<0.27	0.35	<0.31	<0.245	<0.271

Notes:

GW RCL -Groundwater Pathway Residual Contaminant Level from EPA Web Calculator
DC RCL = Non-industrial Direct Contact Residual Contaminant Level from EPA Web Calculator
< - Concentration below listed laboratory detection limit
RCL exceedences are bold **Bold**
PVOCs - Petroleum Volatile Organic Compounds
PAHs - Polynuclear Aromatic Compounds
NS= no standard

Attachment A.2

Table 1. Soil Analytical Data Summary - Metals, PCBs, VOCs, PAHs

Wausau Downtown River Corridor Brownfield Pilot Project
Site 39, 310 Plumer Street, Wausau, WI
Terracon Project Number 38027005

ANALYSES	RCL Direct Contact Non-Industrial	RCL Direct Contact Industrial	RCL Groundwater	SSL	SSRCL - Ingest/ Inhale	SSRCL to GW	SAMPLES 101	102	103	103	104	104	104R	105	105	SAMPLES 106
Depth							0.5ft	0.5ft	0.5ft	2ft	0.5ft	2ft	0.5ft	0.5ft	2ft	2ft
Date Collected							6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003
pH (EPA 9045)	NE	NE	NE	NE	NE	NE	7.50	7.23	7.88	6.17	6.30	6.06	6.82	7.51	7.90	-
Metals - EPA 6010 (mg/kg)																
Arsenic	0.039	1.6	NE	NE	NE	NE	**2.97**	**2.83**	**2.77**	**5.74**	**5.15**	**5.75**	**3.05**	**63.9**	**4.20**	-
Barium	NE	NE	NE	NE	71,500	330	71.5	54.4	63.5	-	89.5	-	68.2	**1,020**	78.6	-
Cadmium	8	510	NE	NE	NE	NE	0.149	0.32	0.313	-	0.575	-	0.233	29.3	1.96	-
Chromium (total)	16,000	NE	NE	NE	NE	NE	14.1	7.78	9.58	-	11.7	-	6.69	67.9	17.4	-
Chromium (hexavalent)	14	200	NE	NE	NE	NE	-	-	-	-	-	-	-	-	-	-
Lead	50	500	NE	NE	NE	NE	19.7	41.1	84.9	38.1	151	**356**	52.7	**7,410**	309	-
Mercury	NE	NE	NE	NE	2.6	0.42	0.0429	0.136	0.0884	-	0.103	-	0.0777	**3.49**	0.114	-
PCBs - EPA 8082 (ug/kg)																
PCB - 1016	NE	NE	NE	NE	NE	NE	<1.55	<1.61	<1.51	-	<145	-	-	-	<3.05	<161
PCB - 1221	NE	NE	NE	NE	NE	NE	<3.10	<3.22	<3.02	-	<291	-	-	-	<6.09	<323
PCB - 1223	NE	NE	NE	NE	NE	NE	<5.36	<5.58	<5.23	-	<503	-	-	-	<10.5	<559
PCB - 1242	NE	NE	NE	NE	NE	NE	<1.19	<1.24	<1.16	-	<112	-	-	-	<2.34	<124
PCB - 1248	NE	NE	NE	NE	NE	NE	<3.69	<3.84	<3.60	-	<347	-	-	-	<7.26	<385
PCB - 1254	NE	NE	NE	NE	NE	NE	<1.07	<1.12	55.6	-	<101	-	-	-	<2.11	<112
PCB - 1260	NE	NE	NE	NE	NE	NE	<1.67	<1.73	<1.63	-	<157	-	-	-	20.2	<174
VOC - EPA 8021 (mg/kg)																
Benzene	1.10	1.10	0.0055	8.5	2.6	0.0046	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
n-Butylbenzene	NE	NE	NE	NE	NE	NE	<0.025	<0.025	<0.025	-	2.82	-	8.84	-	<0.025	<0.2
Ethylbenzene	NE	NE	NE	4.6	14,000	1.5	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
Isopropylbenzene	NE	NE	NE	NE	NE	NE	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
p-Isopropyltolune	NE	NE	NE	NE	NE	NE	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
Naphthalene	NE	NE	NE	2.7	440	6.2	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	0.159	**6.38**
n-Propylbenzene	NE	NE	NE	NE	NE	NE	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
Toluene	NE	NE	NE	38	4,200	1.4	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
1,2,4-Trimethylbenzene	NE	NE	NE	83	320	28	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	0.0448	0.317
1,3,5-Trimethylbenzene	NE	NE	NE	11	190	13	<0.025	<0.025	<0.025	-	<1.00	-	2.08	-	<0.025	<0.2
o-Xylene	NE	NE	NE	NE	NE	21	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	<0.2
m,p-Xylene	NE	NE	NE	NE	1,600	23	<0.025	<0.025	<0.025	-	<1.00	-	<0.4	-	<0.025	0.267
Xylene (total)	NE	NE	NE	42	NE	NE	<0.05	<0.05	<0.05	-	<2.00	-	<0.8	-	<0.05	0.267
Polycyclic Aromatic Hydrocarbons (PAH) - EPA 8310 (mg/kg)																
Benzo(a)anthracene	0.088	3.9	17	NE	NE	NE	<0.477	<0.991	<0.93	-	<8.95	-	-	-	<9.37	**19.4**
Benzo(a)pyrene	0.0088	0.39	48	NE	NE	NE	<0.596	<1.24	<1.16	-	<11.2	-	-	-	<11.7	**15.9**
Benzo(k)fluoranthene	0.88	39	870	NE	NE	NE	<0.596	<1.24	<1.16	-	<11.2	-	-	-	<11.7	26.0
Chrysene	8.8	390	37	NE	NE	NE	<0.477	<0.991	<0.93	-	<8.95	-	-	-	<9.37	22.4
Di-n-butylphthalate	NE	NE	NE	NE	NE	NE	<0.238	<0.496	<0.465	-	<4.47	-	-	-	<4.69	33.4
Fluoranthene	600	40,000	500	NE	NE	NE	<0.298	<0.62	<0.581	-	<5.59	-	-	-	14.9	45.1
Indeno(1,2,3-cd)pyrene	0.088	3.9	680	NE	NE	NE	<0.417	<0.867	<0.814	-	<7.83	-	-	-	<8.20	**12.5**
Naphthalene	20	110	0.4	NE	NE	NE	<0.238	<0.496	<0.465	-	<4.47	-	-	-	<4.69	**5.48**
Phenanthrene	18	390	1.8	NE	NE	NE	<0.238	<0.496	<0.465	-	<4.47	-	-	-	**11.5**	**36.0**
Pyrene	500	30,000	8700	NE	NE	NE	<0.238	<0.496	<0.465	-	<4.47	-	-	-	12.3	42.2
Ammonia - EPA 350.2 (mg/kg)							-	61.1	-	-	-	-	-	-	-	-
Nitrate - EPA 9056 (mg/kg)							-	<1.24	-	-	-	-	-	-	-	-

Explanation

< - less than
- Indicates this compound not analyzed
' - Duplicate Sample
mg/kg - milligrams per kilogram
NE - Indicates Generic RCL Not Established
PAH - Polycyclic Aromatic Hydrocarbons
PVOC - Petroleum Volatile Organic Compounds
RCL - Residual Contaminant Level (industrial & non-industrial) for direct contact per NR720.11, NR746.06, and WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) interim Guidance, April 1997
RCL Groundwater - Residual Contaminant Level for soil to groundwater route for PVOCs per NR720.09, and WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) interim Guidance, April 1997
SSL - Soil Screening Level for PVOCs per NR746.06
SSRCL Ingest/Inhale - Site Specific Residual Contaminant Levels for Ingestion or Inhalation - industrial (see Appendices)
SSRCL to GW - Site Specific Residual Contaminant Levels to Groundwater - industrial (see Appendices)
ug/kg - micrograms per kilogram
Concentration exceeds the RCL or SSRCL

Attachment A.2

Table 1. Soil Analytical Data Summary - Metals, PCBs, VOCs, PAHs

Wausau Downtown River Corridor Brownfield Pilot Project
Site 39, 310 Plumer Street, Wausau, WI
Terracon Project Number 38027005

ANALYSES	RCL Direct Contact Non-Industrial	RCL Direct Contact Industrial	RCL Groundwater	SSL	SSRCL - Ingest/ Inhale	SSRCL to GW	SAMPLES									
							106R	108	108	110	110	110	111	111	112	112
Depth							2ft	0.5ft	2ft	0.5ft	2ft	4ft	0.5ft	2ft	0.5ft	2ft
Date Collected							6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003	6/12/2003
pH (EPA 9045)	NE	NE	NE	NE	NE	NE	-	7.82	7.70	7.17	7.79	7.62	7.31	7.94	6.51	8.14
Metals - EPA 6010 (mg/kg)																
Arsenic	0.039	1.6	NE	NE	NE	NE	-	**18.0**	**15.6**	**59.3**	**36.1**	**5.6**	**12.3**	**20.4**	**3.45**	**3.62**
Barium	NE	NE	NE	NE	71,500	330	-	**438**	-	**1,560**	**926**	-	**340**	**621**	102	-
Cadmium	8	510	NE	NE	NE	NE	-	11.9	4.69	29.0	20.1	0.866	17.7	17.8	0.848	-
Chromium (total)	16,000	NE	NE	NE	NE	NE	-	40.7	-	121	67.5	-	41.7	48.2	10.9	-
Chromium (hexavalent)	14	200	NE	NE	NE	NE	-	-	-	-	-	-	-	-	-	-
Lead	50	500	NE	NE	NE	NE	-	**978**	**584**	**5,700**	**4,290**	154	**3,380**	**2,210**	84.2	129
Mercury	NE	NE	NE	NE	2.6	0.42	-	**1.43**	-	**3.21**	**1.42**	-	**1.19**	**1.48**	**0.486**	-
PCBs - EPA 8082 (ug/kg)																
PCB - 1016	NE	NE	NE	NE	NE	NE	<82.8	-	-	-	<79.7	-	-	-	-	-
PCB - 1221	NE	NE	NE	NE	NE	NE	<166	-	-	-	<159	-	-	-	-	-
PCB - 1223	NE	NE	NE	NE	NE	NE	<287	-	-	-	<276	-	-	-	-	-
PCB - 1242	NE	NE	NE	NE	NE	NE	<63.7	-	-	-	<61.3	-	-	-	-	-
PCB - 1248	NE	NE	NE	NE	NE	NE	<197	-	-	-	<190	-	-	-	-	-
PCB - 1254	NE	NE	NE	NE	NE	NE	<57.3	-	-	-	<27.6	-	-	-	-	-
PCB - 1260	NE	NE	NE	NE	NE	NE	<89.2	-	-	-	<42.9	-	-	-	-	-
VOC - EPA 8021 (mg/kg)																
Benzene	1.10	1.10	0.0055	8.5	2.6	0.0046	-	-	-	-	**0.246**	-	-	-	-	-
n-Butylbenzene	NE	NE	NE	NE	NE	NE	-	-	-	-	0.185	-	-	-	-	-
Ethylbenzene	NE	NE	NE	4.6	14,000	1.5	-	-	-	-	1.08	-	-	-	-	-
Isopropylbenzene	NE	NE	NE	NE	NE	NE	-	-	-	-	0.231	-	-	-	-	-
p-Isopropyltolune	NE	NE	NE	NE	NE	NE	-	-	-	-	0.333	-	-	-	-	-
Naphthalene	NE	NE	NE	2.7	440	6.2	-	-	-	-	0.841	-	-	-	-	-
n-Propylbenzene	NE	NE	NE	NE	NE	NE	-	-	-	-	0.285	-	-	-	-	-
Toluene	NE	NE	NE	38	4,200	1.4	-	-	-	-	0.842	-	-	-	-	-
1,2,4-Trimethylbenzene	NE	NE	NE	83	320	28	-	-	-	-	1.49	-	-	-	-	-
1,3,5-Trimethylbenzene	NE	NE	NE	11	190	13	-	-	-	-	0.739	-	-	-	-	-
o-Xylene	NE	NE	NE	NE	NE	21	-	-	-	-	0.985	-	-	-	-	-
m,p-Xylene	NE	NE	NE	NE	1,600	23	-	-	-	-	1.94	-	-	-	-	-
Xylene (total)	NE	NE	NE	42	NE	NE	-	-	-	-	2.925	-	-	-	-	-
Polycyclic Aromatic Hydrocarbons (PAH) - EPA 8310 (mg/kg)																
Benzo(a)anthracene	0.088	3.9	17	NE	NE	NE	**17.7**	-	-	-	<9.80	-	-	-	-	-
Benzo(a)pyrene	0.0088	0.39	48	NE	NE	NE	**15.9**	-	-	-	<12.3	-	-	-	-	-
Benzo(k)fluoranthene	0.88	39	870	NE	NE	NE	17.3	-	-	-	<12.3	-	-	-	-	-
Chrysene	8.8	390	37	NE	NE	NE	20.9	-	-	-	<9.80	-	-	-	-	-
Di-n-butylphthalate	NE	NE	NE	NE	NE	NE	<5.10	-	-	-	<4.90	-	-	-	-	-
Fluoranthene	600	40,000	500	NE	NE	NE	40.4	-	-	-	10.9	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	0.088	3.9	680	NE	NE	NE	**11.8**	-	-	-	<8.58	-	-	-	-	-
Naphthalene	20	110	0.4	NE	NE	NE	<5.10	-	-	-	<4.90	-	-	-	-	-
Phenanthrene	18	390	1.8	NE	NE	NE	**29.4**	-	-	-	**9.03**	-	-	-	-	-
Pyrene	500	30,000	8700	NE	NE	NE	36.7	-	-	-	10.4	-	-	-	-	-
Ammonia - EPA 350.2 (mg/kg)							-	-	-	-	-	-	-	-	-	-
Nitrate - EPA 9056 (mg/kg)							-	-	-	-	-	-	-	-	-	-

Explanation
< - less than
- Indicates this compound not analyzed
* - Duplicate Sample
mg/kg - milligrams per kilogram
NE - Indicates Generic RCL Not Established
PAH - Polycyclic Aromatic Hydrocarbons
PVOC - Petroleum Volatile Organic Compounds
RCL - Residual Contaminant Level (industrial & non-industrial) for direct contact per NR720.11, NR746.06, and WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) interim Guidance, April 1997
RCL Groundwater - Residual Contaminant Level for soil to groundwater route for PVOCs per NR720.09, and WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) interim Guidance, April 1997
SSL - Soil Screening Level for PVOCs per NR746.06
SSRCL Ingest/Inhale - Site Specific Residual Contaminant Levels for Ingestion or Inhalation - industrial (see Appendices)
SSRCL to GW - Site Specific Residual Contaminant Levels to Groundwater - industrial (see Appendices)
ug/kg - micrograms per kilogram
Concentration exceeds the RCL or SSRCL

TABLE 1a
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
FORMER SIEG AUTO PROPERTY
802 1ST STREET
WAUSAU, WI

Date--->			***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***
Sample--->			***GP-1***	***GP-1***	***GP-2***	***GP-2***	***GP-3***	***GP-3***	***GP-4***	***GP-4***
Sample Depth--(Feet)>			***0-4'***	***12-16'***	***0-4'***	***12-16'***	***0-4'***	***12-16'***	***0-4'***	***12-16'***
Sampler--->			***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***
Detected VOC's (ug/kg)	**RCL**									
Benzene	5.5		<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900		<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1,500		<25	<25	77	<25	<25	<25	<25	<25
Xylenes (Total)	4,100		<25	<25	152	<25	<25	<25	<25	<25
Methly tert Butyl Ether	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	NS		<25	<25	37	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
n-Butylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
sec-Butylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
Isopropylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
p-Isopropyltoluene	NS		<25	<25	<25	<25	<25	<25	<25	<25
Naphthalene	400		59	<25	<25	<25	<25	<25	<25	<25
n-Propylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,2,3-Trichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,2-Dichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,3-Dichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,4-Dichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
Chlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
Tetrachloroethene	NS		37	<25	38	<25	<25	<25	<25	<25
PAH's (ug/kg)	GW	DC								
1-Methyl Naphthalene	23,000	1,100,000	<4.0	4.9	15	<3.9	6.6	<3.7	3.7	<3.1
2-Methyl Naphthalene	20,000	600,000	<4.1	10	21	<4.0	9.2	<3.9	5.5	<3.2
Acenaphthene	38,000	900,000	10	<3.1	21	<3.9	8.3	<3.8	34	<3.0
Acenapthylene	700	18,000	<3.2	<3.0	34	<3.1	9.1	<3.0	4.5	<3.0
Anthracene	3,000,000	5,000,000	19	<3.7	91	<2.9	40	<2.8	100	<3.7
Benzo (a) Anthracene	17,000	8.8	**73**	6	**250**	<3.7	**120**	<3.6	**240**	<5.4
Benzo (a) Pyrene	48,000	8.8	**82**	4.4	**300**	<3.7	**140**	<3.6	**240**	<2.9
Benzo (b) Fluoranthene	360,000	88	**98**	5.1	**300**	<2.3	**130**	<2.3	**230**	<2.9
Benzo (g,h,i) Perylene	6,800,000	1,800	<5.0	8.2	210	<4.9	110	<4.7	190	<3.7
Benzo (k) Fluoranthene	870,000	880	91	3.4	240	<4.2	110	<4.1	210	<3.1
Chrysene	37,000	8,800	88	5.6	310	<3.2	140	<3.0	250	<4.5
Dibenzo (a,h) Anthracene	38,000	8.8	<5.3	3.2	**51**	<5.2	**28**	<5.0	**37**	<2.8
Fluoranthene	500,000	600,000	180	6.5	630	<3.6	240	<3.5	570	<3.0
Fluorene	100,000	600,000	8	<3.5	18	<3.1	4.6	<3.0	20	<3.5
Ideno (1,2,3-cd) Pyrene	680,000	88	<6.3	4.3	**190**	<6.2	**98**	<5.9	**160**	<2.6
Naphthalene	400	20,000	8	7.7	24	<4.2	8.5	<4.1	6.3	<4.1
Phenanthrene	1,800	18,000	110	4.4	310	<3.2	110	<3.1	290	<3.0
Pyrene	8,700,000	500,000	180	7.2	570	<2.9	230	<2.8	560	<2.5
Metals (mg/kg)										
Arsenic	0.039		**1.5**	**0.87**	**1.5**	**0.55**	**1.6**	**0.61**	**1.4**	**0.45**
Barium	NS		60	16	64	18	54	13	53	19
Cadmium	8		0.15	0.056	0.19	0.077	0.27	0.10	0.14	0.10
Chromium	16,000		8.7	6.2	7.6	6	7.9	4.1	9.9	5.3
Lead	50		39	1.8	**74**	0.8	**57**	0.92	9.3	0.9
Mercury	NS		0.045	0.0039	0.067	<0.0013	0.044	<0.0013	0.026	0.002
Selenium	NS		0.24	0.17	0.29	<0.15	0.46	0.19	0.23	<0.14
Silver	NS		<0.014	<0.014	<0.014	<0.014	<0.015	<0.012	<0.014	<0.013

Notes:

RCL - NR 720 Soil Residual Contaminant Level

RCL for PAHs = "Suggested" Groundwater Pathway Standard (GW) and Non-industrial Direct Contact Standard (DC)

< - Concentration below listed laboratory detection limit

RCL exceedences are bold **Bold**

PVOCs - Petroleum Volatile Organic Compounds

PAHs - Polynuclear Aromatic Compounds

NS= no standard

TABLE 1b
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
FORMER SIEG AUTO PROPERTY
802 1ST STREET
WAUSAU, WI

Date--->			***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***	***11/9/05***
Sample--->			***GP-5***	***GP-5***	***GP-6***	***GP-6***	***GP-7***	***GP-7***	***GP-8***	***GP-8***
Sample Depth--(Feet)>			***0-4'***	***8-12'***	***0-4'***	***12-16'***	***0-4'***	***12-16'***	***0-4'***	***12-16'***
Sampler--->			***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***
Detected VOC's (ug/kg)	**RCL**									
Benzene	5.5		<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900		<25	<25	<25	<25	<25	33	<25	<25
Toluene	1,500		<25	<25	29	<25	110	140	33	<25
Xylenes (Total)	4,100		<25	<25	<25	<25	187	222	<25	<25
Methly tert Butyl Ether	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	NS		<25	<25	<25	<25	77	52	<25	<25
1,3,5-Trimethylbenzene	NS		<25	<25	<25	<25	33	<25	<25	<25
n-Butylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
sec-Butylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
Isopropylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
p-Isopropyltoluene	NS		<25	<25	<25	<25	<25	<25	<25	<25
Naphthalene	400		**440**	<25	49	58	93	77	<25	<25
n-Propylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,2,3-Trichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,2-Dichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,3-Dichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
1,4-Dichlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
Chlorobenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25
Tetrachloroethene	NS		<25	<25	40	<25	67	49	<25	<25
PAH's (ug/kg)	GW	DC								
1-Methyl Naphthalene	23,000	1,100,000	92	<3.1	<78	<3.7	120	<3.8	<3.7	<3.7
2-Methyl Naphthalene	20,000	600,000	160	<3.2	<82	6.5	170	<4.0	4.3	<3.9
Acenaphthene	38,000	900,000	1,300	<3.0	340	24	10	<3.8	<3.8	<3.8
Acenapthylene	700	18,000	70	<3.0	<63	<3.0	120	<3.1	<3.0	<3.0
Anthracene	3,000,000	5,000,000	4,200	<3.7	750	59	130	4.1	<2.8	<2.8
Benzo (a) Anthracene	17,000	8.8	**8,200**	<5.4	**2,000**	**140**	**480**	**23**	**12**	<3.5
Benzo (a) Pyrene	48,000	8.8	**8,300**	<2.9	**2,000**	**140**	**580**	**24**	<3.6	<3.6
Benzo (b) Fluoranthene	360,000	88	**8,000**	<2.9	**2,100**	**150**	**560**	22	15	<2.2
Benzo (g,h,i) Perylene	6,800,000	1,800	**4,900**	<3.6	840	73	290	12	<4.7	<4.7
Benzo (k) Fluoranthene	870,000	880	**6,200**	<3.1	**2,000**	140	500	24	16	<4.1
Chrysene	37,000	8,800	**9,100**	<4.5	2,300	160	550	25	15	<3.0
Dibenzo (a,h) Anthracene	38,000	8.8	**1,000**	<2.8	<100	**19**	**79**	<5.1	<5.0	<5.0
Fluoranthene	500,000	600,000	23,000	<3.0	4,800	390	880	40	23	<3.5
Fluorene	100,000	600,000	780	<3.5	170	17	13	<3.1	<3.0	<3.0
Ideno (1,2,3-cd) Pyrene	680,000	88	**4,400**	<2.6	**760**	71	**280**	13	<5.9	<5.9
Naphthalene	400	20,000	260	<4.1	91	7.8	120	<4.1	<4.1	<4.1
Phenanthrene	1,800	18,000	**14,000**	<3.0	**2,800**	230	370	13	13	<3.0
Pyrene	8,700,000	500,000	21,000	<2.5	4,500	340	890	38	22	<2.8
Metals (mg/kg)										
Arsenic	0.039		**3.3**	**0.74**	**2.1**	**1.1**	**1.5**	**0.73**	**0.99**	**0.78**
Barium	NS		65	17	98	34	44	17	24	21
Cadmium	8		0.42	0.11	0.31	0.17	0.26	0.13	0.12	0.11
Chromium	16,000		19	9.7	12	12	11	6.6	6	11
Lead	50		28	1.3	**78**	18	**95**	26	9.2	2
Mercury	NS		0.062	0.0021	0.094	0.031	0.045	0.013	0.014	0.0031
Selenium	NS		0.81	0.17	0.4	0.24	0.37	0.22	0.15	0.21
Silver	NS		<0.015	<0.014	<0.014	<0.013	0.018	<0.013	<0.014	<0.013

Notes:

RCL - NR 720 Soil Residual Contaminant Level

RCL for PAHs = "Suggested" Groundwater Pathway Standard

< - Concentration below listed laboratory detection limit

RCL exceedences are bold **Bold**

PVOCs - Petroleum Volatile Organic Compounds

PAHs - Polynuclear Aromatic Compounds

NS= no standard

TABLE 1c
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
FORMER SIEG AUTO PROPERTY
802 1ST STREET
WAUSAU, WI

Date--->			***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***	***5/11/06***
Sample--->			***MW-1***	***MW-1***	***MW-1***	***MW-1***	***MW-1***	***MW-1***	***MW-1***	***MW-1***	***MW-1***	***MW-1***	***MW-1***	***B-1***	***B-1***	***B-2***	***B-2***	***B-3***	***B-3***
Sample Depth--(Feet)>			***0-1'***	***1-2'***	***2-3'***	***3-4'***	***4-5'***	***5-6'***	***6-7'***	***7-8'***	***8-9'***	***9-10'***	***10-11'***	***11-12'***	***2.5-4.5'***	***12-16'***	***2.5-4.5'***	***17.5-19.5'***	***2.5-4.5'***	***12-16'***
Sampler--->			***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***	***AD***
Detected VOC's (ug/kg)	**RCL**																			
Benzene	5.5		<25	<25	<25	<25	<25	<25	<25	<25	<26	<25	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900		<25	<25	<25	<25	<25	<25	<25	<25	<26	<25	<25	<25	38	<25	<25	<25	<25	<25
Toluene	1,500		<25	<25	<25	<25	<25	<25	<25	<25	<26	<25	<25	<25	210	<25	<25	<25	<25	<25
Xylenes (Total)	4,100		<50	<50	<50	<50	<51	<51	<50	<50	<53	<50	<50	<50	420	<50	<50	<50	<50	<50
Methly tert Butyl Ether	NS		<25	<25	<25	<25	<25	<25	<25	<25	<26	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25	<26	<25	<25	<25	140	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25	<26	<25	<25	<25	48	<25	<25	<25	<25	<25
PAH's (ug/kg)	GW	DC																		
1-Methyl Naphthalene	23,000	1,100,000	<66	<67	<66	<99	<68	<68	68	17	<65	<3.1	<3.2	<3.1	380	14	110	<3.8	<67	<3.5
2-Methyl Naphthalene	20,000	600,000	<68	87	82	130	89	75	98	30	<67	<3.3	<3.3	<3.2	520	18	150	<3.9	80	3.9
Acenaphthene	38,000	900,000	210	640	530	960	570	600	610	140	290	<3.1	<3.2	<3.1	8.9	120	22	<3.7	440	19
Acenapthylene	700	18,000	<63	<64	<63	<94	<64	<65	<64	<16	<62	<3.0	4.7	<3.0	40	<12	24	<3.6	<64	<3.3
Anthracene	3,000,000	5,000,000	720	1,800	1,400	2,900	1,600	2,000	1,700	550	870	8.4	7.8	<3.7	45	340	90	<4.4	1,400	56
Benzo (a) Anthracene	17,000	8.8	**1,900**	**4200**	**3,100**	**5,100**	**3,400**	**3,800**	**3,200**	**1,000**	**1,800**	8.4	**24**	<5.5	**130**	**760**	**290**	<6.6	**2,900**	**120**
Benzo (a) Pyrene	48,000	8.8	**2,400**	**4200**	**3,300**	**5,100**	**3,500**	**3,700**	**3,300**	**880**	**1,900**	8.1	**20**	<3.0	**140**	**760**	**330**	<3.6	**2,800**	**120**
Benzo (b) Fluoranthene	360,000	88	**2,100**	**3700**	**3,000**	**5,800**	**4,100**	**3,500**	**3,100**	**850**	**1,700**	6.8	18	<2.9	**120**	**630**	**320**	<3.5	**2,600**	**100**
Benzo (g,h,i) Perylene	6,800,000	1,800	**1,200**	**2000**	1,700	**2,400**	**1,800**	**1,800**	1,600	530	940	4.5	7.7	<3.7	73	530	190	<4.4	1,300	65
Benzo (k) Fluoranthene	870,000	880	**2,400**	**4600**	**3,500**	**4,400**	**3,000**	**4,000**	**3,400**	750	**1,900**	8.4	19	<3.2	150	760	280	<3.8	**2,900**	120
Chrysene	37,000	8,800	2,200	4600	3,400	5,600	3,800	4,000	3,500	1,000	2,000	9.8	24	<4.5	180	850	310	<5.4	3,000	130
Dibenzo (a,h) Anthracene	38,000	8.8	**460**	**810**	**620**	**930**	**700**	**670**	**610**	**210**	**370**	<2.9	<2.9	<2.9	**26**	**180**	**78**	<3.4	**510**	**24**
Fluoranthene	500,000	600,000	4,200	11,000	7,500	13,000	8,600	9,800	8,300	2,300	4,400	20	53	5.6	240	2,000	580	<3.6	7,800	290
Fluorene	100,000	600,000	150	400	370	670	410	460	430	120	200	<3.6	<3.6	<3.5	18	75	21	<4.3	310	14
Ideno (1,2,3-cd) Pyrene	680,000	88	**1,100**	**1900**	**1,600**	**2,300**	**1,700**	**1,600**	**1,500**	**470**	**870**	3.8	7.9	<2.6	53	**450**	**170**	<3.1	**1,200**	59
Naphthalene	400	20,000	<87	120	110	170	100	99	150	53	<86	<4.2	<4.3	<4.2	320	23	75	<5.0	110	5.1
Phenanthrene	1,800	18,000	**2,000**	**5,800**	**4,400**	**9,500**	**4,900**	**5,400**	**5,100**	**1,900**	**2,600**	12	27	<4.2	340	1,100	280	<3.7	4,000	160
Pyrene	8,700,000	500,000	4,300	11,000	7,500	13,000	8,400	9,400	7,900	2,100	4,500	19	55	5.6	280	1,900	580	<3.1	7,500	290
Metals (mg/kg)																				
Arsenic	0.039		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	8		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	16,000		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	50		23	27	24	19	22	9.6	18	35	16	1.7	13	2.3	36	17	**51**	0.93	12	1.9
Mercury	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

RCL - NR 720 Soil Residual Contaminant Level
RCL for PAHs = "Suggested" Groundwater Pathway Standard
< - Concentration below listed laboratory detection limit
RCL exceedences are bold **Bold**
PVOCs - Petroleum Volatile Organic Compounds
PAHs - Polynuclear Aromatic Compounds
NS= no standard

TABLE 1d
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
FORMER SIEG AUTO PROPERTY
802 1ST STREET
WAUSAU, WI

Date-->			***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***	***7/12/06***
Sample-->			***MW-3***	***MW-3***	***MW-4***	***MW-4***	***B-4***	***B-4***	***B-5***	***B-5***	***B-6***	***B-6***	***B-7***	***B-7***
Sample Depth--(Feet)>			***10-12'***	***12.5-14.5'***	***12.5-14.5'***	***15-17'***	***10-12'***	***12.5-14.5'***	***7.5-9.5'***	***12.5-14.5'***	***7.5-9.5'***	***10-12'***	***5-7'***	***7.5-9.5'***
Sampler-->			***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***
Detected VOC's (ug/kg)	**RCL**													
Benzene	5.5		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1,500		<25	<25	<25	<25	45	44	<25	<25	<25	<25	35	74
Xylenes (Total)	4,100		<50	68	<50	<50	101	105	<50	<50	<50	84	171	225
Methly tert Butyl Ether	NS		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NS		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
PAH's (ug/kg)	GW	DC												
1-Methyl Naphthalene	23,000	1,100,000	13	58	18	<3.6	NA	8.2	<3.6	<3.7	11	11	180	25
2-Methyl Naphthalene	20,000	600,000	15	76	25	4.0	NA	12	4.5	<3.8	15	14	270	37
Acenaphthene	38,000	900,000	<3.4	7	7.8	<3.5	NA	<3.5	<3.5	<3.7	<3.6	<3.6	6.4	<5.6
Acenapthylene	700	18,000	3.5	13	8.2	<3.4	NA	<3.4	<3.4	<3.5	4.6	<3.5	25	7.7
Anthracene	3,000,000	5,000,000	10	39	14	<4.2	NA	<4.2	<4.2	7.3	7.5	4.4	60	18
Benzo (a) Anthracene	17,000	8.8	**22**	**85**	**35**	<6.2	NA	**9.1**	<6.2	**24**	**27**	**14**	**240**	**51**
Benzo (a) Pyrene	48,000	8.8	**27**	**110**	**44**	<3.4	NA	**9.7**	<3.4	**16**	**26**	**13**	**300**	**64**
Benzo (b) Fluoranthene	360,000	88	22	**92**	31	<3.3	NA	7.7	<3.3	13	24	11	**240**	50
Benzo (g,h,i) Perylene	6,800,000	1,800	23	73	27	<4.2	NA	7.0	<4.2	8.7	16	8.1	190	69
Benzo (k) Fluoranthene	870,000	880	23	90	36	<3.6	NA	7.4	<3.6	15	21	12	220	39
Chrysene	37,000	8,800	26	100	44	<5.1	NA	11	<5.1	22	33	16	320	67
Dibenzo (a,h) Anthracene	38,000	8.8	5.3	**18**	6.7	<3.2	NA	<3.3	<3.2	<3.4	4.9	<3.4	**49**	**25**
Fluoranthene	500,000	600,000	33	130	78	5.3	NA	19	<3.4	45	45	26	300	80
Fluorene	100,000	600,000	<3.9	9.8	8.4	<4.0	NA	<4.1	<4.0	<4.2	<4.1	<4.2	16	6.5
Ideno (1,2,3-cd) Pyrene	680,000	88	17	56	21	<3.0	NA	4.7	<3.0	7.5	14	6.8	**100**	40
Naphthalene	400	20,000	9.3	39	46	<4.7	NA	9.8	<4.7	<4.9	15	12	170	35
Phenanthrene	1,800	18,000	29	110	67	6.3	NA	15	3.6	23	29	18	360	73
Pyrene	8,700,000	500,000	34	140	80	4.4	NA	19	<2.9	39	42	22	340	79
Metals (mg/kg)														
Arsenic	0.039		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	8		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	16,000		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	50		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

RCL - NR 720 Soil Residual Contaminant Level
RCL for PAHs = "Suggested" Groundwater Pathway Standard
< - Concentration below listed laboratory detection limit
RCL exceedences are bold
PVOCs - Petroleum Volatile Organic Compounds
PAHs - Polynuclear Aromatic Compounds
NS= no standard

Bold

TABLE 1e
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
FORMER SIEG AUTO PROPERTY
802 1ST STREET
WAUSAU, WI

Date-->			*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*	*11/2/06*
Sample-->			*GP-1B*	*GP-1B*	*GP-2B*	*GP-2B*	*GP-3B*	*GP-3B*	*GP-4B*	*GP-4B*	*GP-5B*	*GP-5B*	*GP-6B*	*GP-6B*	*GP-7B*	*GP-8B*	*GP-9B*	*GP-10B*	*GP-11B*	*GP-12B*
Sample Depth--(Feet)>			*0-4'*	*4-8'*	*0-4'*	*4-8'*	*0-4'*	*4-8'*	*0-4'*	*4-8'*	*0-4'*	*4-8'*	*0-4'*	*4-8'*	*0-4'*	*0-4'*	*0-4'*	*0-4'*	*0-4'*	*0-4'*
Sampler-->			*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*	*MR*
Detected VOC's (ug/kg)	**RCL**																			
Benzene	5.5		<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<18	**40**	<18	<18	<18	<18	<18
Ethylbenzene	2,900		<24	<24	<18	<18	<18	<18	<18	<18	<18	<18	31	<21	53	<20	<21	37	<21	<20
Toluene	1,500		<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	134	<19	318	55	<20	145	29	87
Xylenes (Total)	4,100		<21	<21	<21	<21	52	<21	<21	<21	67	<21	262	<24	505	117	<24	325	69	159
Methly tert Butyl Ether	NS		<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<13	<13	<12	<13	<13	<13	<12
1,2,4-Trimethylbenzene	NS		<13	<13	<13	<13	<13	<13	<13	<13	<13	<13	82	<15	129	<15	<15	85	<15	<15
1,3,5-Trimethylbenzene	NS		<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<21	57	<20	<21	<21	<21	<20
Naphthalene	NS		<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	182	<20	<21	151	<21	<20
PAH's (ug/kg)	GW	DC																		
1-Methyl Naphthalene	23,000	1,100,000	<4.1	<3.8	<3.8	<3.8	<38.3	<38.3	<40.5	4480	<42.8	<55.6	<83.9	<4.8	214	<4.0	<43.6	145	30.0	56.6
2-Methyl Naphthalene	20,000	600,000	<4.5	<4.2	<4.2	<4.3	<42.4	<42.4	<44.9	6720	<47.4	<61.6	<93.0	<5.3	320	<4.4	<48.3	196	48.8	84.3
Acenaphthene	38,000	900,000	<5.1	<4.9	<4.8	<4.9	<48.6	77.0	<51.5	1760	<54.3	<70.6	<107	<6.0	<26.7	16.8	<55.4	<25.9	<5.4	<5.3
Acenapthylene	700	18,000	<7.2	<6.8	<6.7	<6.8	<68.3	<68.3	<72.3	**2580**	<76.3	<99.1	<150	<8.5	<37.5	<7.2	<77.7	<36.3	<7.5	<7.4
Anthracene	3,000,000	5,000,000	<3.5	<3.3	<3.3	<3.3	<33.1	<33.1	<35.0	5810	<37.0	<48.0	118	<4.1	20.1	27.7	<37.7	<17.6	6.7	8.1
Benzo (a) Anthracene	17,000	8.8	**32.0**	<4.2	<4.2	<4.3	**173**	**1370**	**134**	**10600**	**171**	**392**	**868**	7.7	**114**	**173**	**1030**	**144**	**51.4**	**74.6**
Benzo (a) Pyrene	48,000	8.8	**82.7**	<2.4	**11.3**	<2.4	**343**	**1900**	**276**	**9600**	**313**	**706**	**1380**	**26.0**	**223**	**355**	**1370**	**307**	<2.6	**156**
Benzo (b) Fluoranthene	360,000	88	75.5	<2.2	5.2	<2.2	**337**	**989**	**242**	**8730**	**293**	**669**	**1390**	<27	**246**	**259**	**897**	**328**	**99.3**	**162**
Benzo (g,h,i) Perylene	6,800,000	1,800	82.6	<4.1	8.4	<4.1	353	1580	296	**1590**	288	657	1230	22.6	241	359	496	343	207	114
Benzo (k) Fluoranthene	870,000	880	37.8	<3.0	<3.0	<3.0	171	**1000**	121	**5180**	145	333	659	14.3	56.5	144	431	135	<3.3	44.3
Chrysene	37,000	8,800	75.8	<2.4	5.5	<2.4	333	2020	252	**12600**	333	773	1520	21.3	324	277	1.22	328	161	184
Dibenzo (a,h) Anthracene	38,000	8.8	<3.0	<2.8	<2.8	<2.8	<27.9	<27.9	<29.6	<205	<31.2	<40.5	<61.2	<3.5	<15.4	<2.9	<31.8	<14.9	<3.1	**29.3**
Fluoranthene	500,000	600,000	172	<2.7	10.9	<2.7	743	2560	392	56100	828	1780	2710	25.7	573	564	2750	671	222	348
Fluorene	100,000	600,000	<3.6	<3.4	<3.4	<3.4	<34.1	206	<36.1	9490	<38.2	<49.5	<74.8	<4.2	<18.8	<3.6	97.1	<18.2	<3.8	<3.7
Ideno (1,2,3-cd) Pyrene	680,000	88	62.7	<2.3	4.5	<2.3	**283**	**1350**	**210**	**4200**	**209**	**470**	**921**	21.9	**128**	**211**	**603**	**228**	<2.5	90.5
Naphthalene	400	20,000	<5.0	<4.8	<4.7	<4.8	<47.6	<47.6	<50.4	**5840**	<53.2	<69.1	<104	<5.9	158	<5.0	<54.2	88.9	24.6	45.7
Phenanthrene	1,800	18,000	52.0	<4.2	<4.2	<4.3	358	1210	<44.9	**53200**	313	640	1250	18.5	404	255	848	314	203	214
Pyrene	8,700,000	500,000	107	<2.9	3.0	<2.9	216	1650	<30.9	9160	235	512	655	28.8	<16.0	150	1180	79.2	<3.2	29.0
Metals (mg/kg)																				
Arsenic	0.039		**2.7**	**0.557**	**0.666**	**0.578**	**0.816**	**1.35**	**19.9**	**13.6**	**6.81**	**4.07**	**5.25**	**3.49**	**4.70**	**7.62**	**6.98**	**5.95**	**6.78**	**3.90**
Barium	NS		236	22.6	11.7	10.4	35.0	37.3	287	917	449	421	129	149	78.8	90.2	251	104	154	166
Cadmium	8		0.224	0.105	0.127	<0.0587	0.114	0.145	0.344	4.66	0.904	1.00	0.442	0.314	0.322	0.279	0.366	0.156	0.312	0.174
Chromium	16,000		13.5	7.71	11.0	6.38	8.31	10.8	18.2	18.0	21.5	10.9	12.8	26.4	12.4	8.54	27.6	4.96	12.3	13.8
Lead	50		20.5	1.44	1.53	0.932	11.9	13.8	**169**	**5020**	**202**	**738**	**141**	8.82	41.1	**71.6**	**175**	23.5	**98.3**	**139**
Mercury	NS		<0.034	<0.032	<0.034	<0.034	<0.034	<0.031	0.047	0.770	0.140	0.879	0.060	0.055	0.044	0.141	1.01	0.038	0.299	0.079
Selenium	NS		<0.656	<0.619	<0.612	<0.621	<0.619	<0.619	<0.656	1.70	1.25	<0.899	<0.679	<0.770	0.789	<0.649	<0.706	<0.659	1.06	<0.670
Silver	NS		<0.219	<0.207	<0.204	<0.207	<0.207	<0.207	<0.219	1.01	<0.231	<0.300	<0.227	<0.257	0.227	<0.216	<0.235	<0.220	<0.228	<0.223

Notes:

RCL - NR 720 Soil Residual Contaminant Level
RCL for PAHs = "Suggested" Groundwater Pathway Standard
< - Concentration below listed laboratory detection limit
RCL exceedences are bold
PVOCs - Petroleum Volatile Organic Compounds
PAHs - Polynuclear Aromatic Compounds
NS= no standard

Bold

TABLE 1f
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
FORMER SIEG AUTO PROPERTY
802 1ST STREET
WAUSAU, WI

Date-->			***1/4/07***	***1/4/07***	***1/4/07***	***1/4/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***
Sample-->			***SPC-1***	***SPC-2***	***TSC-1***	***TSC-2***	***SSP-1***	***SSP-2***	***NSP-1***	***NSP-2***
Sampler-->			***AD***	***AD***	***AD***	***AD***	***MR***	***MR***	***MR***	***MR***
Detected VOC's (ug/kg)	**RCL**									
Benzene	5.5		<19	<18	<19	<19	<16	<16	**25**	<16
Ethylbenzene	2,900		<21	<21	<21	<21	25	27	68	38
Toluene	1,500		<20	<20	<20	<20	28	37	29	34
Xylenes (Total)	4,100		<25	<24	<25	<25	95	111	110	75
Methly tert Butyl Ether	NS		<13	<13	<13	<13	<11	<11	<11	<11
1,2,4-Trimethylbenzene	NS		<16	<15	<16	<16	32	40	64	<13
1,3,5-Trimethylbenzene	NS		<21	<21	<21	<21	26	29	54	<13
Naphthalene	NS		NA	NA	NA	NA	NA	NA	NA	NA
PAH's (ug/kg)	GW	DC								
1-Methyl Naphthalene	23,000	1,100,000	<4.2	<4.1	<4.1	<39.0	<218	<84.8	<84.2	<64.3
2-Methyl Naphthalene	20,000	600,000	<4.7	<4.5	<4.6	<43.2	<241	<93.9	<93.3	<71.3
Acenaphthene	38,000	900,000	<5.3	25.3	<5.2	<49.6	<277	<108	<107	<81.7
Acenapthylene	700	18,000	<7.5	<7.3	<7.3	<69.6	<389	<151	<150	<115
Anthracene	3,000,000	5,000,000	<3.6	<3.5	<3.6	<33.8	<188	<73.3	119	159
Benzo (a) Anthracene	17,000	8.8	**302**	**225**	**28.2**	**213**	**753**	**410**	**453**	**501**
Benzo (a) Pyrene	48,000	8.8	**442**	**356**	**58.6**	**375**	**1090**	**612**	**561**	**510**
Benzo (b) Fluoranthene	360,000	88	**379**	**317**	54.8	**354**	**1230**	**683**	**610**	**599**
Benzo (g,h,i) Perylene	6,800,000	1,800	306	245	54.4	331	763	478	385	298
Benzo (k) Fluoranthene	870,000	880	222	187	27.8	176	826	486	293	383
Chrysene	37,000	8,800	523	427	58.1	432	1440	821	632	638
Dibenzo (a,h) Anthracene	38,000	8.8	<3.1	<3.0	<3.0	<28.5	<159	<61.9	<61.4	<47.0
Fluoranthene	500,000	600,000	1.45	1280	207	1790	3940	2210	2690	2860
Fluorene	100,000	600,000	59.1	59.3	<3.7	<34.8	<194	<75.6	<75.1	61.1
Ideno (1,2,3-cd) Pyrene	680,000	88	**251**	**199**	43.1	**258**	**761**	**458**	**386**	**304**
Naphthalene	400	20,000	<5.2	<5.1	<5.1	<48.5	<271	<105	<105	<80.0
Phenanthrene	1,800	18,000	740	696	40.6	338	1690	969	592	686
Pyrene	8,700,000	500,000	363	294	33.6	224	2280	1330	1140	1120
Metals (mg/kg)										
Arsenic	0.039		NA	NA	NA	NA	**5.37**	**8.59**	**8.49**	**9.13**
Barium	NS		NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	8		NA	NA	NA	NA	NA	NA	NA	NA
Chromium	16,000		NA	NA	NA	NA	NA	NA	NA	NA
Lead	50		**97.6**	**121**	5.94	31.1	**68.2**	**69.8**	**917**	**542**
Mercury	NS		NA	NA	NA	NA	NA	NA	NA	NA
Selenium	NS		NA	NA	NA	NA	NA	NA	NA	NA
Silver	NS		NA	NA	NA	NA	NA	NA	NA	NA
TCLP Lead (mg/L)	5.0		0.202	0.198	0.02	0.047	0.037	0.045	2.21	0.807

Notes:

RCL - NR 720 Soil Residual Contaminant Level
RCL for PAHs = "Suggested" Groundwater Pathway Standard
< - Concentration below listed laboratory detection limit
RCL exceedences are bold
PVOCs - Petroleum Volatile Organic Compounds
PAHs - Polynuclear Aromatic Compounds
NS= no standard

Bold

TABLE 1g
PHASE II ENVIRONMENTAL SITE ASSESSMENT SOIL ANALYTICAL RESULTS
FORMER SIEG AUTO PROPERTY
802 1ST STREET
WAUSAU, WI

Date-->			***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***	***1/10/07***
Sample-->			***GP-1C***	***GP-1C***	***GP-2C***	***GP-2C***	***GP-3C***	***GP-3C***	***GP-4C***	***GP-4C***	***GP-5C***	***GP-5C***	***GP-6C***	***GP-6C***	***GP-7C***	***GP-7C***	***MW-5***
Sample Depth-->			***0.4'***	***4-8'***	***0-4'***	***4-8'***	***0-4'***	***4-8'***	***0-4'***	***12-16'***	***0-4'***	***8-12'***	***0-4'***	***8-12'***	***0-4'***	***4-8'***	***4-8'***
Sampler-->			***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***	***MR***
Detected VOC's (ug/kg)	**RCL**																
Benzene	5.5		<16	<16	<16	<16	<16	<16	<16	<16	**32**	<16	<16	<16	**27**	<16	NA
Ethylbenzene	2,900		<18	<18	34	<18	<18	25	28	<18	87	32	<18	<18	55	<18	NA
Toluene	1,500		<17	<17	58	<17	<17	<17	25	<17	95	25	<17	<17	145	<17	NA
Xylenes (Total)	4,100		47	44	172	<21	<21	52	114	38	832	73	45	83	432	42	NA
Methly tert Butyl Ether	NS		<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	NA
1,2,4-Trimethylbenzene	NS		<13	<13	50	<13	<13	<13	29	<13	253	<13	<13	<13	105	<13	NA
1,3,5-Trimethylbenzene	NS		<18	<18	28	<18	<18	<18	30	<18	174	<18	<18	<18	45	<18	NA
Naphthalene	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PAH's (ug/kg)	GW	DC															
1-Methyl Naphthalene	23,000	1,100,000	<4.0	<20.6	<19.9	<4.4	<3.9	<4.3	<41.7	<39.8	<41.4	<28.3	<81.1	<42.2	<208	<4.4	NA
2-Methyl Naphthalene	20,000	600,000	<4.4	<22.8	<22.0	<4.8	<4.3	<4.8	<46.2	<44.1	96.7	<31.4	<89.8	<46.8	<231	<4.9	NA
Acenaphthene	38,000	900,000	<5.0	<26.1	<25.2	<5.6	<5.0	<5.5	<53.0	<50.6	<52.6	<36.0	<103	<53.7	<265	<5.6	NA
Acenapthylene	700	18,000	<7.1	<36.7	<35.4	<7.8	<7.0	<7.7	<74.4	<71.0	<73.9	<50.5	<145	<75.3	<372	<7.8	NA
Anthracene	3,000,000	5,000,000	<3.4	<17.8	<17.2	<3.8	<3.4	<3.7	<36.1	<34.4	<35.8	<24.5	<70.1	<36.5	<180	15.5	NA
Benzo (a) Anthracene	17,000	8.8	6.3	**104**	**139**	<4.8	8.5	<4.8	**345**	**150**	**154**	**74.4**	**477**	**248**	**811**	**28.3**	NA
Benzo (a) Pyrene	48,000	8.8	**24.9**	**240**	**192**	<2.7	**17.2**	<2.7	**431**	**160**	**257**	**127**	**730**	**388**	**1190**	**41.8**	NA
Benzo (b) Fluoranthene	360,000	88	22.6	**256**	**184**	<2.5	13.6	<2.4	**463**	**153**	**272**	**110**	**660**	**355**	**925**	39.1	NA
Benzo (g,h,i) Perylene	6,800,000	1,800	35.6	133	149	<4.7	13.4	<4.7	348	109	217	109	456	254	<225	13.5	NA
Benzo (k) Fluoranthene	870,000	880	11.2	59.7	148	<3.4	6.7	<3.4	232	75.4	135	55.4	291	151	486	38.6	NA
Chrysene	37,000	8,800	18.2	315	203	<2.7	17.2	<2.7	564	203	357	115	565	283	1320	47.5	NA
Dibenzo (a,h) Anthracene	38,000	8.8	<2.9	<15.0	<14.5	<3.2	<2.9	<3.1	<30.4	<29.1	<30.2	<20.7	<59.1	<30.8	**1000**	<3.2	NA
Fluoranthene	500,000	600,000	15.8	404	463	<3.1	51.5	7.3	1550	815	966	347	2570	1220	5260	210	NA
Fluorene	100,000	600,000	<3.5	23.2	<17.7	<3.9	<3.5	<3.8	61.5	<35.5	39.2	<25.3	<72.3	<37.7	<186	12.8	NA
Ideno (1,2,3-cd) Pyrene	680,000	88	27.5	**132**	**141**	<2.6	10.6	<2.6	**312**	**91.3**	**176**	**94.3**	**512**	**285**	**556**	29.6	NA
Naphthalene	400	20,000	<4.9	<83.3	<24.7	<5.4	<4.9	<5.4	<51.9	<49.5	<51.5	<35.2	<101	<52.5	<259	7.3	NA
Phenanthrene	1,800	18,000	5.0	137	148	<4.8	30.8	<4.8	660	146	570	38.6	264	107	589	68.5	NA
Pyrene	8,700,000	500,000	3.0	123	95	<3.3	11.4	<3.3	1100	370	169	157	1290	633	677	20.0	NA
Metals (mg/kg)																	
Arsenic	0.039		**0.824**	**1.61**	**2.31**	<0.394	**0.733**	**0.889**	**2.57**	**1.99**	**2.73**	**7.10**	**3.37**	**3.45**	**5.42**	**2.26**	NA
Barium	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	8		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	16,000		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	50		4.44	9.80	32.1	<0.630	1.52	2.35	**61.6**	41.8	47.0	17.9	37.6	3.62	**208**	**2.14**	
Mercury	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	NS		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TCLP Lead (mg/L)	5.0		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.081
Notes:			0.1701	1.9269	1.8620	0.0000	0.1809										

RCL - NR 720 Soil Residual Contaminant Level
RCL for PAHs = "Suggested" Groundwater Pathway Standard
< - Concentration below listed laboratory detection limit
RCL exceedences are bold **Bold**
PVOCs - Petroleum Volatile Organic Compounds
PAHs - Polynuclear Aromatic Compounds
NS= no standard

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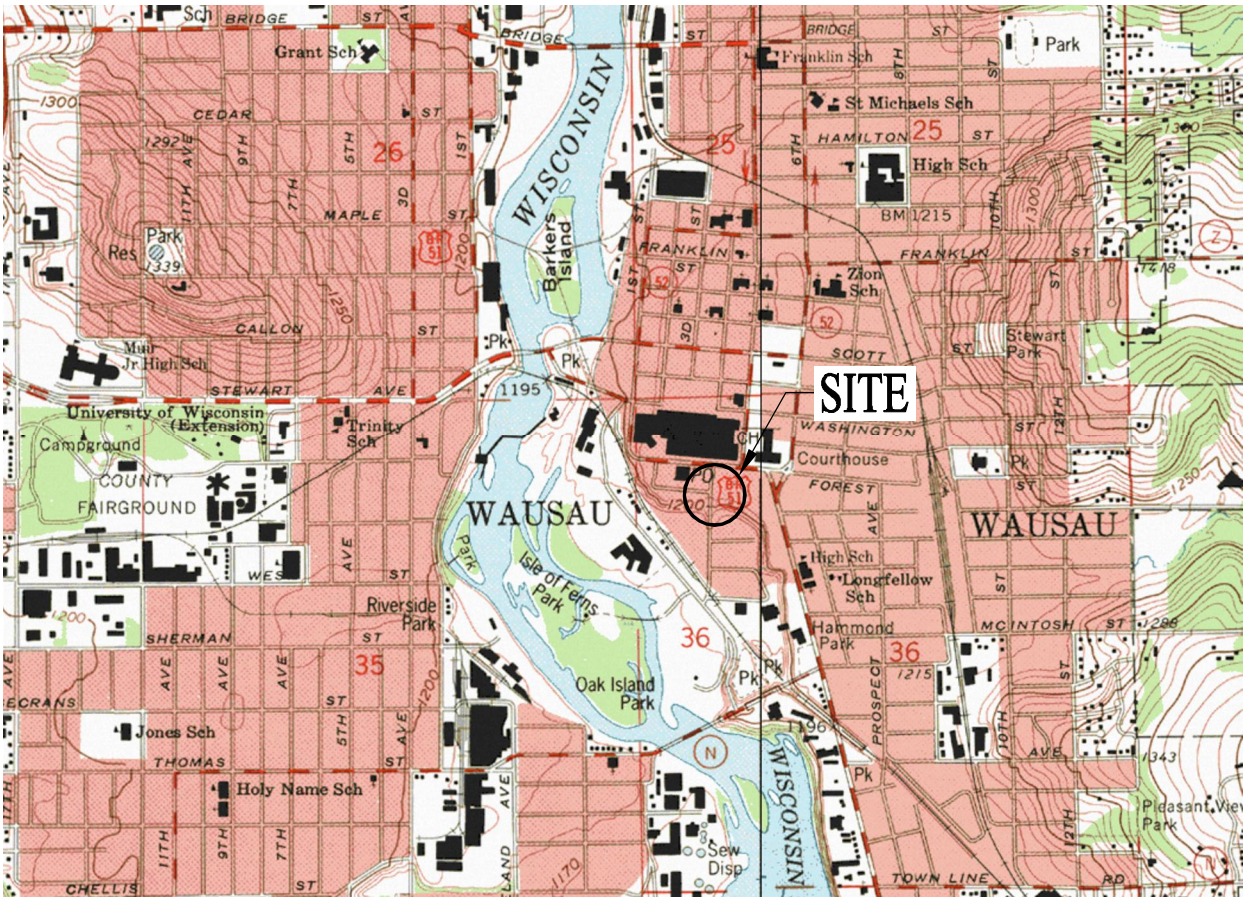


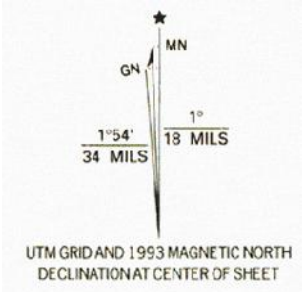
SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1993 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

WAUSAU WEST, WIS.
NW/4 WAUSAU 15' QUADRANGLE
44089-H6-TF-024
1993
DMA 3073 I NW - SERIES V861

QUADRANGLE LOCATION

REI Engineering, INC.

BOCANER PROPERTY 310 PLUMER STREET WAUSAU, WISCONSIN	FIGURE B.1.a : SITE VICINITY MAP		
	PROJECT NO. 4313	DRAWN BY: TAW	DATE: 11/12/2013

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-VICINITY.DWG LAYOUT: VICN PLOTTED: Nov 12, 2013 - 6:44PM PLOTTED BY: TODDW

SB-4A
SB-4
SB-4B
SB-102
P-5
MW-3
MW-5
SB-6A
SB-7A
SB-5
SB-6
SB-7
P-6
SB-101
SB-110
SB-106
MW-2
SB-111
MW-1
SB-109
SB-107
SB-114
SB-113
SB-105
P-2
SB-103
P-3
SB-108
MW-4
SB-104
SB-112
P-4
P-1
W W W W W W W W W W W W W W W W W W
SOUTH 4TH STREET
PLUMER STREET
N

LEGEND

0 40
SCALE: 1" = 40'

- VISUAL SOIL SAMPLE LOCATION
- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- W WATER LINE

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

REI Engineering, INC.

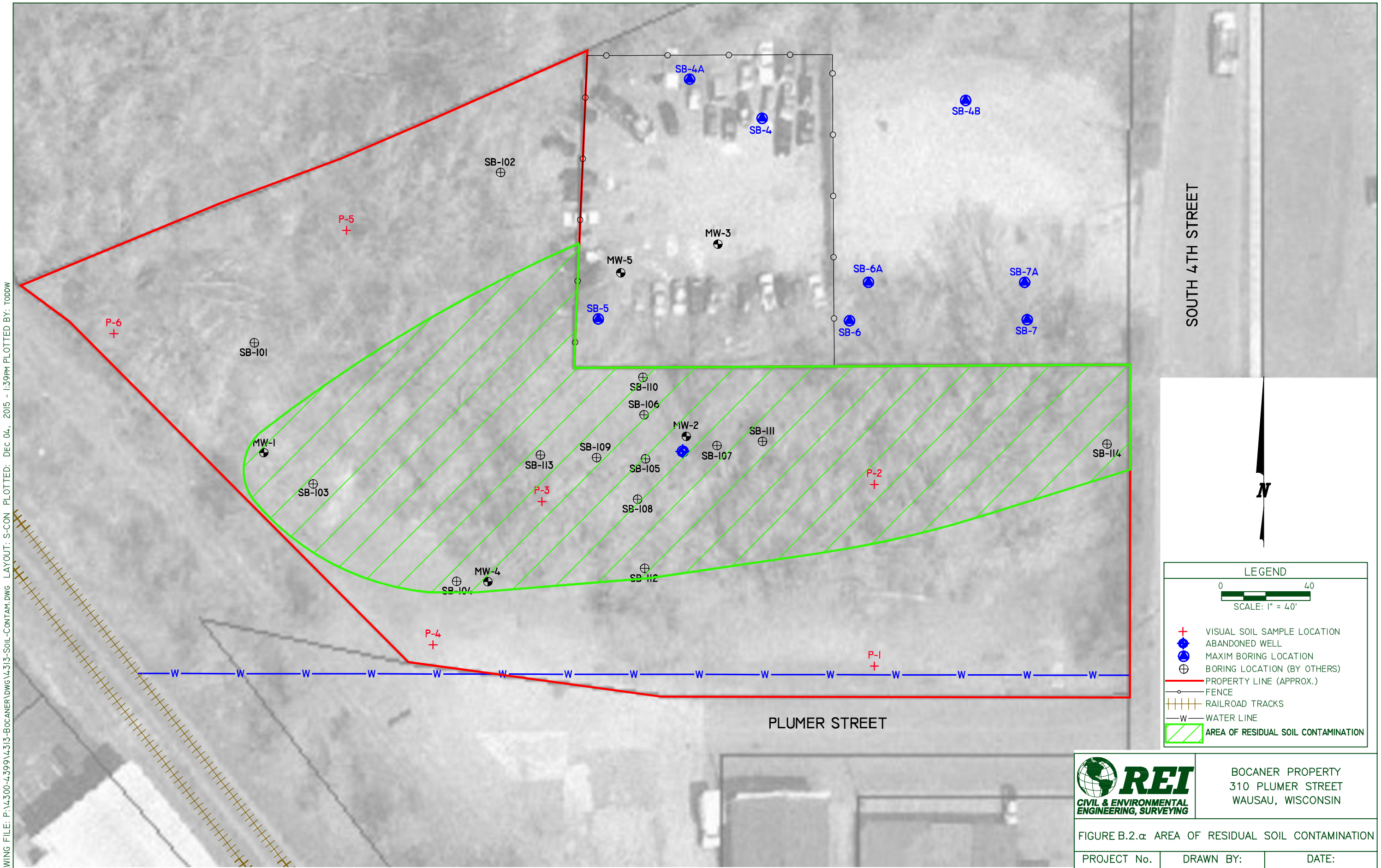
REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE B.1.b: SITE MAP

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	12/4/2015

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-SITE.DWG LAYOUT: SITE PLOTTED: DEC 04, 2015 - 1:37PM PLOTTED BY: TODDW



LEGEND

0 40

SCALE: 1" = 40'

- VISUAL SOIL SAMPLE LOCATION
- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- WATER LINE
- AREA OF RESIDUAL SOIL CONTAMINATION

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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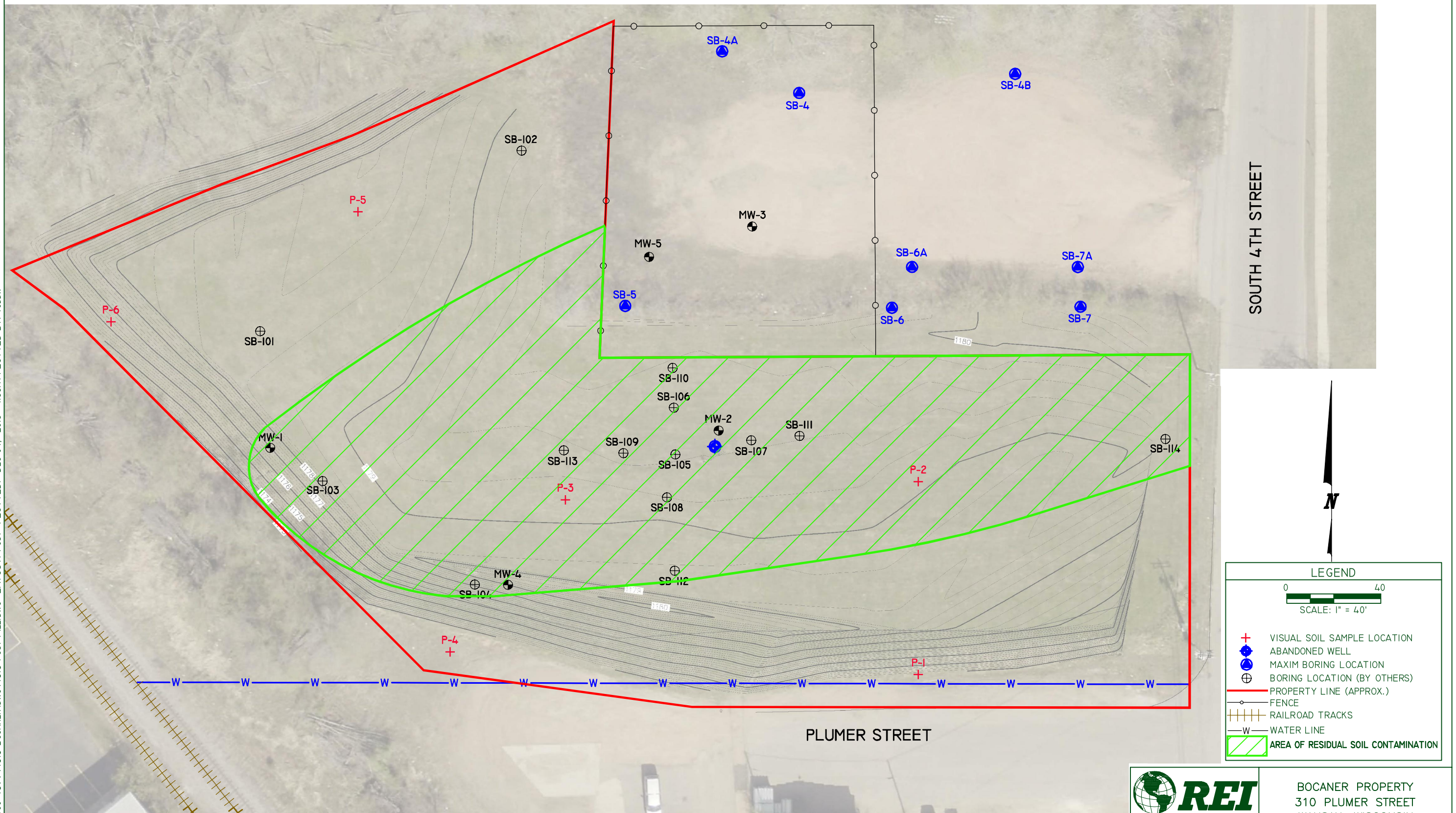
BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE B.2.a: AREA OF RESIDUAL SOIL CONTAMINATION

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	12/4/2015

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-SOIL-CONTAM.DWG LAYOUT: S-CON PLOTTED: DEC 04, 2015 - 1:39PM PLOTTED BY: TODDW



ENTIRE PROPERTY WAS FILLED WITH IMPACTED MATERIAL FROM THE FORMER SEIG AUTO SITE (BRRTS #02-37-546877)

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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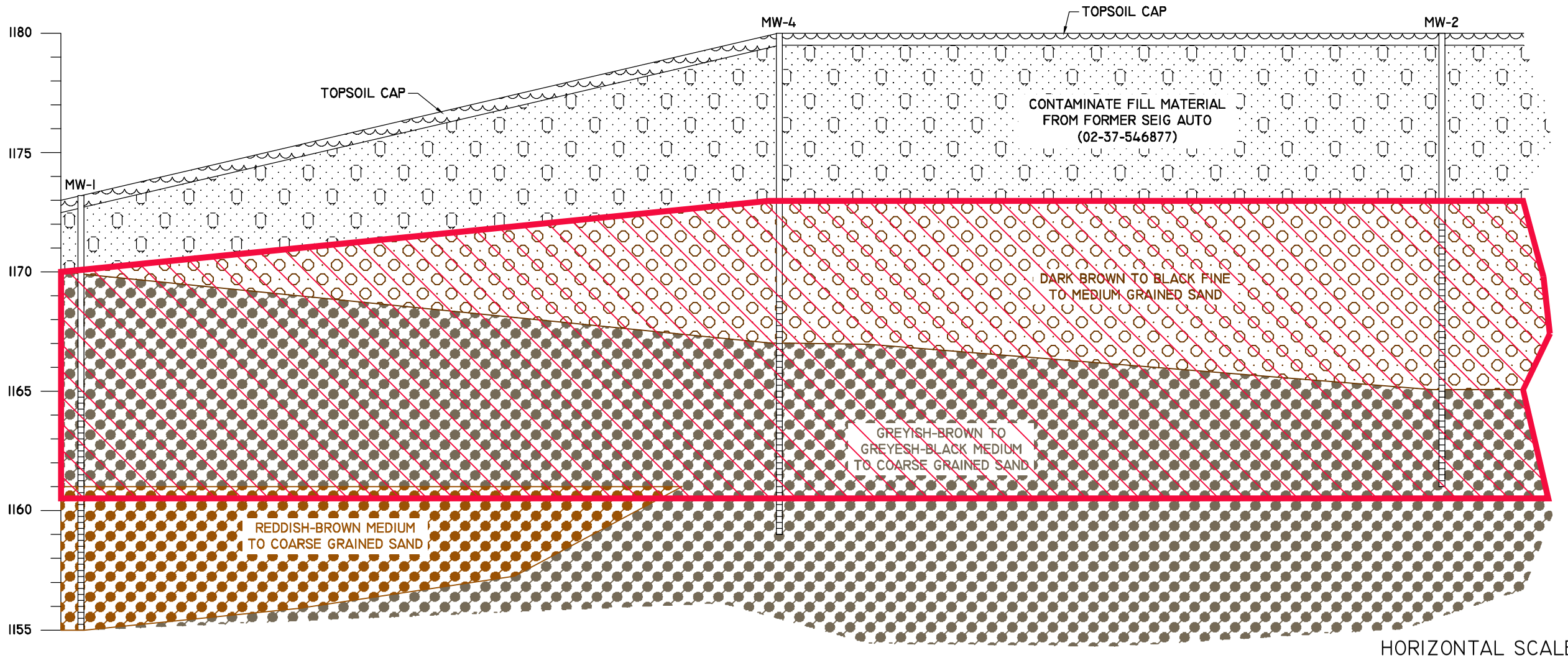
BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

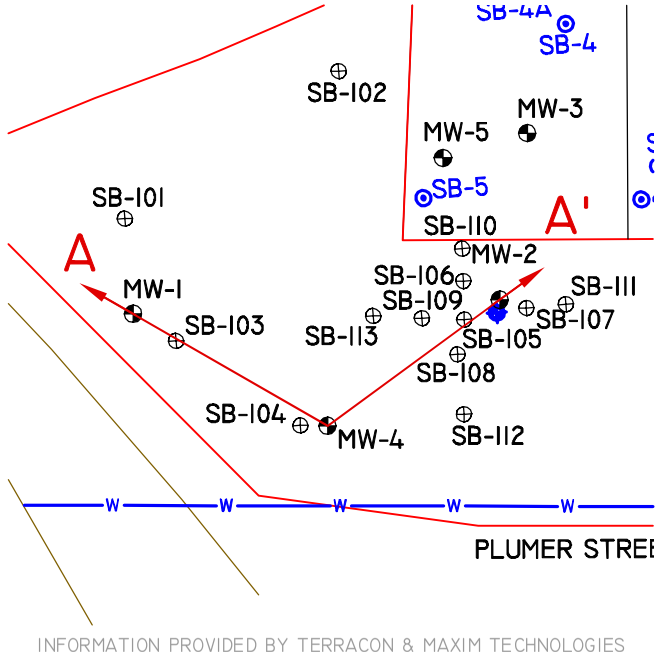
FIGURE B.2.b: EXISTING SURFACE ELEVATIONS (POST-FILL)

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	12/4/2015

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-POST-FILL.DWG LAYOUT: POST PLOTTED: DEC 04, 2015 - 1:58PM PLOTTED BY: TODDW



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

LEGEND

0 100

SCALE: 1" = 100'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION
- REI BORING LOCATION
- LIGHT POLE
- —OH— OVERHEAD UTILITIES LINE
- —E— UNDERGROUND ELECTRICAL LINE
- —G— GAS LINE
- —SAN— SANITARY SEWER LINE
- —W— WATER LINE
- AREA OF RESIDUAL SOIL CONTAMINATION

N

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE B.3.a: GEOLOGIC CROSS SECTION A–A'

PROJECT No.	DRAWN BY:	DATE:
4313	NAP	12/4/2015

REI Engineering, INC.

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-X-SECTION.DWG LAYOUT: X-SECTION PLOTTED: DEC 04, 2015 - 1:51PM PLOTTED BY: TODDW

APPENDIX A

PHOTOGRAPHS

Attachment C.6

View to west from corner of Plumer Street and South 4th Street

View to west along Plumer Street

View to north from Plumer Street

View to northwest from southwest property corner

Attachment C.6

View to east near northwest corner

View to southeast from northwest corner

View to northeast from near northwest property corner

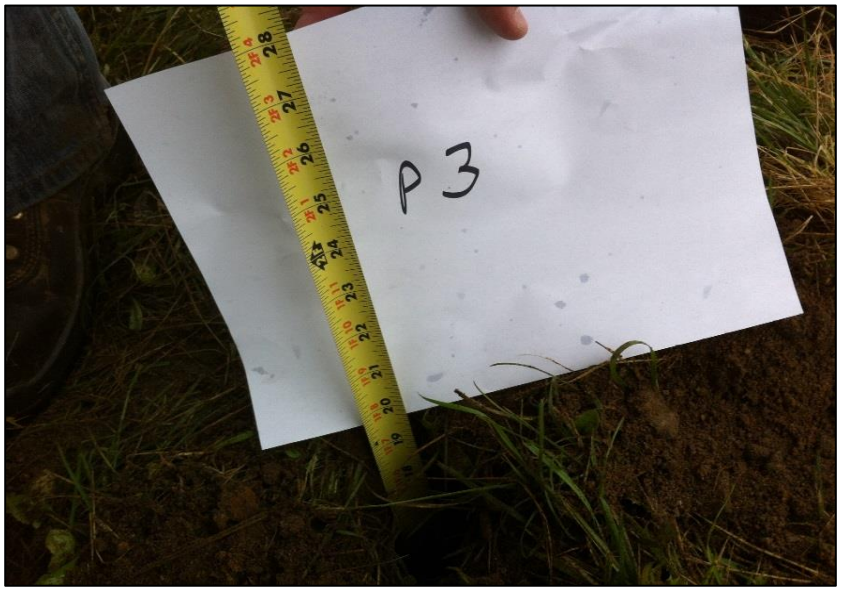
View to east along northern property boundary

Location P-1

Location P-1

Location P-2

Location P-2



Location P-3

Location P-3

Location P-4

Location P-4

Attachment C.6

Location P-5

Location P-5

APPENDIX B

CAP MAINTENANCE PLAN

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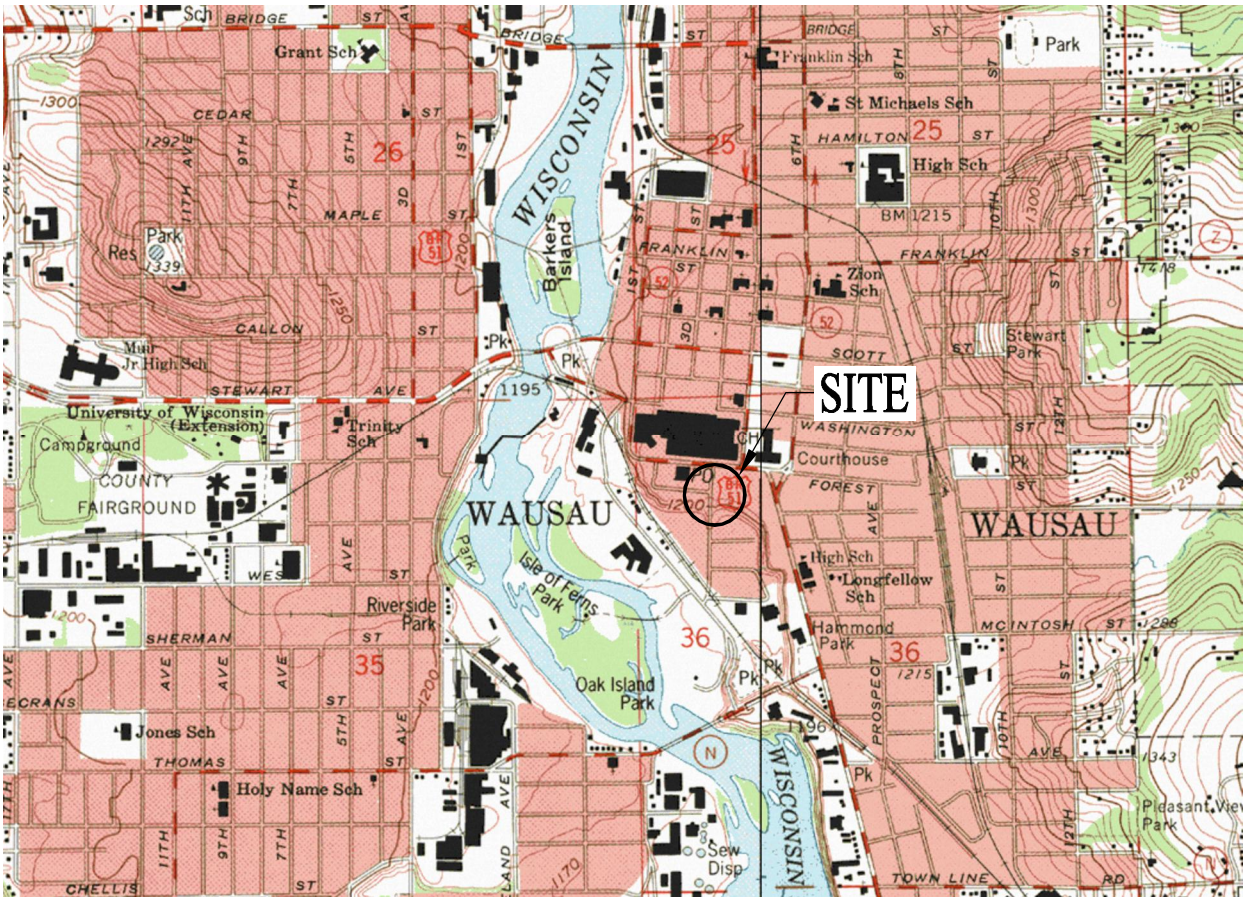
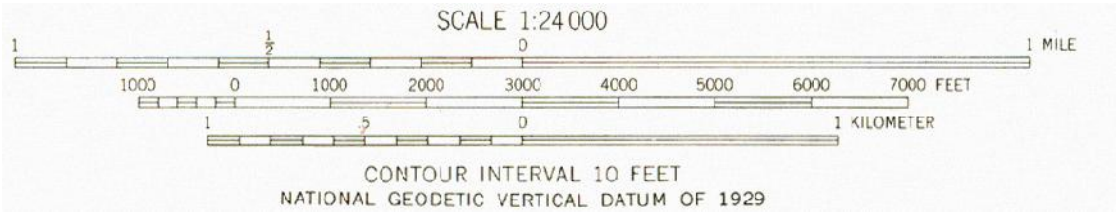
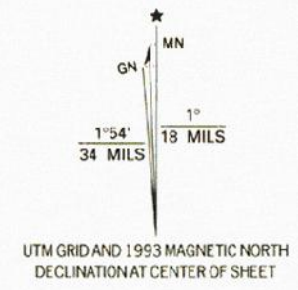




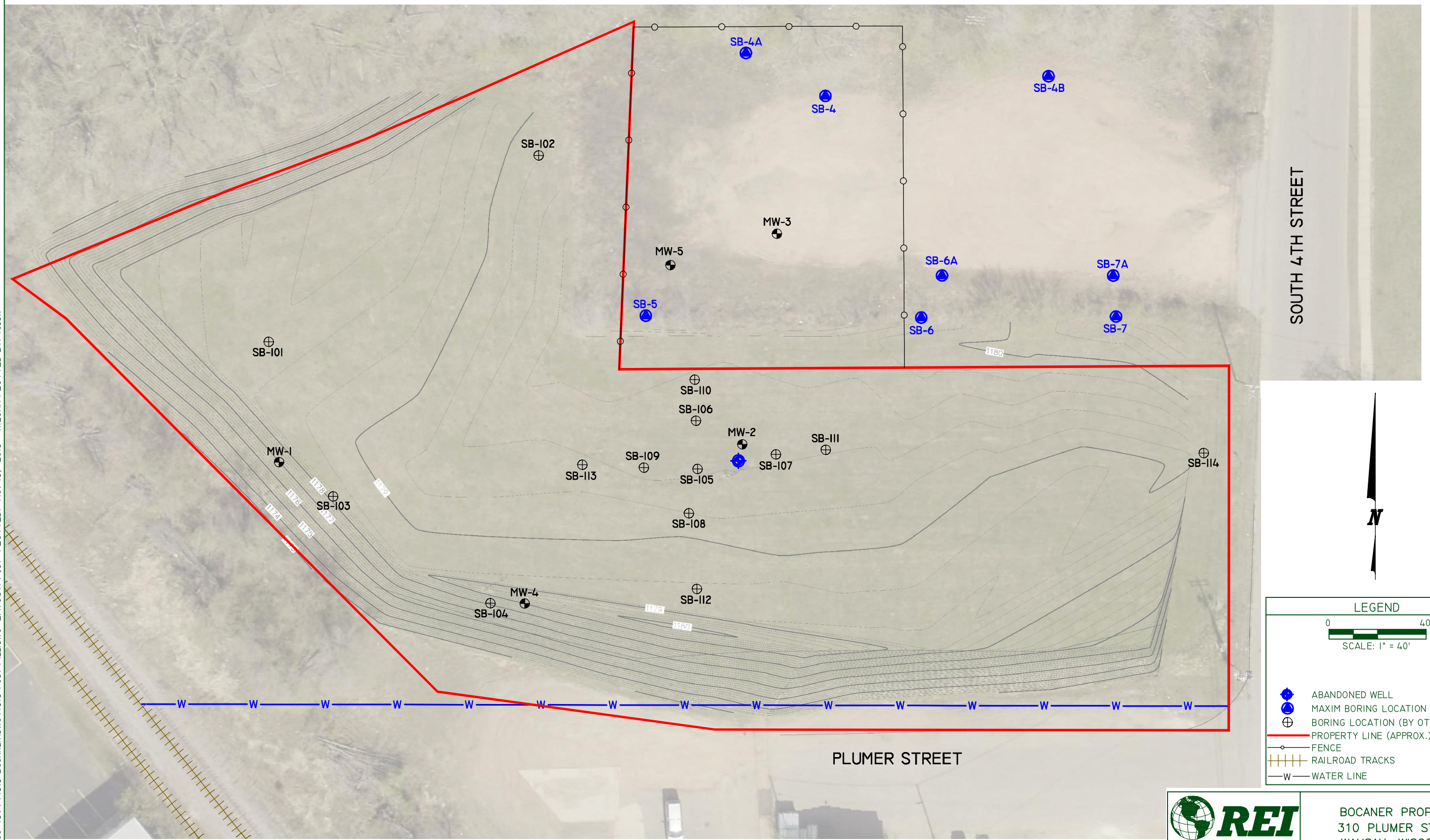


WAUSAU WEST, WIS.
NW/4 WAUSAU 15' QUADRANGLE
44089-H6-TF-024
1993
DMA 3073 I NW - SERIES V861

REI Engineering, INC.

BOCANER PROPERTY 310 PLUMER STREET WAUSAU, WISCONSIN	FIGURE D.1 : Site Location Map		
	PROJECT NO. 4313	DRAWN BY: TAW	DATE: 11/12/2013

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-VICINITY.DWG LAYOUT: VICN PLOTTED: Nov 12, 2013 - 6:44PM PLOTTED BY: TODDW



LEGEND

0 40

SCALE: 1" = 40'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- W WATER LINE

Entire property was filled with impacted material from the Former Seig Auto site (BRRTS #02-37-546877)
The site was then subsequently capped with clean material.

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

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BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE D.1 : EXISTING SURFACE ELEVATIONS (POST-FILL)

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	11/13/2013

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-POST-FILL.DWG LAYOUT: POST PLOTTED: Nov 13, 2013 - 11:28AM PLOTTED BY: TODDW

Maintenance Plan Attachment D

01/08/13

Property Located at:

310 Plumer Street, Wausau, WI 54403

FID# 737210980

Legal Description: That Part of Government Lot 1 in Section 36, Township 29 North, Range 7 East, described in Volume 358 of Deeds page 511, except parcels described in Volume 501, page 584, Volume 77, page 113 and Volume 400, page 291, City of Wausau, Marathon County, WI. Parcel #59-362907-0GL-001-02-00.

Introduction

This document is the maintenance plan for a vegetative cover at the above referenced property in accordance with the requirements of s. 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing vegetative cover occupying the area over the contaminated soil on site.

More site-specific information about this property may be found in:
- The case file in the DNR West Central regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): dnr.wi.gov/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2; and
- The DNR project manager for Marathon County.

Description of Contamination

Soil contaminated by Polynuclear Aromatic Hydrocarbons (PAH) and metals is located at a depth of one (1) foot to approximately 17 feet below land surface over nearly the entire property. Groundwater contaminated by Tetrachloroethene is located at a depth of 13 feet at MW-4. The extent of the soil and groundwater contamination is shown on the attached map (Figure D.1)

Description of the vegetative cover to be maintained

The vegetative cover consists of at least six (6) inches of clean topsoil and grass vegetation. It is located over the entire site as shown on the attached Figure D.1.

Vegetative Cover Purpose

The vegetative cover over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. This vegetative cover also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The vegetative cover overlying the contaminated soil and as depicted in Figure D.1 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the vegetative cover overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the vegetative cover, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

1) removal of the existing barrier
2) replacement with another barrier
3) excavating or grading of the land surface
4) filling on capped or paved areas
5) plowing for agricultural cultivation
6) construction or placement of a building or other structure

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner

City of Wausau

Mr. Kevin Fabel

407 Grant Street

Wausau, WI 54403

(715) 261-6743

Consultant

REI Engineering, Inc.

Mr. Matthew W. Rahn, Senior Environment Scientist / Project Manager

4080 North 20th Avenue

Wausau, WI 54401

(715) 675-9784

WDNR

Lisa Gutknecht, WDNR Project Manager

5301 Rib Mountain Drive

Wausau, WI 54401

(715) 359-6514

Attachment D.4

Cover Inspection and Maintenance Form
Bocaner Street Fill Site (02-37-547992)
Wausau, WI

Date and Time of Inspection or Repair: July 25, 2013 1:00pm

Weather: Sunny 75°

Inspectors: Kevin Fabel / Dave Erickson

Type of Inspection: Regular (Annual) X Maintenance/Repair ____

Overall Conclusion: OK X Repair Needed ____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	X	____
Fourth Street Drainage Area	X	____

Repairs Made:

None needed

Notes/Observations/Comments/Photos:

Looked Good

Signature: K. Fabel

Cover Inspection and Maintenance Form
Plumer Street Fill Site (Bacarer)
Wausau, WI

Date and Time of Inspection or Repair: 6/3/13

Weather: Partly Cloudy 61°

Inspectors: Ric Mihelnitzky

Type of Inspection: Regular X Maintenance/Repair ____

Overall Conclusion: OK X Repair Needed ____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	X	____
Fourth Street Drainage Area	____	____

Repairs Made:

Notes/Observations/Comments/Photos:

On mowing schedule, Approximately 1 per 3 weeks thru mowing season.

Signature: Ric Mihelnitzky

Cover Inspection and Maintenance Form
Plumer Street Fill Site (Bocaner)
Wausau, WI

Date and Time of Inspection or Repair: 10/03/12 9:23 AM

Weather: 54° Sunny

Inspectors: Ric Mohelnitzky

Type of Inspection: Regular ✓ Maintenance/Repair ____

Overall Conclusion: OK ✓ Repair Needed ____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	✓	____
Fourth Street Drainage Area	✓	____

Repairs Made:

Notes/Observations/Comments/Photos:

Signature: Ric Mohelnitzky

Cover Inspection and Maintenance Form
Plumer Street Fill Site (Bocarer)
Wausau, WI

Date and Time of Inspection or Repair: 11/23/11

Weather: 39°

Inspectors: Ric MoheLnitzky

Type of Inspection: Regular X Maintenance/Repair ____

Overall Conclusion: OK ____ Repair Needed ____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	X	____
Fourth Street Drainage Area	X	____

Repairs Made:

Notes/Observations/Comments/Photos:

Signature: Ric Mohelnitzky

Cover Inspection and Maintenance Form
Bocaner Street Fill Site (02-37-547992)
Wausau, WI

Date and Time of Inspection or Repair: _____

Weather: _____

Inspectors: _____

Type of Inspection: Regular (Annual) _____ Maintenance/Repair _____

Overall Conclusion: OK _____ Repair Needed _____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	____	____

Repairs Made:

_____

_____

_____

_____

Notes/Observations/Comments/Photos:

_____

_____

_____

_____

Signature: _____

Attachment C.5

Not applicable. There was no remedial system installed for this investigation.

View to west from corner of Plumer Street and South 4th Street

View to west along Plumer Street

View to north from Plumer Street

View to northwest from southwest property corner

Attachment C.6

View to east near northwest corner

View to southeast from northwest corner

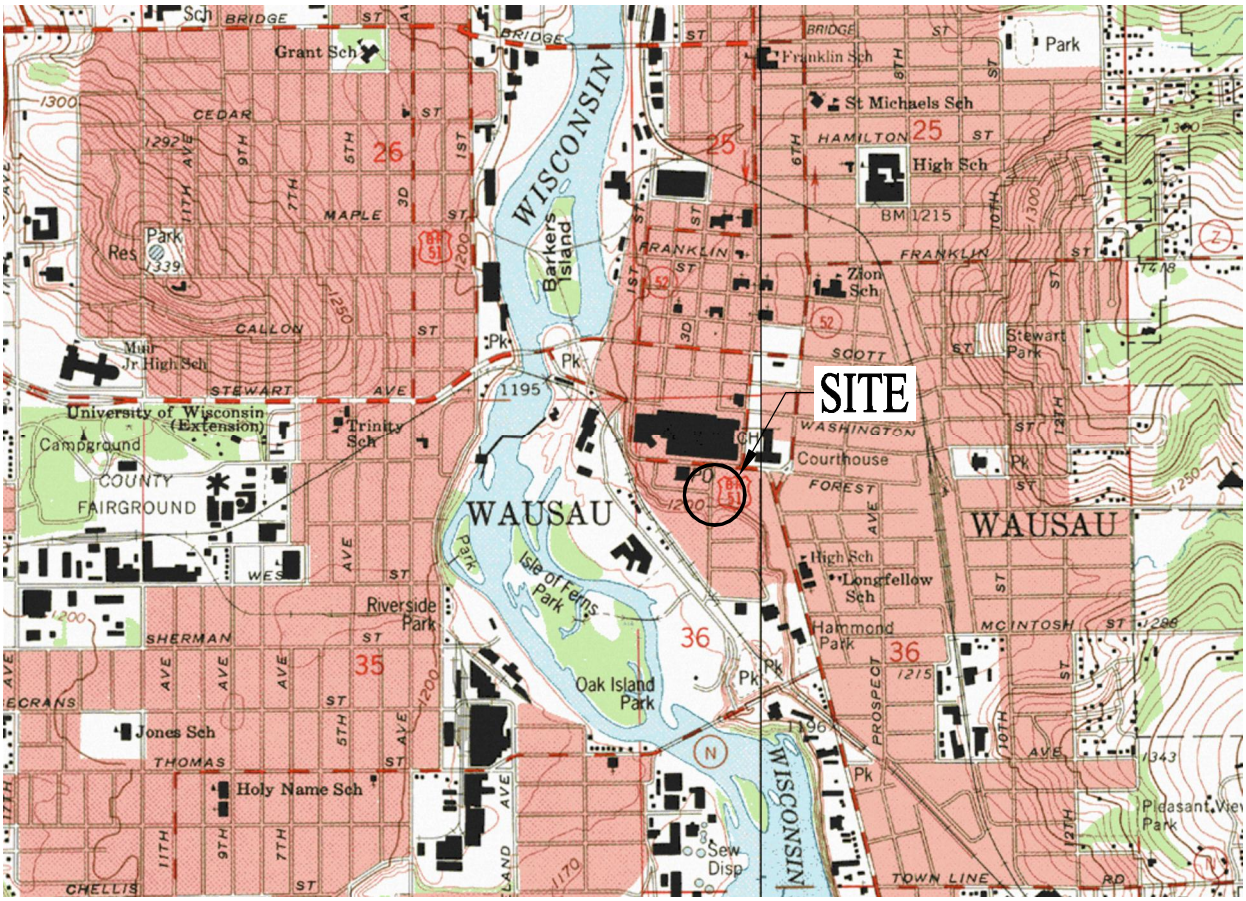
View to northeast from near northwest property corner

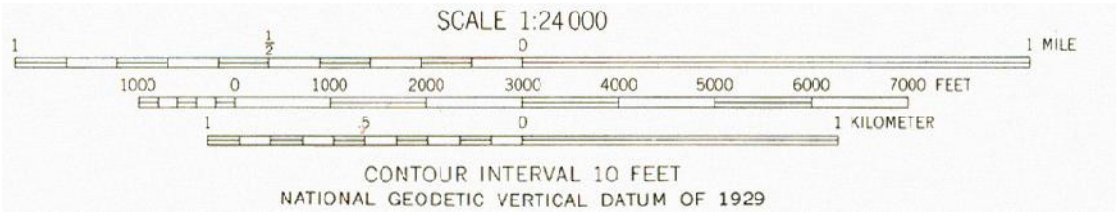
View to east along northern property boundary

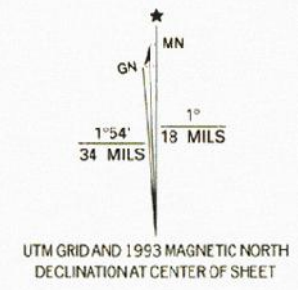
Attachment C.7

Not applicable. There is no other relevant documentation that has not already been included

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING





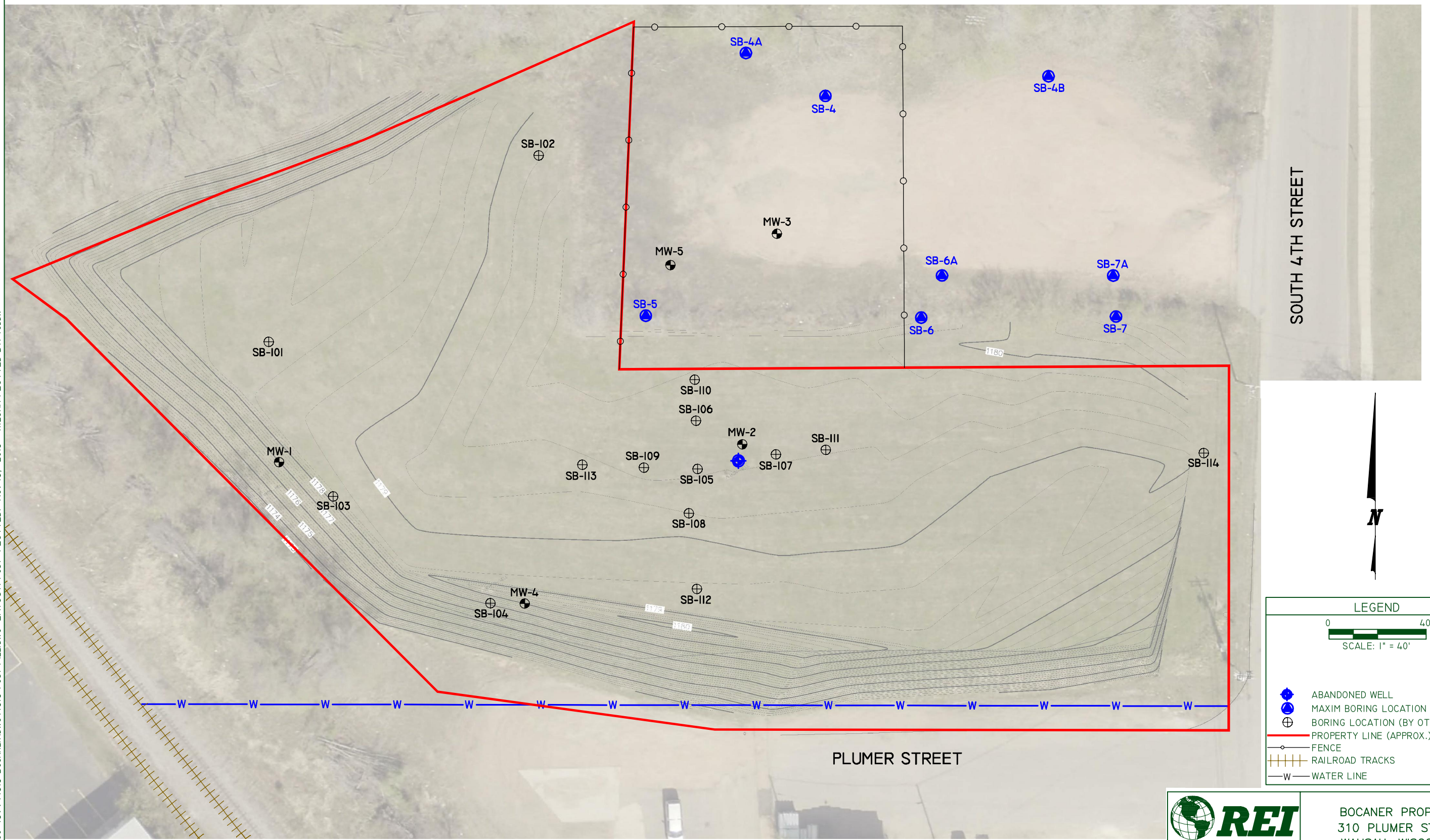


WAUSAU WEST, WIS.
NW/4 WAUSAU 15' QUADRANGLE
44089-H6-TF-024
1993
DMA 3073 I NW - SERIES V861

REI Engineering, INC.

BOCANER PROPERTY 310 PLUMER STREET WAUSAU, WISCONSIN	FIGURE D.1 : Site Location Map		
	PROJECT NO. 4313	DRAWN BY: TAW	DATE: 11/12/2013

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-VICINITY.DWG LAYOUT: VICN PLOTTED: Nov 12, 2013 - 6:44PM PLOTTED BY: TODDW



LEGEND

0 40

SCALE: 1" = 40'

- ABANDONED WELL
- MAXIM BORING LOCATION
- BORING LOCATION (BY OTHERS)
- PROPERTY LINE (APPROX.)
- FENCE
- RAILROAD TRACKS
- W WATER LINE

Entire property was filled with impacted material from the Former Seig Auto site (BRRTS #02-37-546877)
The site was then subsequently capped with clean material.

INFORMATION PROVIDED BY TERRACON & MAXIM TECHNOLOGIES

REI Engineering, INC.

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

BOCANER PROPERTY
310 PLUMER STREET
WAUSAU, WISCONSIN

FIGURE D.1 : EXISTING SURFACE ELEVATIONS (POST-FILL)

PROJECT No.	DRAWN BY:	DATE:
4313	TAW	11/13/2013

DRAWING FILE: P:\4300-4399\4313-BOCANER\DWG\4313-POST-FILL.DWG LAYOUT: POST PLOTTED: Nov 13, 2013 - 11:28AM PLOTTED BY: TODDW

Maintenance Plan Attachment D

12/20/2017

Property Located at:

310 Plumer Street, Wausau, WI 54403

FID# 737210980

Legal Description: That Part of Government Lot 1 in Section 36, Township 29 North, Range 7 East, described in Volume 358 of Deeds page 511, except parcels described in Volume 501, page 584, Volume 77, page 113 and Volume 400, page 291, City of Wausau, Marathon County, WI. Parcel #59-362907-0GL-001-02-00.

Introduction

This document is the maintenance plan for a vegetative cover at the above referenced property in accordance with the requirements of s. 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing vegetative cover occupying the area over the contaminated soil on site.

More site-specific information about this property may be found in:
- The case file in the DNR West Central regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): dnr.wi.gov/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2; and
- The DNR project manager for Marathon County.

Description of Contamination

Soil contaminated by Polynuclear Aromatic Hydrocarbons (PAH) and metals is located at a depth of one and a half (1.5) feet to approximately 18 feet below land surface over nearly the entire property. Groundwater contaminated by Tetrachloroethene is located at a depth of 14.5 feet at MW-4. The extent of the soil and groundwater contamination is shown on the attached map (Figure D.1)

Description of the vegetative cover to be maintained

The vegetative cover consists of at least twelve (12) inches of clean sand fill covered with six (6) inches of clean topsoil and grass vegetation. It is located over the entire site as shown on the attached Figure D.1.

Vegetative Cover Purpose

The vegetative cover over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. This vegetative cover also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The vegetative cover overlying the contaminated soil and as depicted in Figure D.1 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the vegetative cover overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same

maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the vegetative cover, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

1) removal of the existing barrier
2) replacement with another barrier
3) excavating or grading of the land surface
4) filling on capped or paved areas
5) plowing for agricultural cultivation
6) construction or placement of a building or other structure

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner

City of Wausau

Mr. Kevin Fabel

407 Grant Street

Wausau, WI 54403

(715) 261-6743

Consultant

REI Engineering, Inc.

Mr. Matthew W. Rahn, Senior Environment Scientist / Project Manager

4080 North 20th Avenue

Wausau, WI 54401

(715) 675-9784

WDNR

Matt Thompson, WDNR Project Manager

1300 W. Clairemont Avenue

Eau Claire, WI 54701

(715) 839-3700

Attachment D.4

Cover Inspection and Maintenance Form
Bocaner Street Fill Site (02-37-547992)
Wausau, WI

Date and Time of Inspection or Repair: July 25, 2013 1:00pm

Weather: Sunny 75°

Inspectors: Kevin Fabel / Dave Erickson

Type of Inspection: Regular (Annual) X Maintenance/Repair ____

Overall Conclusion: OK X Repair Needed ____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	X	____
Fourth Street Drainage Area	X	____

Repairs Made:

None needed

Notes/Observations/Comments/Photos:

Looked Good

Signature: K. Fabel

Cover Inspection and Maintenance Form
Plumer Street Fill Site (Bacarer)
Wausau, WI

Date and Time of Inspection or Repair: 6/3/13

Weather: Partly Cloudy 61°

Inspectors: Ric Mihelnitzky

Type of Inspection: Regular X Maintenance/Repair ____

Overall Conclusion: OK X Repair Needed ____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	X	____
Fourth Street Drainage Area	____	____

Repairs Made:

Notes/Observations/Comments/Photos:

On mowing schedule, Approximately 1 per 3 weeks thru mowing season.

Signature: Ric Mihelnitzky

Cover Inspection and Maintenance Form
Plumer Street Fill Site (Bocaner)
Wausau, WI

Date and Time of Inspection or Repair: 10/03/12 9:23 AM

Weather: 54° Sunny

Inspectors: Ric Mohelnitzky

Type of Inspection: Regular ✓ Maintenance/Repair ____

Overall Conclusion: OK ✓ Repair Needed ____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	✓	____
Fourth Street Drainage Area	✓	____

Repairs Made:

Notes/Observations/Comments/Photos:

Signature: Ric Mohelnitzky

Cover Inspection and Maintenance Form
Plumer Street Fill Site (Bocarer)
Wausau, WI

Date and Time of Inspection or Repair: 11/23/11

Weather: 39°

Inspectors: Ric MoheLnitzky

Type of Inspection: Regular X Maintenance/Repair ____

Overall Conclusion: OK ____ Repair Needed ____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	X	____
Fourth Street Drainage Area	X	____

Repairs Made:

Notes/Observations/Comments/Photos:

Signature: Ric Mohelnitzky

Cover Inspection and Maintenance Form
Bocaner Street Fill Site (02-37-547992)
Wausau, WI

Date and Time of Inspection or Repair: _____

Weather: _____

Inspectors: _____

Type of Inspection: Regular (Annual) _____ Maintenance/Repair _____

Overall Conclusion: OK _____ Repair Needed _____

Inspected Areas:	**OK**	**Repair Needed**
Topsoil/Vegetated Area	____	____

Repairs Made:

_____

_____

_____

_____

Notes/Observations/Comments/Photos:

_____

_____

_____

_____

Signature: _____

Attachment E

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

Attachment F

Not applicable. No notifications are required.

Attachment G.1

STATE OF WISCONSIN - MARATHON COUNT
RECORDED
04/19/2007 12:46:19 PM
MICHAEL J. SYDOW, REGISTER OF DEEDS

QUIT CLAIM DEED

Document Number

DOC # 1474952

Michael J. Sydow

Recording Area

This indenture, MADE BY MARATHON COUNTY, A MUNICIPAL UNIT IN THE STATE OF WISCONSIN

quit-claims to CITY OF WAUSAU, A MUNICIPAL UNIT IN THE STATE OF WISCONSIN the following described real estate in **Marathon County, State of Wisconsin:**

CITY OF WAUSAU

SEE ATTACHED LEGAL DESCRIPTION

PIN: 291-2907-362-0998 ✓
PARCEL: 59-362907.0GL-001-02-00
310 PLUMER ST, WAUSAU, WI 54403
exempt: 77.25(2)

Name and Return Address

Marathon County Clerk's Office

Chg mcc 13.00

59-362907-0GL-001-02-00
291-2907-362-0998 ✓
(Parcel Identification Number)

TAX DEED PROPERTY
FORMER OWNER: PLUMER ST PROPERTY LLC

Finance & Property Committee at their April 2, 2007 meeting approved the Quit Claiming of this contaminated property to the City of Wausau, for the payment of the Special Assessments. City of Wausau Resolution #06-1012 dated March 13, 2007.
Amount: $18,995.00

Mailing address:
CITY OF WAUSAU
COMMUNITY DEVELOPMENT DEPT.
407 GRANT STREET
WAUSAU WI 54403

This is not homestead property. Dated this 19TH day of APRIL, 2007.
(~~is~~) or (is not)

Nan Kottke

* _____

* Nan Kottke, Marathon County Clerk

* _____

* _____

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 20___

signature

type or print name

TITLE: MEMBER STATE BAR OF WISCONSIN

(if not, _____
authorized by SS 706.06, Wis. Statutes)

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

Nan Kottke, Marathon County Clerk
This instrument was drafted by (type or print name)

ACKNOWLEDGMENT

STATE OF WISCONSIN

MARATHON COUNTY. Personally came before me this 19TH day of APRIL, 2007 the above named

Nan Kottke

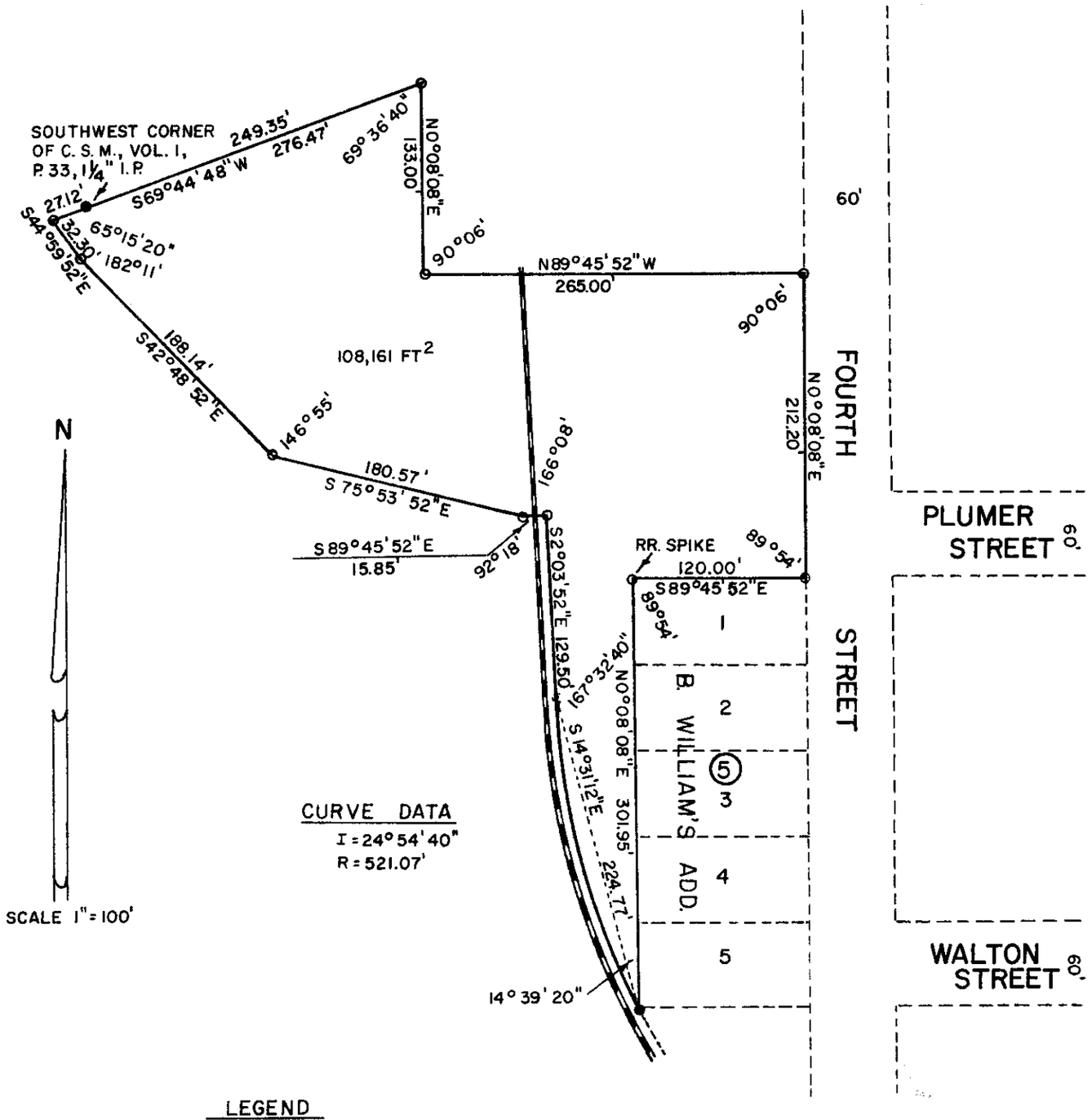
to me known to be the person___ who executed the foregoing instrument and acknowledge the same.

Katharine D Kainz

signature
type or print name Katharine D. Kainz, Notary Public, Marathon County, State of Wisconsin.
My Commission expires: 07/13/08

NOTARY PUBLIC STATE OF WISCONSIN

Attachment G.2



LEGEND

● — EXISTING MONUMENT

o — SET 2" X 30" IRON PIPE, WEIGHING 3.65 LB./FT.

CERTIFIED SURVEY MAP FOR CITY OF WAUSAU

I, Gordon Cary Bush, Surveyor, hereby certify: that I have surveyed and mapped a parcel of land located in Government Lot 1, Section 36, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

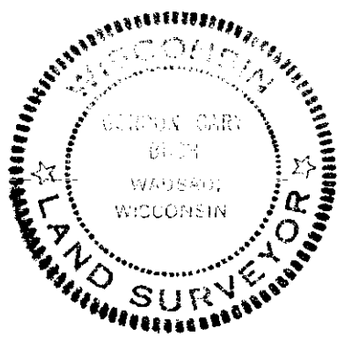
Beginning at the Northeast corner of Lot 1, Block 5 of B. William's Addition; thence N.0°08'08"E. along the West line of Fourth Street, 212.20 feet; thence N.89°45'52"W., 265.00 feet; thence N.0°08'08"E., 133.00 feet; thence S.69°44'48"W., 249.35 feet to the Southwest corner of the parcel shown and described in Volume 1, page 33 of Certified Survey Maps; thence continuing S.69°44'48"W., 27.12 feet; thence S.44°59'52"E., 32.30 feet; thence S.42°48'52"E., 188.14 feet; thence S.75°53'52"E., 180.57 feet; thence S.89°45'52"E., 15.85 feet to a point 9.00 feet Easterly from the centerline of a spur railroad track; thence S.2°03'52"E., 129.50 feet; thence along the arc of a curve to the left, said curve having a radius of 521.07 feet, a central angle of 24°54'40", and a long chord of 224.77 feet which bears S.14°31'12"E., to a point on the West line of Block 5 of B. William's Addition; thence N.0°08'08"E., 301.95 feet to the Northwest corner of Lot 1, Block 5 of B. William's Addition; thence S.89°45'52"E., 120.00 feet to the point of beginning.

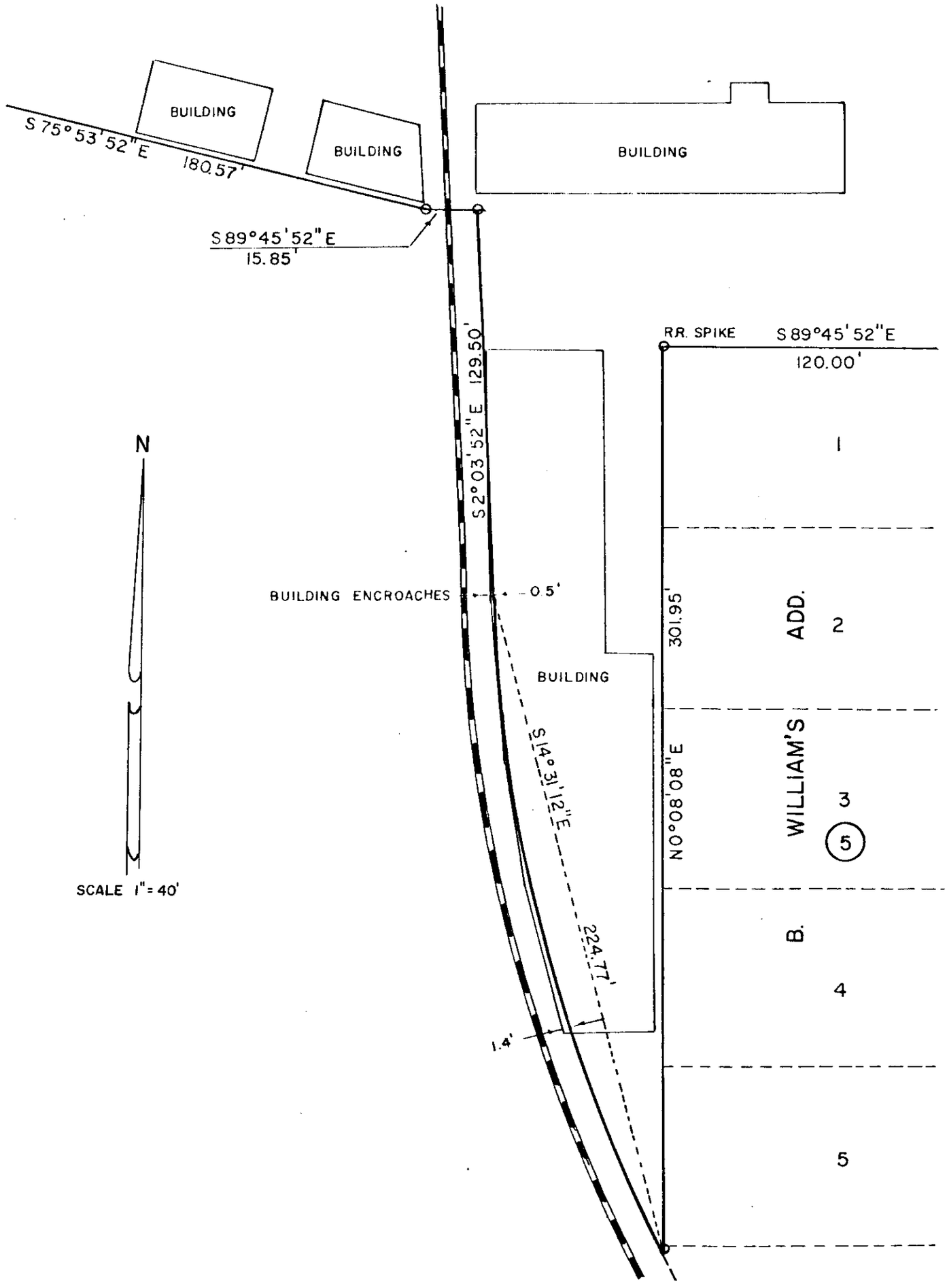
That such plat is a correct representation of all exterior boundaries of the land surveyed.

That I fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes.

Gordon Cary Bush, S778
Engineering Department
City of Wausau
January 27, 1978

Gordon Cary Bush




BUILDING
BUILDING
BUILDING
S 75° 53' 52" E
180.57'
S 89° 45' 52" E
15.85'
S 2° 03' 52" E 129.50'
RR. SPIKE
S 89° 45' 52" E
120.00'
N
BUILDING ENCROACHES 0.5'
BUILDING
S 14° 31' 12" E 224.77'
1.4'
N 0° 08' 08" E 301.95'
1
ADD. 2
WILLIAM'S 3
5
B. 4
5
SCALE 1" = 40'

727908

'78 JAN 27 PM 3 34

REGISTER'S OFFICE
Marathon County, Wis.
Received for Record this ....
day of .... A. D. 19........
at .... o'clock ...... M and recorded
in Vol. 6 of Certified Survey Maps
on page 379
Robert A. Anastasia
Register

3.00 chg City of Wausau

Attachment G.3

Marathon County Land Record

Report Generated:
11/15/2013 at 8:27:59 AM

Request: 29129073620998
PIN: 291-2907-362-0998
Parcel: 59-362907-0GL-001-02-00
Municipality: City of WAUSAU

For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Public

Account: None

Record Navigation Bar: PIN Address

(1) General Parcel Information:	
PIN	291-2907-362-0998
Parcel Number	59-362907-0GL-001-02-00
Parcel Status	Active
Sale Type	NOT OPEN MARKET
Sale Date	04/19/2007
Sale Amount	$18,995.00
Transfer Tax	$0.00
Deed Type	Quit Claim
Deed Reference	1474952QC
Mailing Address	407 GRANT ST WAUSAU WI 54403

(3) Parcel Addresses:	
Address # 1	310 PLUMER ST WAUSAU WI 54403

(4) Parcel Descriptions:

Year	Acre	Description
1993	2.02	THAT PT OF GOVT LOT 1 SEC 36-29-7 DESD IN VOL 358 OF DEEDS PG 511 EX PCLS DESD IN VOL 501 P584 V77 P113 VOL 400 OF MR PG 291

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
2008	MUNICIPAL OWNED	2.02	$0.00	$0.00	
	Totals for 2008	2.02	$0.00	$0.00	$0.00
2007	COMMERCIAL	2.02	$30,800.00	$0.00	
	Totals for 2007	2.02	$30,800.00	$0.00	$30,800.00
2004	COMMERCIAL	2.02	$41,800.00	$0.00	
	Totals for 2004	2.02	$41,800.00	$0.00	$41,800.00
1998	COMMERCIAL	2.02	$32,000.00	$0.00	
	Totals for 1998	2.02	$32,000.00	$0.00	$32,000.00
1996	COMMERCIAL	2.02	$32,000.00	$1,400.00	
	Totals for 1996	2.02	$32,000.00	$1,400.00	$33,400.00
1995	COMMERCIAL	2.02	$52,000.00	$1,000.00	
	Totals for 1995	2.02	$52,000.00	$1,000.00	$53,000.00
1994	COMMERCIAL	0.00	$60,000.00	$1,000.00	
	Totals for 1994	0.00	$60,000.00	$1,000.00	$61,000.00
1993	COMMERCIAL	0.00	$60,000.00	$9,400.00	

	Totals for 1993	0.00	$60,000.00	$9,400.00	$69,400.00
1986	COMMERCIAL	0.00	$60,000.00	$23,400.00	
	Totals for 1986	0.00	$60,000.00	$23,400.00	$83,400.00
1985	COMMERCIAL	0.00	$17,600.00	$17,900.00	
	Totals for 1985	0.00	$17,600.00	$17,900.00	$35,500.00

(6) Parcel Special Assessments:

No Data has been entered for this PIN.

(8) Recent Taxes:

View Payoff Statement (for current month of all unpaid taxes, interest, and penalty)

Year	Description	Due	Paid	Unpaid	Description	Value
2012					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
View Tax Bill PDF	Lottery Credit	0.00				
	General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	$0.00	$0.00	$0.00	Total Assessed Value	$0.00

Year	Description	Due	Paid	Unpaid	Description	Value
2011					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
View Tax Bill PDF	Lottery Credit	0.00				
	General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	$0.00	$0.00	$0.00	Total Assessed Value	$0.00

Year	Description	Due	Paid	Unpaid	Description	Value
2010					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
View Tax Bill PDF	Lottery Credit	0.00				
	General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	$0.00	$0.00	$0.00	Total Assessed Value	$0.00

Year	Description	Due	Paid	Unpaid	Description	Value
2009					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
View Tax Bill PDF	Lottery Credit	0.00				
	General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	$0.00	$0.00	$0.00	Total Assessed Value	$0.00

(9) Parcel Tax Receipts:

No Data has been entered for this PIN.

(11) Tax History:

Year	Description	Amount	Description	Value
2008	General Net	0.00	Tax District	1
	Lottery Credit	0.00		
	General Tax	0.00	Fair Mkt. Value	0.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		

	Forest Crop	0.00	Land	0.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$0.00	Total Assessed Value	$0.00
Year	Description	Amount	Description	Value
2007	General Net	714.86	Tax District	1
	Lottery Credit	0.00		
	General Tax	714.86	Fair Mkt. Value	29,700.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	30,800.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$714.86	Total Assessed Value	$30,800.00
Year	Description	Amount	Description	Value
2006	General Net	1,065.02	Tax District	1
	Lottery Credit	0.00		
	General Tax	1,065.02	Fair Mkt. Value	44,700.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	41,800.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$1,065.02	Total Assessed Value	$41,800.00
Year	Description	Amount	Description	Value
2005	General Net	1,067.40	Tax District	1
	Lottery Credit	0.00		
	General Tax	1,067.40	Fair Mkt. Value	42,600.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	41,800.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$1,067.40	Total Assessed Value	$41,800.00
Year	Description	Amount	Description	Value
2004	General Net	1,087.03	Tax District	1
	Lottery Credit	0.00		
	General Tax	1,087.03	Fair Mkt. Value	41,100.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	41,800.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$1,087.03	Total Assessed Value	$41,800.00
Year	Description	Amount	Description	Value
2003	General Net	998.85	Tax District	1
	Lottery Credit	0.00		
	General Tax	998.85	Fair Mkt. Value	38,500.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	32,000.00

	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$998.85	Total Assessed Value	$32,000.00
Year	Description	Amount	Description	Value
2002	General Net	996.18	Tax District	1
	Lottery Credit	0.00		
	General Tax	996.18	Fair Mkt. Value	37,800.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	32,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$996.18	Total Assessed Value	$32,000.00
Year	Description	Amount	Description	Value
2001	General Net	979.28	Tax District	1
	Lottery Credit	0.00		
	General Tax	979.28	Fair Mkt. Value	36,900.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	32,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$979.28	Total Assessed Value	$32,000.00
Year	Description	Amount	Description	Value
2000	General Net	957.33	Tax District	1
	Lottery Credit	0.00		
	General Tax	957.33	Fair Mkt. Value	35,600.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	32,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$957.33	Total Assessed Value	$32,000.00
Year	Description	Amount	Description	Value
1999	General Net	925.87	Tax District	1
	Lottery Credit	0.00		
	General Tax	925.87	Fair Mkt. Value	34,600.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	32,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$925.87	Total Assessed Value	$32,000.00
Year	Description	Amount	Description	Value
1998	General Net	877.59	Tax District	1
	Lottery Credit	53.65		
	General Tax	823.94	Fair Mkt. Value	32,600.00
	Special Assessment	18,995.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	32,000.00
	Woodland	0.00	Use Assessment	0.00

	Managed Forest Open	0.00	Improvement	0.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$19,872.59	Total Assessed Value	$32,000.00
Year	Description	Amount	Description	Value
1997	General Net	914.27	Tax District	1
	Lottery Credit	83.73		
	General Tax	830.54	Fair Mkt. Value	33,600.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	32,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	1,400.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$914.27	Total Assessed Value	$33,400.00
Year	Description	Amount	Description	Value
1996	General Net	871.71	Tax District	1
	Lottery Credit	0.00		
	General Tax	871.71	Fair Mkt. Value	32,700.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	32,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	1,400.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$871.71	Total Assessed Value	$33,400.00
Year	Description	Amount	Description	Value
1995	General Net	2,163.61	Tax District	1
	Lottery Credit	0.00		
	General Tax	2,163.61	Fair Mkt. Value	70,500.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	52,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	1,000.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$2,163.61	Total Assessed Value	$53,000.00
Year	Description	Amount	Description	Value
1994	General Net	2,475.07	Tax District	1
	Lottery Credit	0.00		
	General Tax	2,475.07	Fair Mkt. Value	74,700.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	60,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	1,000.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$2,475.07	Total Assessed Value	$61,000.00
Year	Description	Amount	Description	Value
1993	General Net	2,765.60	Tax District	1
	Lottery Credit	0.00		
	General Tax	2,765.60	Fair Mkt. Value	80,500.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	60,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	9,400.00

	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	$2,765.60	Total Assessed Value	$69,400.00

(12) Tax District:

Municpality: (291) WAUSAU | District: 1 | Year: 2014

Type	Code	Name
School	6223	WAUSAU
Tech District	1500	NORTHCENTRAL TECH
Sanitary	0	N/A
Lake	0	N/A
Tax 1	0000	N/A
Tax 2	0	N/A
Tax Incremental	0	N/A

(13) Lottery Credit Claims:

No Data has been entered for this PIN.

(14) Zoning:

1 Zoning Record(s) on File.

Tax Year	Flood Plain	Wetlands	Zoning	Ordinance
1996	N		1) M1	

(15) Sanitary Sewer Permits:

No Data has been entered for this PIN.

(16) Nonmetallic Mine Permits:

No Data has been entered for this PIN.

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Attachment G.4

November 6, 2013

Re: Bocaner Property
WDNR BRRTS # (02-37-547992)
310 Plumer Street
Wausau, WI

"That Part of Government Lot 1 described in Volume 358 of Deed Page 511, except the parcels described in Volume 501, Page 584, Volume 77, Page 113 and Volume 400 of Micro Records Page 291, located in Section 36, Township 29 North, Range 7 East, City of Wausau, Marathon County, WI.

I have reviewed the above referenced legal description, and hereby certify that it is correct for the Bocaner Property.

K. Fabel 11/7/13

Kevin Fabel, City of Wausau Date