

02-12-551591

SAG-437

Phase 1 Environmental Site Assessment ASTM E 1527-05

**Herreid Property
525 South Marquette Road
Prairie du Chien, WI 53821**

Prepared for:

**City of Prairie du Chien
Prairie du Chien, WI**

June 2007

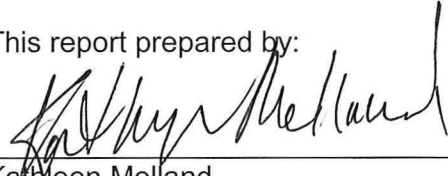
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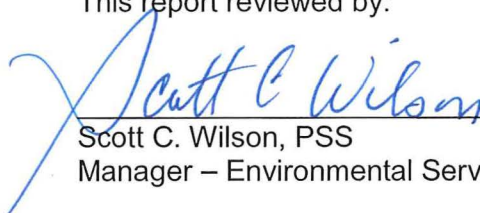
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Contents

Executive Summary	i
Project Scope	i
Purpose	i
Findings, Opinions and Conclusions	ii
User Reliance	iii
Acknowledgement	iii
Introduction	iv
Project Scope	iv
Purpose	iv
Tasks and Non-Scope Considerations	v
Limitations and Exceptions	v
Special Terms and Conditions	v
User Reliance	v
1.0 User Provided Information	1
1.1 Client Name, Address, and Telephone Number	1
1.2 Property Owner Name and Address	1
1.3 Property Occupant and Manager Information	1
1.4 Environmental Liens or Activity and Use Limitations	1
1.5 Valuation Reduction for Environmental Issues	1
1.6 Commonly Known or Reasonably Ascertainable Information	1
1.7 Specialized Knowledge	1
1.8 Past Uses	1
1.9 Ownership History	2
2.0 Site Description	3
2.1 Location and Legal Description	3
2.2 Site and Vicinity General Description	3
2.3 Current Use of the Property	3
2.4 Site Structures, Roads, Improvements, HVAC and Utilities	3
2.5 Current Use of Adjoining Properties	3
2.6 Physiographic Setting	4
3.0 Records Review	5
3.1 Aerial Photographs	5
3.2 Sanborn Fire Insurance Maps	5
3.3 City Directories	5

3.4	Geographic Information System Registry	5
3.5	State of Wisconsin Environmental Data Review	5
3.5.1	“Inventory of Sites or Facilities Which May Cause or Threaten to Cause Environmental Pollution” ASTM Radius 0.5-mile	5
3.5.2	Spills of Hazardous Materials ASTM Radius 0.25-mile	6
3.5.3	“Registry of Waste Disposal Sites In Wisconsin, July 2002 Update” ASTM Radius 0.50-mile	7
3.5.4	Currently Licensed Landfills ASTM Radius 0.50-mile	7
3.5.5	Environmental Repair Program (Other) ASTM Radius 0.5-mile	7
3.5.6	Registered Storage Tanks ASTM Radius 0.25-mile Wisconsin Department of Commerce	8
3.5.7	Leaking Underground Storage Tank (LUST) Report ASTM Radius 0.50-mile	8
3.6	Federal Environmental Data Review	9
3.6.1	“National Priorities List (NPL)” ASTM Radius 1.0-mile	9
3.6.2	“Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List” ASTM Radius 0.50-mile	9
3.6.3	Hazardous Waste Facilities Licensed Under the Resource Conservation and Recovery Act (RCRA)	9
3.6.4	Emergency Response Notification System ASTM Radius Subject Property	10
3.6.5	Federal Land Use ASTM Radius 0.05-mile	10
3.6.6	Federal Other ASTM Radius 0.25-mile	10
3.6.7	Brownfield ASTM Radius 0.25-mile	10
4.0	Site Reconnaissance	11
4.1	Methodology and Limiting Conditions	11
4.2	Exterior Observations	11
4.2.1	Hazardous Materials Storage and Use	11
4.2.2	Elevated and/or Pad-Mounted Electrical Transformers	12
4.2.3	Aboveground or Underground Storage Tanks (ASTs or USTs) Containing Hazardous Substances and/or Petroleum Products	12
4.2.4	Potable Water Supplies (Private and Municipal Wells)	12
4.2.5	Wastewater Treatment	12
4.2.6	Stormwater Management	12
4.2.7	Pits, Ponds, and Lagoons	12
4.3	Interior Observations	13
4.4	Adjoining Property Observations	14
4.4.1	Hazardous Materials Storage and Use	14

4.4.2	Elevated and/or Pad-Mounted Electrical Transformers	14
4.4.3	Aboveground or Underground Storage Tanks (ASTs or USTs) Containing Hazardous Substances and/or Petroleum Products.....	14
5.0	Interviews	15
5.1	Owner Interview	15
5.2	Site Manager Interview.....	15
5.3	Occupant Interview.....	15
5.4	Local Government Officials Interview	16
6.0	Findings, Opinions and Conclusions	17
	Acknowledgement	18
7.0	Additional Information	19
7.1	Deviations or Data Gaps	19
7.2	Additional Scope Considerations.....	19
7.3	References.....	19
8.0	Qualifications	20

List of Appendices

Appendix A - Scope of Services
 Appendix B - Site Location Figures
 Appendix C - Site Visit Photographs
 Appendix D - Historical Research Documentation
 Appendix E - Regulatory Research Documentation

Executive Summary

This Executive Summary provides a brief description of important project details. For completeness of information, the "Findings, Opinions and Conclusions" (below) have been copied verbatim from Section 6.0. All users of this report are advised to consult the body of the report for more information and greater comprehension of items and conditions described in the Executive Summary.

Project Scope

This report presents results of a Phase 1 Environmental Site Assessment (ESA) of the Herreid property (the "subject property"). Ayres Associates performed the Phase 1 ESA for the City of Prairie du Chien in preparation for future acquisition and redevelopment of the property.

The subject property is located in the city of Prairie du Chien in Crawford County, Wisconsin (Appendix B, Site Location Figures). The objective of the Phase 1 ESA was to assess the environmental conditions of the subject property and surrounding areas to identify recognized environmental conditions that may adversely affect the subject property.

Purpose

On November 1, 2005, the U.S. Environmental Protection Agency issued its final rule on Standards and Practices for Conducting All Appropriate Inquiries (AAI), which references E 1527-05 as being compliant with the statutory criteria for AAI.

The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an environmental site Assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability ACT (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice". Controlled substances are not included within the scope of this standard. Persons conducting an environmental site assessment as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA must include controlled substances as defined in the Controlled Substances Act within the scope of the assessment investigations to the extent directed in the terms and condition of the specific grant or cooperative agreement.

"Recognized Environmental Conditions", means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum product into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

In conducting the Phase 1 ESA, Ayres Associates' work was performed in accordance with accepted engineering principles and practices, including ASTM Practice E 1527-05. Ayres

Associates' findings are based on observations and data collected during a limited time period. It should be understood that a site walk over, by nature, is limited in its ability to fully assess the environmental conditions of a property. Ayres Associates does not assume responsibility for the discovery or elimination of adverse environmental conditions that possibly could cause accidents, injury, or damage.

Findings, Opinions and Conclusions

The Findings, Opinions and Conclusions identifies known or suspected environmental conditions associated with the subject property, including recognized environmental conditions, historical recognized environmental conditions, de minimus conditions, and other environmental conditions as warranted. We have performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject property. Any exceptions to, or deletions from, this practice are described in 7.1 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

- The subject property is included on the WDNR Bureau for Remediation and Redevelopment's Spills list. A 477-lb spill occurred at the subject property on September 21, 1998 when the load inside a trailer tipped over, spilling the contents from one of three barrels. The WDNR was contacted at the time of the release and absorbent was used to cleanup the spill. According to WDNR notes, this spill has the potential for surface water contamination of the Mississippi River via the storm sewer. This incident was closed on September 28, 1998. A 50-gallon diesel fuel spill occurred at the subject property on March 30, 1989, during a fuel pump overfill. The WDNR was contacted and the spill was determined to be contained to the soil. No further action was required and this incident was closed on March 31, 1989. A 25-gallon diesel fuel spill occurred at the subject property on October 14, 1994, when the nozzle malfunctioned. The WDNR was contacted and absorbent was used to cleanup the area. The spill was determined to be contained and no further action was required. This incident was closed on October 14, 1994. A 40-gallon diesel fuel spill occurred at the subject property on May 16, 1996, during a fuel pump overfill when the hose fell out of the tank. The WDNR was contacted at the time of the release. A contractor was hired and this incident is considered historical by the WDNR. A 40-gallon diesel fuel spill occurred at the subject property on October 4, 1995, during a driver error. The WDNR was contacted at the time of the release and absorbent was used to cleanup the area. The spill was considered to be contained to the soil. No further action was required and the WDNR closed this incident on October 10, 1995. A 30-gallon diesel fuel spill occurred at the subject property on November 13, 2002, when the vehicle operator fell asleep and accidentally hit the pump transfer switch. The spill was reported to the WDNR at the time of the release. A contractor was hired to cleanup the area. Wood chips and sand were used to absorb the fuel and the spill was considered to be contained. This incident was closed by the WDNR on January 6, 2003.
- The subject property is the site of four petroleum USTs and one 3,000-gallon UST that has been closed and filled with silica sand. Six petroleum USTs were closed and removed in 1992. Two 275-gallon ASTs were identified on the subject property during the site reconnaissance. These tanks are considered recognized environmental conditions to the subject property.

- During the site visit the building floor was observed to be oil stained. Over the 80+ years that the facility was in operation, oil and other hazardous waste may have leaked through the cracks between the cement floor pads and into the soil or groundwater. The paint room at the south end of the building was used for painting and baking tools as early as 1921 and the possibility for lead paint residue in this area is probable. The former tool and die manufacturing facility is a recognized environmental condition.
- The subject property was owned by Burlington Northern Railroad prior to 1933 and this active railroad line currently parallels the property. Over the years, pollutants from the railroad may have run onto the subject property. Burlington Northern Railroad is considered a recognized environmental condition to the subject property.

Based upon results of the Phase 1 ESA, it is the opinion of Ayres Associates that additional environmental site assessment activities appear to be warranted for the subject property.

User Reliance

This report is intended for the sole use of the city of Prairie du Chien, Tom Herreid, and their assignees. Ayres Associates does not assume liability for use of the report by unauthorized parties.

Acknowledgement

On behalf of the city of Prairie du Chien, Ayres Associates would like to extend its sincere appreciation to the Department of Natural Resources for assisting in the funding for this project. The Department of Natural Resources graciously awarded the City a grant in the amount of \$30,000 to assist in funding the environment activities outlined in this report. Without this funding support, this Brownfield site may have laid idle indefinitely. The City and Ayres Associates' are indebted to the Department for making this financial assistance available for this important redevelopment project.

Introduction

Project Name: Herreid Property
525 South Marquette Road
Prairie du Chien, WI 53821

Job Number: 53-0624.10

Site Visit Date: March 20, 2007

Project Scope

This report presents results of a Phase 1 Environmental Site Assessment (ESA) of the Herreid property (the "subject property"). Ayres Associates performed the Phase 1 ESA for the city of Prairie du Chien in preparation for redevelopment in compliance with the Brownfield Site Assessment Grant.

The subject property is located in the city of Prairie du Chien in Crawford County, Wisconsin (Appendix B, Site Location Figures). The objective of the Phase 1 ESA was to assess the environmental conditions of the subject property and surrounding areas to identify recognized environmental conditions that may adversely affect the subject property.

Purpose

On November 1, 2005, the U.S. Environmental Protection Agency issued its final rule on Standards and Practices for Conducting All Appropriate Inquiries (AAI), which references E 1527-05 as being compliant with the statutory criteria for AAI.

The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an environmental site Assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability ACT (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice". Controlled substances are not included within the scope of this standard. Persons conducting an environmental site assessment as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA must include controlled substances as defined in the Controlled Substances Act within the scope of the assessment investigations to the extent directed in the terms and condition of the specific grant or cooperative agreement.

"Recognized Environmental Conditions", means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum product into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

Tasks and Non-Scope Considerations

To assess the environmental conditions of the subject property, Ayres Associates performed the following tasks: (1) research into subject property history to identify prior uses and owners; (2) interviews with appropriate governmental staff and review of government agency records to identify environmental conditions affecting the subject property; (3) review of available aerial photographs of the subject property and surrounding area; (4) review of published geological and hydrological information concerning the subject property and surrounding areas; (5) a site visit to the subject property and surrounding areas to observe environmental conditions; and (6) preparation of a report documenting findings and offering recommendations for further investigation deemed necessary and appropriate (Appendix A, Scope of Services).

A commercial database service provided an environmental records search. Search results are attached as Appendix E, Environmental Records Search Report.

Industry standards for Phase 1 ESA provide the following non-exclusive list of non-scope considerations, which typically are not included in a Phase 1 ESA: asbestos-containing materials (ACM), radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high-voltage power lines. These and other environmental conditions may be included in the scope of services at the request of the client.

Limitations and Exceptions

In conducting this Phase 1 ESA, Ayres Associates' work was performed in accordance with accepted engineering principles and practices, including ASTM Practice E 1527-05. Ayres Associates' findings are based on observations and data collected during a limited time period. It should be understood that a site walk over, by nature, is limited in its ability to fully assess the environmental conditions of a property. Ayres Associates does not assume responsibility for the discovery or elimination of adverse environmental conditions that possibly could cause accidents, injury, or damage.

Special Terms and Conditions

Not applicable.

User Reliance

This report is intended for the sole use of the city of Prairie du Chien, Tom Herreid, and their assignees. Ayres Associates does not assume liability for use of this report by unauthorized parties.

**2007 Tax Property Record
Crawford County, WI**

Property information is valid as of 2008-02-07

2006 2007

Owner															
WILLIAM L HERREID SR PO BOX 406 PRAIRIE DU CHIEN WI 53821-0000															
Property Information			Property Description												
Parcel ID: 27120530000			UNION PLAT W 50' OF LOT 1;W 30' OF LOTS 2,3 & 4; BLOCK 142 VOL 359/D/271												
School District: Prairie du Chien Area															
<u>Section</u> 00	<u>Township</u> 00	<u>Range</u> 00	County Address: 410 E WEBSTER ST												
Tax Information			Land Valuation												
Net Tax 1357.12			<table><thead><tr><th><u>Class</u></th><th><u>Acres</u></th><th><u>Land Value</u></th><th><u>Improvements</u></th></tr></thead><tbody><tr><td>12</td><td>.000</td><td>7200</td><td>38600</td></tr><tr><td></td><td></td><td>7200</td><td>38600</td></tr></tbody></table>	<u>Class</u>	<u>Acres</u>	<u>Land Value</u>	<u>Improvements</u>	12	.000	7200	38600			7200	38600
<u>Class</u>	<u>Acres</u>	<u>Land Value</u>	<u>Improvements</u>												
12	.000	7200	38600												
		7200	38600												
Special Charges .00			Total Acres: 0												
Woodland Forest .00															
Lottery Credit .00															
Total Taxes 1357.12															
Tax District: CITY OF PRAIRIE DU C															

**2007 Tax Property Record
Crawford County, WI**

Property information is valid as of 2008-02-07

2006 2007

Owner		
WILLIAM L HERREID SR PO BOX 406 PRAIRIE DU CHIEN WI 53821-0000		

Property Information		
Parcel ID:	27120530001	
School District	Prairie du Chien Area	
<u>Section</u>	<u>Township</u>	<u>Range</u>
00	00	00

Property Description		
UNION PLAT E 90' OF LOT 1 EXC PRT DESC IN VOL 538/MIS/120; E 110' OF LOTS 2, 3 & 4; LOT 5; N 33' OF VAC DUNN ST ADJ LOT 5; BLOCK 142 VOL 359/D/271 County Address:		

Tax Information	
Net Tax	2779.45
Special Charges	.00
Woodland Forest	.00
Lottery Credit	.00
Total Taxes	2779.45
Tax District:	CITY OF PRAIRIE DU C

Land Valuation			
<u>Class</u>	<u>Acres</u>	<u>Land Value</u>	<u>Improvements</u>
12	.000	93800	0
		93800	0
Total Acres:			0

1.0 User Provided Information

1.1 Client Name, Address, and Telephone Number

Marty Larson
Planning and Zoning Department
City of Prairie du Chien
214 E. Blackhawk Avenue
PO Box 324
Prairie du Chien, WI 53821
(608) 326-6340

1.2 Property Owner Name and Address

William Herreid
PO Box 406
Prairie du Chien, WI 53821

1.3 Property Occupant and Manager Information

Tom Herreid
431 S. Marquette Road
Prairie du Chien, WI 53821

1.4 Environmental Liens or Activity and Use Limitations

Not applicable.

1.5 Valuation Reduction for Environmental Issues

Not applicable.

1.6 Commonly Known or Reasonably Ascertainable Information

The subject property is identified as parcel numbers 271-2053-0001 and 271-2053-0000 and is located within the city of Prairie du Chien tax district. The former tool and die site was formerly assessed as "manufacturing" by the State and was recorded as commercial in 1999 on the Prairie du Chien assessment roll.

1.7 Specialized Knowledge

Not applicable

1.8 Past Uses

The subject property was originally vacant railroad land until approximately 1920. A tool and die manufacturing facility was subsequently constructed and later operated on the northwest corner of the subject property from 1921 until the late 1990's. In the late 1950's, a truck stop was constructed on the south portion of the subject property. The truck stop operated from approximately 1957 until 2001. A restaurant was constructed

in the mid-1960's and was attached to the north end of the truck stop, and is currently in operation. A 5-bay carwash was added to the south end of the truck stop in the mid-1960's. Four of the bays were torn down in approximately 1997 and one bay still remains on the subject property. An ice-cream stand was located on the northeast corner of the subject property from the early 1960's until the early 1980's.

1.9 Ownership History

The subject property originally belonged to the Burlington Northern Railroad. In 1921, the subject property was leased from Burlington Northern Railroad and a tool and die manufacturing facility was constructed on the northwest corner of the site. In approximately 1933, the land was purchased from the Railroad by Warren Swingle. In 1957, Warren Swingle sold the property to his nephew, William Herreid, the current owner of the subject property.

2.0 Site Description

2.1 Location and Legal Description

The subject property is located in the northeast quarter of the northeast quarter of Section 36, Township 7 North, Range 7 West (NE ¼, NE ¼, Sec.36, T7N, R7W), Crawford County, Wisconsin.

2.2 Site and Vicinity General Description

The Herreid property is located at the intersection of Webster Street and South Marquette Road, in the city of Prairie du Chien, Wisconsin; in an area that experiences a high volume of traffic. A former truck stop and carwash, and a restaurant are located on the south portion of the site. The remains of a former tool and die manufacturing facility are located on the northwest portion of the property. The Burlington Northern Railroad runs adjacent to the west of the subject property. A vacant strip of land owned by the Steiner family exists between the Herreid parcel and the nearby Burlington Northern Railroad line and its right-of-way.

2.3 Current Use of the Property

Grandma's Deli, attached to the north end of the truck stop, is the only facility still in operation on the subject property.

2.4 Site Structures, Roads, Improvements, HVAC and Utilities

The former Prairie Tool Company building is located on the northwest corner of the site. This two-story building is approximately 12,000 sq.ft and was constructed in 1921. An approximately 500 sq.ft. office area was added to the east side of the building in the late 1950's or early 1960's. A brick smokestack is located adjacent to the south end of the building, towering above the paint room. A storage area was attached to the south end of the tool and die building until the 1980's, when it was torn down to make more room for the nearby truck stop and deli. The entire truck stop, including the restaurant and the remains of the car wash, is approximately 5,000 sq.ft. The truck stop was constructed in the late 1950's and the restaurant was added in the mid 1960's. Both were remodeled in approximately 1993. The carwash was added in the mid 1960's. Four of the five bays were taken down in approximately 1997. The parking lot was paved in approximately 1993 and was gravel-surfaced prior to 1993. A wood-burning furnace was used to heat the tool and die facility while natural gas is used in the other buildings on the subject property. Marquette Road parallels the east edge of the subject property and Webster Avenue parallels the north boundary of the subject property. Burlington Northern Railroad is located west of the subject parcel, immediately behind the Steiner parcel. An abandoned portion of Dunn Street borders the southern boundary of the subject property.

2.5 Current Use of Adjoining Properties

The subject property is located on the southwest corner of the intersection of Marquette Road and Webster Street. Tom Herreid, the son of the current property owner, owns the properties located on the northwest and northeast corners of the intersection. Mr.

Herreid uses these properties for his home sales business, Homesteader Homes. The property located on the southeast corner of the intersection is a vacant, former gasoline station. The Steiner parcel is a vacant lot located adjacent to the subject property.

2.6 Physiographic Setting

Topography, Soils and Bedrock

The soils at the subject property are mapped as Dakota sandy loam (DkA), 0 to 3 percent slopes. Dakota sandy loam formed on valley trains in loamy alluvium over sandy and gravelly outwash. These soils are somewhat excessively drained and have a low available water capacity. The depth to water table is greater than 72 inches. Bedrock is mapped as mostly Galena Dolomite, 0 to 230 feet in thickness. The subject property is mostly level.

Surface and Groundwater

There is no permanent surface water on the subject property. The nearest body of water is the Mississippi River located less than 0.50-miles to the west. Groundwater flow is expected to be in a westerly direction toward the river. Groundwater is reported to be approximately 30 feet from ground surface in city water supply wells. These wells are in the sand and gravel, alluvial aquifer.

3.0 Records Review

3.1 Aerial Photographs

Aerial photographs taken in 1938, 1954, 1961, 1982, 1994, and 2006 were provided by FirstSearch and reviewed for evidence of past land use. The tool and die manufacturing facility is visible in the northwest corner of the subject property on the 1938 and 1954 aerial photographs. The areas to the west and north of the subject property appear primarily residential. Burlington Northern Railroad is visible on these aerial images and located adjacent to the western fringes of the site, just beyond the vacant Steiner parcel. Areas south and east of the subject property appear to be primarily agricultural land. Beginning on the 1961 aerial photograph, the truck stop is visible on the southern end of the subject property. A small building also appears to be located in the northeast corner of the property on the 1961 and 1982 photographs. The truck stop and tool and die facility are visible on the 1994 and 2006 photographs. The small building that was located on the northeast corner of the property in the 1961 and 1982 photographs has been removed, according to the 1994 and 2006 photographs. From 1938 to 2006, the surrounding land use appears to have gradually changed from agricultural and residential to industrial, commercial, and residential.

3.2 Sanborn Fire Insurance Maps

Sanborn map coverage was ordered from FirstSearch for historical images of the subject property. Sanborn Map coverage did not extend to the subject property.

3.3 City Directories

Historical City Directories were not reviewed for this assessment due to the availability of historical data from other sources.

3.4 Geographic Information System Registry

The Department of Natural Resources Geographic Information System (GIS) Registry did not include registration of the subject property.

3.5 State of Wisconsin Environmental Data Review

For a complete listing of sites within the ASTM Radius of the subject property see Appendix E Environmental Records Search. This section will only address sites that could be a recognized environmental condition in connection with the subject property.

3.5.1 "Inventory of Sites or Facilities Which May Cause or Threaten to Cause Environmental Pollution"

ASTM Radius 0.5-mile

The "Inventory" is a listing of sites requiring corrective action not covered under the authority of WDNR's Spill Program, Leaking Underground Storage Tank (LUST) Program, or other WDNR programs. Inventory sites are eligible for remediation under the authority of the Environmental Fund. This inventory was most recently updated in September of 2000.

- The subject property is not included in the WDNR Bureau for Remediation and Redevelopment's inventory.
- This inventory includes no sites within the ASTM radius of 0.5-mile.

3.5.2 Spills of Hazardous Materials

ASTM Radius 0.25-mile

The WDNR "List of Spill Sites" identifies incidents of potentially hazardous material releases and is updated regularly. Spills were either remediated promptly or transferred to WDNR programs (Environmental Repair Program, LUST Program, etc.). This list was most recently updated in January of 2007.

- The subject property is included on the WDNR Bureau for Remediation and Redevelopment's Spills list. A 477-lb spill occurred at the subject property on September 21, 1998, when the load inside a trailer tipped over, spilling the contents from one of three barrels. The type of substance released was not reported in any document searched. The WDNR was contacted at the time of the release and absorbent was used to cleanup the spill. According to WDNR notes, this spill has the potential for surface water contamination of the Mississippi River via the storm sewer. This incident was closed on September 28, 1998.
- A 50-gallon diesel fuel spill also occurred at the subject property on March 30, 1989 during a fuel pump overflow. The WDNR was contacted and the spill was determined to be contained to the soil. No further action was required and this incident was closed on March 31, 1989.
- A 25-gallon diesel fuel spill occurred at the subject property on October 14, 1994, when the dispensing nozzle malfunctioned. The WDNR was contacted and absorbent was used to cleanup the petroleum release area. The spill was determined to be contained and no further action was required. This incident was closed on October 14, 1994.
- A 40-gallon diesel fuel spill occurred at the subject property on May 16, 1996, during a fuel pump overflow episode, when the hose fell out of the tank, releasing product onto the subject parcel. The WDNR was contacted at the time of the release. A contractor was hired to contain the release and this incident is considered a historical closure by the WDNR.
- A 40-gallon diesel fuel spill also occurred at the subject property on October 4, 1995, during a vehicle refueling mishap by a station patron. The WDNR was contacted at the time of the release and absorbent was used to cleanup the area. The spill was considered to be contained to the soil. No further action was required and the WDNR closed this incident on October 10, 1995.
- A 30-gallon diesel fuel spill occurred at the subject property on November 13, 2002, when the vehicle operator fell asleep and accidentally hit the pump transfer switch. The spill was reported to the WDNR at the time of the release. A contractor was hired to cleanup the area. Wood chips and sand were used to absorb the fuel and the spill was considered to be contained. This incident was closed by the WDNR on January 6, 2003.

Some or all of these spills are considered recognized environmental conditions to the subject property.

- This list of spills also includes one other site within the ASTM radius of 0.25-mile. A spill occurred on December 22, 1989, at the intersection of Iowa and Marquette Roads, approximately 1/4-mile northeast of the subject property. Twenty-five gallons of unleaded and leaded fuel were released when an underground storage tank overflowed during filling. The WDNR was contacted at the time of the release. Absorbent was used to cleanup the area and the release was contained. This incident was closed by the WDNR on December 27, 1989. This spill occurred greater than 1,200 feet from the subject property and because it is not located up gradient from the subject parcel, with respect to groundwater flow, it is not considered a recognized environmental condition.

3.5.3 “Registry of Waste Disposal Sites In Wisconsin, July 2002 Update”

ASTM Radius 0.50-mile

The “Registry” contains a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited. Inclusion of a site on the Registry is not intended to suggest that environmental problems have occurred, are occurring, or will occur.

- The subject property is included on the WDNR Bureau of Waste Management’s Waste Disposal Sites list as a small quantity generator of hazardous waste. The subject property is a conditionally exempt small quantity generator that produces less than 100kg/month of ignitable waste. The site is in compliance as a small quantity generator and corrective action has not been required.
- The Registry of Waste Disposal sites identified four sites within the 0.50-mile ASTM radius of the subject property. Marquette Body Shop and Sales, 848 S. Marquette Road, is located approximately 1/4-mile southeast of the subject property. Marquette Body Shop and Sales is a conditionally exempt small quantity generator of hazardous waste that produces less than 100kg/month of waste. This site is in compliance and corrective action has not been required. The other three waste disposal sites are located greater than 1,500 feet from the subject property and none of these four sites are considered a recognized environmental condition to the subject property.

3.5.4 Currently Licensed Landfills

ASTM Radius 0.50-mile

- The subject property was not included on the WDNR Bureau of Waste Management’s Currently Licensed Landfills list.
- Currently licensed landfills were not identified within the 0.50-mile ASTM radius of the subject property.

3.5.5 Environmental Repair Program (Other)

ASTM Radius 0.5-mile

The Environmental Repair Program (ERP) list identifies sites other than LUST sites that have been contaminated soil and/or groundwater, including older historic releases to the environment. This list was most recently updated in January of 2007.

- The subject property is not included on the WDNR Bureau for Remediation and Redevelopment’s ERP list.

- ERP sites were not identified within the 1.0-mile ASTM radius of the subject property.

3.5.6 Registered Storage Tanks

ASTM Radius 0.25-mile Wisconsin Department of Commerce

Registered storage tanks were identified on the subject property as well as ten properties within the ASTM radius in the State of Wisconsin's most current registration database updated March 2007.

- The subject property has eleven registered storage tanks. Two 8,000-gallon diesel USTs, two 6,000-gallon diesel USTs, and two 6,000-gallon gasoline USTs were closed and removed in 1992. Also in 1992, one 3,000-gallon gasoline UST was closed and filled with silica sand. These closed tanks were replaced with one 10,000-gallon unleaded gasoline, one 12,000-gallon diesel, one 8,000-gallon unleaded gasoline, and one 8,000-gallon diesel UST that still remain on the subject property. These existing and removed USTs, and their associated appurtenances, are considered recognized environmental conditions to the subject property.
- There are five sites situated adjacent to, or up gradient of, the subject property that contain registered USTs. A 275-gallon fuel oil UST is located at 506 South Marquette Road, adjacent to and east of the subject property, across Marquette Road. The fuel oil tank was abandoned-in-place while still containing product. One 10,000-gallon and two 6,500-gallon USTs were located at 630 South Marquette Road, which is adjacent to and east of the subject property. These USTs were closed and removed in August, 1989, and were empty at the time of removal. There is a 650-gallon used motor oil AST registered at Wonder Wash, 704 South Marquette, approximately 500 feet east-southeast of the subject property. A 10,000-gallon leaded gasoline UST is registered to Sarah Lee Baking Group, 706 Marquette Road. This UST was closed and removed on October 1, 1991. A 6,000-gallon and a 14,000-gallon unleaded gasoline UST were closed and removed from Bulk Petroleum Corporation, 430 South Marquette Road, on December 15, 1999. This site is located approximately 600 feet northeast of the subject property and has a reported LUST incident (described below). A 500-gallon leaded gasoline UST was identified at a property on South Marquette Road. However, the exact address of this UST site along South Marquette Road is unknown. According to the State database, this tank has been closed and removed. The remaining registered storage tanks are greater than 850 feet from the subject property and are not located up gradient from the subject property, with respect to groundwater flow.

3.5.7 Leaking Underground Storage Tank (LUST) Report

ASTM Radius 0.50-mile

The WDNR "List of Leaking Underground Storage Tank Sites" identifies all LUST cases undergoing remedial investigations and all LUST cases that have been closed to further remediation by WDNR; the list was most recently updated in January of 2007.

- The subject property is included on the WDNR Bureau for Remediation and Redevelopment's LUST list. A diesel fuel release was reported at the subject property on July 8, 1992. According to WDNR notes, the soil was contaminated during this release. A contractor was hired to cleanup the area and this incident was closed by the Department on August 4, 1994.

- Eight leaking underground storage tank sites were identified within the 0.50-mile ASTM radius. Bulk Petroleum, 430 South Marquette Road, is located approximately 600 feet northeast of the subject property. A release was identified on April 27, 1998 and the WDNR was contacted at the time of the release. The tank was closed in 2000 and this incident was closed on July 2, 2002. The remaining seven LUST sites are located greater than 1,500-feet from the subject property and do not appear to be located up gradient from the subject parcel, with respect to groundwater flow.

3.6 Federal Environmental Data Review

For a complete listing of sites within the ASTM Radius of the subject property see Appendix E Environmental Records Search. This section will only address sites that could be a recognized environmental condition in connection with the subject property.

3.6.1 "National Priorities List (NPL)"

ASTM Radius 1.0-mile

The "NPL" identifies uncontrolled or abandoned hazardous waste sites requiring priority remedial action under the EPA's Superfund Program.

- The subject property is not included on the NPL list.
- NPL sites were not identified within the 1.0-mile ASTM radius of the subject property.

3.6.2 "Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List"

ASTM Radius 0.50-mile

Sites included on the "CERCLIS List" have been or are being investigated by the U.S. EPA for release or threatened release of hazardous substances to determine priority status for possible inclusion to the NPL (Superfund) List.

- The subject property is not included on the CERCLIS list.
- CERCLIS sites were not identified within the 0.50-mile ASTM radius of the subject property.

3.6.3 Hazardous Waste Facilities Licensed Under the Resource Conservation and Recovery Act (RCRA)

Treatment Storage Disposal (TSD) Facilities ASTM Radius 0.5-mile

- The subject property is not included on the TSD facilities list.
- TSD facilities were not identified within the 1.0-mile ASTM radius of the site.

Corrective Action Sites Resource Conservation and Recovery Information System ASTM Radius 1.0-mile

The CORRECTS database includes RCRIS sites with reported corrective action.

- The subject property is not included on the CORRECTS database list.

- The CORRECTS list did not identify any sites within the 1.0-mile ASTM radius of the subject property.

Generators and Handlers (RCRA Notifiers) ASTM Radius 0.25-mile

- The subject property is not included on the RCRA Notifiers list.
- RCRA Notifiers were not identified within the 0.25-mile ASTM radius of the site.

3.6.4 Emergency Response Notification System

ASTM Radius Subject Property

ERNS is a national database which contains information on specific notification of releases of oil and hazardous substances into the environment. The system stores data regarding the site of the spill, the material released, and the medium into which it occurred.

- The subject property is not included on the ERNS list.

3.6.5 Federal Land Use

ASTM Radius 0.05-mile

This USGS/EPA database includes lands owned or administered by the Federal Government, including the Bureau of Land Management, the Bureau of Reclamation, the U.S. Department of Agriculture Forest Service, the Department of Defense, the U.S. Fish and Wildlife Service, the National Park Service, the Tennessee Valley Authority, and other agencies. Only areas of 640-acres or more are included.

No federal sites were identified within the ASTM radius of the subject property.

3.6.6 Federal Other

ASTM Radius 0.25-mile

This section includes two EPA databases; *Section Seven Tracking System* includes registration and production data for facilities which manufacture pesticides, and the *Aerometric Information Retrieval System* includes information pertaining to sites which submit air emissions reports and was developed under the Clean Air Act.

No federal sites were identified within the ASTM radius of the subject property.

3.6.7 Brownfield

ASTM Radius 0.25-mile

COM and EPA listings for *Milwaukee Brownfields Redevelopment Site Inventory* and *Brownfields Management System* includes sites contaminated by present and or historical land uses.

Brownfield sites were not identified during this database search within the ASTM radius of the subject property.

4.0 Site Reconnaissance

4.1 Methodology and Limiting Conditions

Site reconnaissance was carried out on Tuesday, March 20, 2007, by driving to the site in the morning and meeting with Tom Herreid, the son of the property owner. It was a sunny, cool day with no adverse conditions that might limit the site inspection.

4.2 Exterior Observations

During the site reconnaissance, the subject property appeared to be topographically level and there were two main facilities observed at the site: the truck stop located on the south end of the property and the former tool and die manufacturing facility, situated on the northwest corner of the subject property. The Steiner parcel and the Burlington Northern Railroad tracks are situated adjacent to, and west of, the subject property. The railroad is a very active line and was observed to be in operation at the time of the site visit.

The truck stop consisted of an abandoned IOCO Citgo gasoline station and associated dispensing islands, Grandma's Deli restaurant (currently operating), and the remains of a carwash, surrounded by deteriorating blacktop pavement. An 8 x 12-foot, wooden storage shed, used for restaurant paper product storage, was located behind the truck stop. The exterior of the gasoline station and restaurant appeared to be made of concrete block and brick. A grease-trap dumpster was observed behind the restaurant, near four, chest-freezers that lined the outside wall of the restaurant building. One of five original carwash bays remained at the subject property, adjoining the south end of the former Citgo gasoline filling station. The outside of this bay appeared to be made of aluminum siding and brick. Three, 3 x 1.5-foot drains were observed south of this bay, where the old bays previously existed. Fuel pump areas were located east and west of the gasoline station, under large, overhead canopies. The access caps to the five remaining UST's were observed adjacent to the fuel pump areas and near the remains of the carwash.

At the time of the site visit, the former tool and die manufacturing facility, Prairie Tool Company, was vacant and appeared in disrepair. The south, east, and north sides of this building were surrounded by blacktop pavement. The west side of the building was surrounded by a grassy area littered with remnants of the building's roof. The exterior of the building was made of a combination of brick, concrete block, and wood. A brick smoke stack was observed adjoining the south end of the building and was surrounded by used tires, construction debris, and garbage. Four, 55-gallon drums containing garbage and metal shavings, and two, 275-gallon ASTs were also observed in this area. Based on the interview with Tom Herreid, these ASTs most likely contained diesel fuel and had been empty for several years. Several more 55-gallon drums containing garbage, wood chips, and metal shavings were located along the east side of the building.

4.2.1 Hazardous Materials Storage and Use

Hazardous materials storage and past use were observed on the subject property. During the site reconnaissance, six 55-gallon drums were noted within the building.

These drums were not opened, but were instead shaken and determined to contain a minimal amount of solid material. When asked, Tom Herreid stated that he was unsure what these drums contained. Moreover, these unlabeled containers were not observed to be leaking. However, they were noted to be slightly rusted. Multiple grease stains and oily residue were observed on the floor of the tool and die, indicating past use of petroleum products within the building. An approximately 20 x 60-foot paint room, containing a paint booth, kiln, and wood-burning furnace, is located at the south end of the tool and die facility. According to Mr. Herreid, this room was used to paint tools from the early 1920's until the mid-1980's. This information and the peeling paint observed on the paint booth and walls suggest that lead-bearing paint was used heavily in this area. No hazardous material storage, other than the reported USTs, was observed within or around the truck stop area of the subject property.

4.2.2 Elevated and/or Pad-Mounted Electrical Transformers

Electrical transformers were not observed on the subject property. However, a pad-mounted electrical transformer was observed approximately one foot to the west of the subject property (see section 4.4.2).

4.2.3 Aboveground or Underground Storage Tanks (ASTs or USTs) Containing Hazardous Substances and/or Petroleum Products

Five USTs and two AST's are known to exist on the subject property. According to Mr. Herreid and documents received from the WDNR, six petroleum USTs were removed in 1992. These were replaced with one 12,000-gallon diesel, one 10,000-gallon unleaded gasoline, one 8,000-gallon diesel, and one 8,000-gallon unleaded gasoline UST. These four USTs still remain on the subject property and reportedly contain approximately 1 to 5 inches of product which remained after pumping the bulk of the fluids from those tanks several years ago. A closed 3,000-gallon gasoline UST is reportedly located under the carwash area and was filled with silica sand in 1992 when the other six USTs were removed. Two 275-gallon empty diesel AST's were observed along the south end of the tool and die facility. There was no information on these AST's found in any records searched or reported by any agency contacted.

4.2.4 Potable Water Supplies (Private and Municipal Wells)

Potable water is supplied to the subject property by the City of Prairie du Chien.

4.2.5 Wastewater Treatment

Wastewater treatment is provided to the subject property by the City of Prairie du Chien municipal utilities.

4.2.6 Stormwater Management

Stormwater is unmanaged on the subject property, flowing overland to storm sewers maintained by the City of Prairie du Chien.

4.2.7 Pits, Ponds, and Lagoons

These features were not observed or reported, on the subject property.

4.3 Interior Observations

All of the buildings located on the subject property were thoroughly examined during the site reconnaissance and were visually assessed for indications of asbestos containing materials, lead-based paint, and hazardous materials.

The former IOCO Citgo gasoline station was primarily empty at the time of the site visit. A total of eight rooms make up this building. The main room (convenience area) is approximately 1,200 sq. ft. Two small bathrooms, a large storage closet, laundry room, utility room, small office area, and large walk-in freezer make up the rest of the former gasoline station. The ceiling is a drop-ceiling made up of 2 by 4-foot tiles that may contain asbestos. The floor is made up of 12-inch square, linoleum tiles, installed directly over concrete. Owens-Corning fiberglass insulation was observed between the walls and ceiling. The interior walls are mostly concrete block with some areas of sheet rock. Florescent lighting and natural gas heat were used in the former gasoline station.

The single carwash bay that remains on the subject property is made up of four rooms. The main area is approximately 600 sq. ft. and was used as the car portal. The interior walls and ceiling of this area appear to be primarily aluminum, with one wall of brick. An approximately 3 x 1.5-foot drain is located in the center of the concrete floor. A small workshop area and a storage room are located at the back of the carwash. An approximately 240 sq. ft. utility room is located along the south side of the bay and was lined with fireproofing or insulation material.

The restaurant located within the former truck stop, Grandma's Deli, is still in operation and was open at the time of the site visit. Four rooms, including two bathrooms, a dining area, and a kitchen, make up the structure of the approximately 1,600 sq. ft. restaurant. The kitchen had concrete block walls, two types of 12-inch square linoleum floor tiles, and a painted ceiling. The dining room contained 12-inch tiles on the floor and ceiling.

The former tool and die manufacturing facility is two stories in height and comprises approximately 12,000 sq. ft. of floor space and consists of two office areas, a reception area, two work areas, a paint room, and an attic/storage area. Several types of 9-inch and 12-inch linoleum floor tiles and 12-inch ceiling tiles were observed in the office and reception areas. The walls in these areas were constructed with concrete block and surfaced with wood paneling. The larger of the two work areas was approximately 7,200 sq. ft. and had a wood ceiling that appeared to be partially collapsed. Both work areas contained 6 x 6-foot concrete floor slabs and wood interior walls. The concrete floor tiles were laid upon a coarse gravel base with expansion gaps between each slab. The ceiling of the smaller work area was a mixture of plaster and lath. The concrete floor slabs inside the work areas were generally covered with an oily residue. At least six, 55-gallon drums containing an unknown solid material were observed. Though slightly rusted, these drums appeared intact and were not labeled. Six wooden barrels containing scrap wood were noted in the attic area. During the site walkover, a dozen wooden crates were also observed in the attic. For safety reasons, due to the weakness of the wooden attic floor, Mr. Herreid did not want Ayres Associates to walk in that portion of the attic. Mr. Herreid checked several of the crates and they were empty. When asked, he stated that he and felt the crates were most likely empty.

A paint booth, kiln, and wood burning furnace were located in the paint room. The floor of this room was covered with a thin residue that had built up in the cracks between the concrete floor slabs. Paint was observed to be peeling on the paint booth and kiln.

4.4 Adjoining Property Observations

The subject property is located on the southwest corner of the intersection of Marquette Road and Webster Street. Tom Herreid, the son of the current property owner, owns the properties located on the northwest and northeast corners of the intersection. Mr. Herreid uses these properties for his home sales business, Homesteader Homes. The property located on the southeast corner of the intersection is the site of a former gasoline station which has been razed.

4.4.1 Hazardous Materials Storage and Use

Storage and/or use of hazardous materials were not observed on the properties adjoining the subject property.

4.4.2 Elevated and/or Pad-Mounted Electrical Transformers

One pad-mounted electrical transformer was observed on a directly adjoining property. This transformer, #115494, was identified approximately 1-foot from the western edge of the subject property. Mr. Herreid stated that this transformer and a nearby sign belonged to the City of Prairie du Chien. This transformer appeared intact and no signs containing PCB information were noted, therefore, this transformer is assumed to be PCB-containing.

4.4.3 Aboveground or Underground Storage Tanks (ASTs or USTs) Containing Hazardous Substances and/or Petroleum Products

Storage tanks were not observed on directly adjoining properties during the site reconnaissance.

5.0 Interviews

5.1 Owner Interview

In lieu of interviewing the owner, Ayres Associates spoke with his son who is acting as the site manager for the property and is familiar with current and former uses of the parcel. See site manager interview below.

5.2 Site Manager Interview

An interview was conducted on March 20, 2007, with Tom Herreid, son of the current property owner. Tom provided an ownership history of the property and toured the site with Ayres Associates. The property had once belonged to the Burlington Northern Railroad but was sold to his great-uncle, Warren Swingle, in 1933. Warren Swingle had been an employee at the tool and die manufacturing facility since the early 1920's, shortly after it opened. Tom's father, William Herreid, purchased the property in 1957 from his uncle and built the truck stop in the late 1950's or early 1960's. Swingle and Herreid ran the truck stop together, naming it S&H Oil. The restaurant was added in the mid 1960's and William Herreid built the carwash in the mid-1960's. Tom has spent a lot of time on the property and was able to provide information regarding USTs, ASTs, and hazardous materials storage. He stated that in approximately 1993, the gasoline station and restaurant were remodeled. Six USTs were removed at this time, and replaced with a 12,000-gallon, 10,000-gallon, and two 8,000-gallon fiberglass petroleum USTs. The fuel pumps were also replaced at this time. He also thought there might be one or two old diesel ASTs associated with the tool and die facility. He didn't recall any visible contamination or significant spills on the subject property. However, he did remember a few minor spills that occurred at the fuel pumps during routine filling.

Tom stated that an ice-cream stand, Tic-Toc, had occupied the northeast corner of the subject property for a period of time, however, it was torn down in the early 1980's. Tom acknowledged that there was a paint room at the south end of the tool and die facility, where workers had painted and baked tools since the early 1920's. The tool and die facility remained in operation until the late 1990's and the gasoline station closed in approximately 2001. The restaurant was still operating at the time of Ayres Associates site visit. When asked, Tom told Ayres Associates that the City provided sewer and water to the subject parcel and he did not recall the existence of any potable wells on the subject property. He mentioned that in the previous year, several of his employees had drilled two holes in the floor of the tool and die to drain water from a leaking roof. These holes were not observed during the site visit, but his employees confirmed that they had drilled approximately 12-inches, through the concrete floor slabs as weep holes to drain the water. When asked, Tom stated that the subject property had been paved in 1993 and was covered with gravel prior to that. During the site walkover, a dozen wooden crates were observed in the attic. For safety reasons, Tom did not want Ayres Associates to walk in that portion of the attic. Tom checked several of the crates and they were empty. When asked, he stated that he did not think the crates contained any hazardous materials and felt they were most likely empty.

5.3 Occupant Interview

See site manager interview above.

5.4 Local Government Officials Interview

Tom Kedzierski, the WDNR Spills Coordinator for the West Central region, was contacted via telephone and email regarding the spills that occurred at the subject property. Mr. Kedzierski provided no additional information regarding these incidents or any other incidents that may have environmentally impacted the subject property or surrounding area.

Dave Rozeboom of the WDNR was contacted via email regarding the leaking underground storage tank located at the subject property. Mr. Rozeboom sent Ayres Associates information regarding the LUST that was reported in 1992. Ayres reviewed the closure letter and UST storage removal documentation report provided by Mr. Rozeboom. Based upon these documents, it appears that William Herreid hired a contractor, McCutchin Crane Service, to remove the seven USTs that were currently on the subject property. McCutchin arrived at the site on July 7, 1992, to remove the tanks. During removal the contractor encountered contamination under the pump island on the east side of the property. The WDNR was notified of this contamination on July 8, 1992. Possible contamination was encountered on the west side around the pump island, at the fill end of the tanks, and in the vent pipe area. When tested, only the soil sample taken under the east pump island returned at more than 5 mg/kg DRO. All areas of possible contamination were excavated and sampled again. The samples were analyzed and were determined to contain less than 5 mg/kg DRO and GRO. One 3,000-gallon gasoline UST was not removed due to its location under the car wash. This UST was filled with silica sand and abandoned-in-place. The UST removal documentation report was provided to the WDNR on October 29, 1992. The WDNR sent William Herreid a closure letter on August 4, 1994, stating that no further investigatory or clean-up action was required. Copies of these documents are provided in Appendix E.

The City of Prairie du Chien Fire Department was contacted regarding the subject property. The Department responded that a small kitchen fire occurred in the restaurant that caused only minor damage. They had records of two, new USTs being installed on the subject property in July 1992. There were no records of any spills or presence of contaminated soil prior to 1992. The Department contact reported to Ayres Associates that they heard rumors that the carwash had been a popular spot to degrease parts after hours, however, the Department contact (Mark Hoppenjan, Fire Chief) cautioned that this information was hearsay. Mark Hoppenjan also mentioned that he had been involved in a 20-gallon diesel fuel spill that occurred on the subject property during a refueling incident. He stated that oil dry was used to clean-up the spill and that no DNR representative came to the site. The WDNR was notified of the incident.

6.0 Findings, Opinions and Conclusions

The Findings, Opinions and Conclusions identifies known or suspected environmental conditions associated with the subject property, including recognized environmental conditions, historical recognized environmental conditions, de minimus conditions, and other environmental conditions as warranted. We have performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject property. Any exceptions to, or deletions from, this practice are described in 7.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

- The subject property is included on the WDNR Bureau for Remediation and Redevelopment's Spills list. A 477-lb diesel spill occurred at the subject property on September 21, 1998, when the load inside a trailer tipped over, spilling the contents from one of three barrels. The WDNR was contacted at the time of the release and absorbent was used to cleanup the spill. According to WDNR notes, this spill has the potential for surface water contamination of the Mississippi River via the storm sewer. This incident was closed on September 28, 1998. A 50-gallon diesel fuel spill occurred at the subject property on March 30, 1989, during a fuel pump overfill. The WDNR was contacted and the spill was determined to be contained to the soil. No further action was required and this incident was closed on March 31, 1989. A 25-gallon diesel fuel spill occurred at the subject property on October 14, 1994, when the nozzle malfunctioned. The WDNR was contacted and absorbent was used to cleanup the area. The spill was determined to be contained and no further action was required. This incident was closed on October 14, 1994.

A 40-gallon diesel fuel spill also occurred at the subject property on May 16, 1996 during a fuel pump overfill when the hose fell out of the tank. The WDNR was contacted at the time of the release. A contractor was hired and this incident is considered historical by the WDNR. A 40-gallon diesel fuel spill occurred at the subject property on October 4, 1995, during a driver error. The WDNR was contacted at the time of the release and absorbent was used to cleanup the area. The spill was considered to be contained to the soil. No further action was required and the WDNR closed this incident on October 10, 1995. A 30-gallon diesel fuel spill occurred at the subject property on November 13, 2002, when the vehicle operator fell asleep and accidentally hit the pump transfer switch. The spill was reported to the WDNR at the time of the release. A contractor was hired to cleanup the area. Wood chips and sand were used to absorb the fuel and the spill was considered to be contained. This incident was closed by the WDNR on January 6, 2003.

- The subject property contains four, petroleum USTs, and also contains one, 3,000-gallon UST that has been closed and filled with silica sand. Six petroleum USTs were closed and removed in 1992. Moreover, two, 275-gallon ASTs were identified on the subject property during the site reconnaissance. These tanks are considered recognized environmental conditions to the subject property.
- During the site visit, the building floor was observed to be oil stained. Over the 80+ years that the facility was in operation, oil and other hazardous waste may have leaked through the cracks between the cement floor pads and into the soil or

groundwater beneath the Prairie Tool & Die Company. The paint room at the south end of the building was used for painting and baking tools as early as 1921 and the possibility for lead paint residue in this area is probable. The former tool and die manufacturing facility is a recognized environmental condition.

- The subject property was owned by Burlington Northern Railroad prior to 1933 and this active railroad line currently parallels the property. Over the years, pollutants from the railroad may have run onto the subject property. Burlington Northern Railroad is considered a recognized environmental condition to the subject property.

Based upon results of the Phase 1 ESA, it is the opinion of Ayres Associates that additional environmental site assessment activities appear to be warranted for the subject property.

Acknowledgement

On behalf of the city of Prairie du Chien, Ayres Associates would like to extend its sincere appreciation to the Department of Natural Resources for assisting in the funding for this project. The Department of Natural Resources graciously awarded the City a grant in the amount of \$30,000 to assist in funding the environment activities outlined in this report. Without this funding support, this Brownfield site may have laid idle indefinitely. The City and Ayres Associates' are indebted to the Department for making this financial assistance available for this important redevelopment project.

7.0 Additional Information

7.1 Deviations or Data Gaps

Not applicable.

7.2 Additional Scope Considerations

Not applicable.

7.3 References

R.G. Borman and S.M. Hindall. 1974. "Water Resources of Wisconsin-Lower Wisconsin River Basin." United States Department of the Interior Geological Survey, University Extension – The University of Wisconsin Geological and Natural History Survey, Hydrologic Atlas.

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey 1.1, National Cooperative Soil Survey. "Soil Survey of Crawford County, Wisconsin."

United States Department of the Interior Geological Survey. 1983. "SW/4 Prairie du Chien Quadrangle, Wisconsin – Crawford County, 7.5 Minute Series (Topographic)."

FirstSearch Technology Corporation

8.0 Qualifications

Signature and Environmental Professional Statement

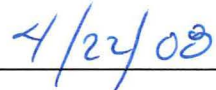
I declare that I meet the definition of an environmental professional as defined in 40 CFR § 312.10. Furthermore, I possess sufficient and specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding the presence of releases or threatened releases (per §312.1(c)) to the surface or subsurface of a property, sufficient to meet the objectives and performance factors in §§312.20(d) and (e). I also hold a current Professional Soil Scientist's license from the State of Wisconsin and have the equivalent of three (3) years of full-time relevant experience.

Moreover, I have supervised the development and performance of this Environmental Site Assessment adhering to the All Appropriate Inquiries Standard and the practices and standards set forth in 40 CFR § 310 in accordance with the requirements of the final rule.

"I, Scott C. Wilson, PSS, hereby certify that I am an environmental professional as that term is defined in 40 CFR § 312.10, and that the information contained in this document was prepared in compliance with all applicable requirements contained in 40 CFR § 310.



Scott C. Wilson, PSS, Manager –Environmental Services



Date

Ayres Associates

Ayres Associates has more than 45 years of environmental management experience, including all phases of environmental site assessments and hazardous waste assessment and management. Ayres Associates clients include financial institutions; developers; commercial enterprises; private individuals; local, state, and federal agencies; and a variety of other organizations. Ayres Associates has presented environmental site assessment information to various professional groups and business interests, including National Groundwater Association's Environmental Site Assessment Conference, Wisconsin Bankers Association's Environmental Risk Management Workshops, International Right-of-Way Association, City of Madison Department of Planning and Development, and numerous lending institutions.

Environmental Staff

Scott C. Wilson, PSS – Manager, Environmental Services

Years of Environmental Assessment Experience: 19

Summary of Environmental Risk Assessment Experience:

- Over 700 ESAs of commercial, industrial, and residential real estate and highway corridors
- Site reconnaissance, personal interviews, historical research, and records review to identify environmental conditions

Education and Other Relevant Experience

- Bachelor of Science, Soil Science, University of Wisconsin-Madison, 1978
- Master of Science, Soil Science and Forestry, University of Wisconsin-Madison 1982
- OSHA 40 Hour HAZWOPER Health and Safety Training and Annual Refreshers
- Certified Professional Soil Scientist (CPSS), WI, 1988
- Certified Professional Soil Classifier (CPSC), WI, 1988
- Professional Soil Scientist (PSS), WI, 1999

Susan L. Andersen - Environmental Technician 2

Years of Environmental Assessment Experience: 8

Summary of Environmental Risk Assessment Experience:

- Over 120 ESAs of commercial, industrial, and residential real estate and highway corridors
- Site reconnaissance, personal interviews, historical research, and records review to identify environmental conditions

Education and Other Relevant Experience

- ASTM Environmental Site Assessments for Commercial Real Estate
- OSHA HAZWOPER Health and Safety Training Annual Refreshers
- Wisconsin Certified Asbestos Inspector License # AII-111868
- ESA for Commercial Real Estate Phase I & II Site Assessment Process ASTM International & US Environmental Protection Agency All Appropriate Inquiry
- Informational Session on COMM 47 Code Changes

Kathleen Melland - Environmental Scientist

Years of Environmental Assessment Experience: 1

Summary of Environmental Risk Assessment Experience:

- Over 25 ESAs of commercial, industrial, and residential real estate.
- Personal interviews, historical research, and records review to identify environmental conditions

Education and Other Relevant Experience

- Graduate studies in wetland and plant ecology
- Bachelor of Science, Biology, University of Wisconsin-Eau Claire