



December 14, 2017

Cindy Gerke-Edwards
J Squared Properties, Inc.
901 Rose Street
La Crosse WI 54603

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
WI DOT Burrows Road Acquisition, 23867 Burrows Road,
Independence, Wisconsin
DNR BRRTS Activity # 02-62-558281

Dear Ms. Gerke-Edwards:

The Department of Natural Resources (DNR) considers WI DOT Burrows Road Acquisition site 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. Certain continuing obligations also apply to affected property owners or rights-of-way holders. These are identified within each continuing obligation.

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 November 2, 2017. 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 November 2, 2017, and documentation that the conditions in that letter were met was received on November 29, 2017.

This former gas station and car wash had soil and groundwater contaminated with elevated levels of volatile organic compounds (VOCs) and metals. The conditions of closure and continuing obligations required were based on the property being used for residential purposes.

Continuing Obligations

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

- Groundwater contamination is present at or above ch. NR 140 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

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

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter 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 W. Clairemont Ave
Eau Claire, WI 54701

Residual Groundwater Contamination (chs. NR 140 and 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the attached map; remaining groundwater contamination map, Attachment B.3.b; dated 2/2/17). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected property owners were notified of the presence of groundwater contamination. This continuing obligation also applies to the right-of-way (ROW) holders for State Highway 93.

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

Soil contamination remains along the northwestern boundary of the site and extends northwest into the DOT ROW as indicated on the attached map; remaining soil contamination map, Attachment B.2.b/B.2.c; dated 10/23/13. 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. This continuing obligation also applies to the ROW holders for State Highway 93.

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.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Program to determine the method for salvaging the equipment.

Per Wisconsin Act 55 (2015 State budget), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If your final PECFA claim is not submitted within 180 days of incurring the costs, the costs will not be eligible for PECFA reimbursement.

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 Matthew Vitale at (715) 839-3760, or at Matthew.Viale@Wisconsin.gov.

Sincerely,


David Rozeboom
West Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- remaining groundwater contamination map, Attachment B.3.b, 2/2/17
- remaining soil contamination map, Attachment B.2.b/B.2.c, 10/23/13

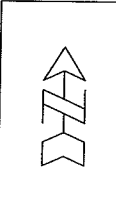
cc: Ron Anderson, METCO – email only

B.3.b GROUNDWATER ISOCONCENTRATION (2/2/17)
WI DOT BURROWS ROAD ACQUISITION (FORMER POLZERS GAS STATION)

INDEPENDENCE, WISCONSIN

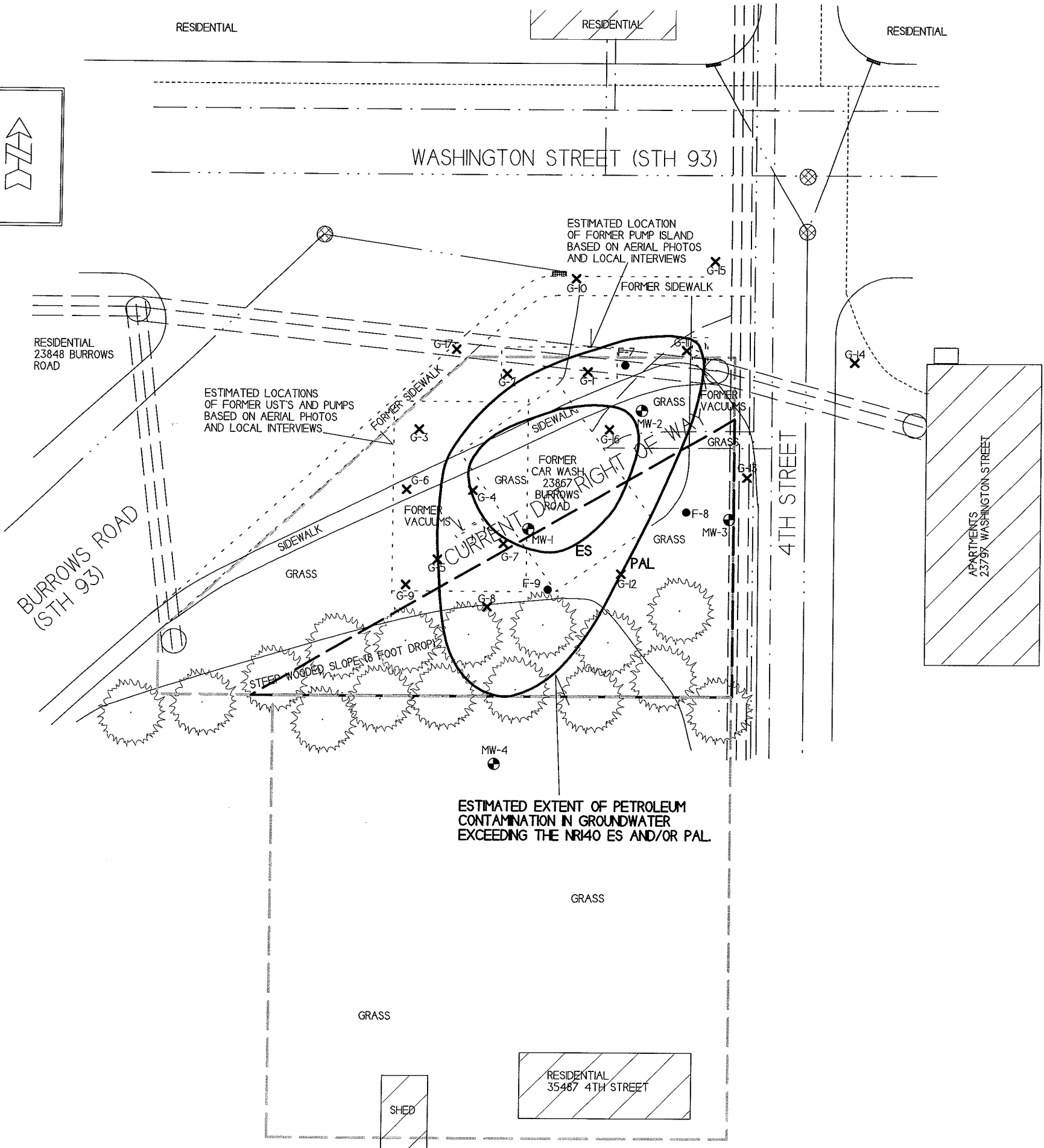
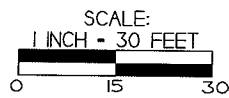
METCO
 709 Gillette Street, Suite 3
 La Crosse, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8893

DRAWN BY: ED EDITED BY: DP
 DATE: 10/23/13 DATE: 10/13/15



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- - P2ESA SOIL BORING LOCATION
- ✕ - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ==== - OVERHEAD ELECTRIC
- - BURIED ELECTRIC
- - SANITARY SEWER
- - STORM SEWER
- - WATER
- - NATURAL GAS
- - BURIED PHONE LINE
- - PROPERTY BOUNDARY

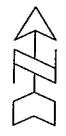


B.2.b RESIDUAL SOIL CONTAMINATION
WI DOT BURROWS ROAD ACQUISITION
(FORMER POLZERS GAS STATION)

INDEPENDENCE, WISCONSIN

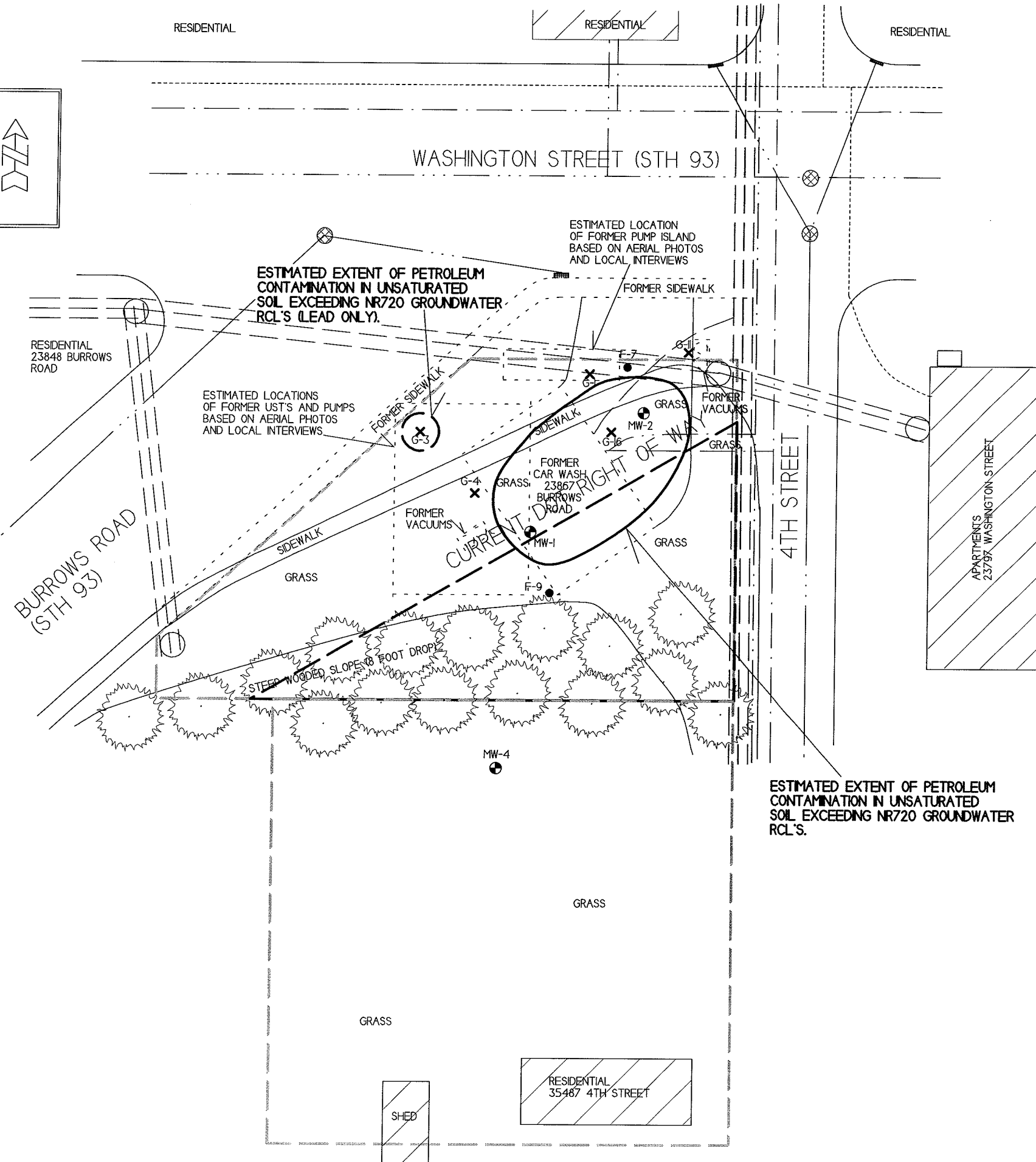
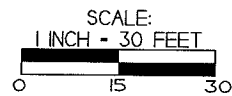
METCO
 709 Gillette Street, Suite 3
 La Crosse, WI 54603
 Tel: (608) 781-8878
 Fax: (608) 781-8893

DRAWN BY: ED EDITED BY: DP
 DATE: 10/23/13 DATE: 10/13/15



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- - P2ESA SOIL BORING LOCATION
- ✕ - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ==== - OVERHEAD ELECTRIC
- - BURIED ELECTRIC
- - SANITARY SEWER
- - STORM SEWER
- - WATER
- - NATURAL GAS
- - BURIED PHONE LINE
- - PROPERTY BOUNDARY



Letter of Transmittal

Submitted to:

Matthew Vitale

WI Dept. of Natural Resources
1300 W. Clairemont Ave
Eau Claire WI 54601

Date:

11/29/2017

Attached

Job:

WI DOT Burrows Road Acquisition

Under Separate Cover

Contents:

AKA Polzers Gas Station - Former
Well Abandonment Forms
BRRTS #: 02-62-558281

Remarks:

Attached are the well abandonment forms as requested in your "Remaining Actions Needed" letter dated 11/2/17. No investigative waste remains on-site. Following the review of this information please forward the "Final Closure" letter to our client and copy METCO.

If you have any questions please call or email.

Signed: Jason Powell

cc: Cindy Gerke-Edwards -
J Squared Properties Inc.

METCO
709 Gillette St., Ste 3
La Crosse, WI 54603-2382
(608)781-8879 fax (608)781-8893

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141, 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:
 Drinking Water Watershed/Wastewater Remediation/Redevelopment
 Waste Management Other: _____

1. Well Location Information				2. Facility / Owner Information			
County	WI Unique Well # of Removed Well	Hicap #		Facility Name			
TREMPEALEAU	____ VP320			WI DOT Burrows Road Acquisitio			
Latitude / Longitude (Degrees and Minutes)		Method Code (see instructions)		Facility ID (FID or PWS)			
44 ° 21.3667 ' N				6620034010			
91 ° 25.4667 ' W				License/Permit/Monitoring #			
				Original Well Owner			
				J Squared Properties			
				Present Well Owner			
				J Squared Properties			
				Mailing Address of Present Owner			
				901 Rose Street			
				City of Present Owner		State	ZIP Code
				La Crosse		WI	54603-

Reason For Removal From Service	WI Unique Well # of Replacement Well	4. Pump, Liner, Screen, Casing & Sealing Material			
Sampling Complete	_____	Pump and piping removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
3. Well / Drillhole / Borehole Information		Liner(s) removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Monitoring Well	Original Construction Date (mm/dd/yyyy)	Screen removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Water Well	9/30/2015	Casing left in place?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Borehole / Drillhole	If a Well Construction Report is available, please attach.	Was casing cut off below surface?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Construction Type:		Did sealing material rise to surface?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> Drilled	<input type="checkbox"/> Driven (Sandpoint)	Did material settle after 24 hours?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Other (specify): _____		If yes, was hole retopped?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
		If bentonite chips were used, were they hydrated with water from a known safe source?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Formation Type:	Required Method of Placing Sealing Material	
<input checked="" type="checkbox"/> Unconsolidated Formation <input type="checkbox"/> Bedrock	<input type="checkbox"/> Conductor Pipe-Gravity <input type="checkbox"/> Conductor Pipe-Pumped	
Total Well Depth From Ground Surface (ft.)	Casing Diameter (in.)	<input type="checkbox"/> Screened & Poured (Bentonite Chips) <input checked="" type="checkbox"/> Other (Explain): Gravity
24	2.4	
Lower Drillhole Diameter (in.)	Casing Depth (ft.)	Sealing Materials
8.25	14	<input type="checkbox"/> Neat Cement Grout <input type="checkbox"/> Clay-Sand Slurry (11 lb./gal. wt.)
Was well annular space grouted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Sand-Cement (Concrete) Grout <input type="checkbox"/> Bentonite-Sand Slurry " "
If yes, to what depth (feet)?	Depth to Water (feet)	<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Bentonite Chips
10	18.21	For Monitoring Wells and Monitoring Well Boreholes Only:
		<input checked="" type="checkbox"/> Bentonite Chips <input type="checkbox"/> Bentonite - Cement Grout
		<input type="checkbox"/> Granular Bentonite <input type="checkbox"/> Bentonite - Sand Slurry

5. Material Used To Fill Well / Drillhole	From (ft.)	To (ft.)	Pounds
Bentonite Chips	Surface	24	36

6. Comments
Monitoring Well MW-1

7. Supervision of Work			DNR Use Only	
Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing (mm/dd/yyyy)	Date Received	Noted By
Bryce Kujawa (METCO)		11/20/2017		
Street or Route	Telephone Number		Comments	
709 Gillette Street	(608) 781-8879			
City	State	ZIP Code	Signature of Person Doing Work	Date Signed
La Crosse	WI	54603-	<i>Bryce Kujawa</i>	

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141, 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:
 Drinking Water Watershed/Wastewater Remediation/Redevelopment
 Waste Management Other: _____

1. Well Location Information **2. Facility / Owner Information**

County TREMPEALEAU	WI Unique Well # of Removed Well _____ VP321 _____	Hicap #	Facility Name WI DOT Burrows Road Acquisitio
Latitude / Longitude (Degrees and Minutes) 44 ° 21.3667 'N	Method Code (see instructions)		Facility ID (FID or PWS) 6620034010
91 ° 25.4667 'W	¼ SW ¼ NW Section or Gov't Lot # 25	Township Range <input checked="" type="checkbox"/> E 22 N 9 <input type="checkbox"/> W	License/Permit/Monitoring #
Well Street Address 23867 Burrows Road	Well City, Village or Town Independence		Original Well Owner J Squared Properties
Well ZIP Code 54747-	Subdivision Name		Present Well Owner J Squared Properties
Lot #	Well ZIP Code 54747-		Mailing Address of Present Owner 901 Rose Street
Reason For Removal From Service Sampling Complete	WI Unique Well # of Replacement Well		City of Present Owner State ZIP Code La Crosse WI 54603-

3. Well / Drillhole / Borehole Information **4. Pump, Liner, Screen, Casing & Sealing Material**

<input checked="" type="checkbox"/> Monitoring Well	Original Construction Date (mm/dd/yyyy) 9/30/2015	Pump and piping removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Water Well	If a Well Construction Report is available, please attach.	Liner(s) removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Borehole / Drillhole		Screen removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Construction Type: <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Driven (Sandpoint) <input type="checkbox"/> Dug		Casing left in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<input type="checkbox"/> Other (specify): _____		Was casing cut off below surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Formation Type: <input checked="" type="checkbox"/> Unconsolidated Formation <input type="checkbox"/> Bedrock		Did sealing material rise to surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Total Well Depth From Ground Surface (ft.) 12	Casing Diameter (in.) 2.4	Did material settle after 24 hours? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Lower Drillhole Diameter (in.) 8.25	Casing Depth (ft.) 14	If yes, was hole retopped? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Was well annular space grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Depth to Water (feet) 17.68	If bentonite chips were used, were they hydrated with water from a known safe source? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If yes, to what depth (feet)? 10		Required Method of Placing Sealing Material <input type="checkbox"/> Conductor Pipe-Gravity <input type="checkbox"/> Conductor Pipe-Pumped <input type="checkbox"/> Screened & Poured (Bentonite Chips) <input checked="" type="checkbox"/> Other (Explain): Gravity
5. Material Used To Fill Well / Drillhole	From (ft.) To (ft.) Pounds	Sealing Materials <input type="checkbox"/> Neat Cement Grout <input type="checkbox"/> Clay-Sand Slurry (11 lb./gal. wt.) <input type="checkbox"/> Sand-Cement (Concrete) Grout <input type="checkbox"/> Bentonite-Sand Slurry " " <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Bentonite Chips
Bentonite Chips	Surface 24 36	For Monitoring Wells and Monitoring Well Boreholes Only: <input checked="" type="checkbox"/> Bentonite Chips <input type="checkbox"/> Bentonite - Cement Grout <input type="checkbox"/> Granular Bentonite <input type="checkbox"/> Bentonite - Sand Slurry

6. Comments
Monitoring Well MW-2

7. Supervision of Work **DNR Use Only**

Name of Person or Firm Doing Filling & Sealing Bryce Kujawa (METCO)	License #	Date of Filling & Sealing (mm/dd/yyyy) 11/20/2017	Date Received	Noted By
Street or Route 709 Gillette Street	Telephone Number (608) 781-8879	Signature of Person Doing Work <i>Bryce Kujawa</i>	Comments	
City La Crosse	State WI	ZIP Code 54603-	Date Signed	

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141, 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:
 Drinking Water Watershed/Wastewater Remediation/Redevelopment
 Waste Management Other: _____

1. Well Location Information				2. Facility / Owner Information			
County	WI Unique Well # of Removed Well	Hicap #		Facility Name			
TREMPEALEAU	____ VP322			WI DOT Burrows Road Acquisitio			
Latitude / Longitude (Degrees and Minutes)		Method Code (see instructions)		Facility ID (FID or PWS)			
44 ° 21.3667 ' N				6620034010			
91 ° 25.4667 ' W				License/Permit/Monitoring #			
				Original Well Owner			
				J Squared Properties			
				Present Well Owner			
				J Squared Properties			
				Mailing Address of Present Owner			
				901 Rose Street			
				City of Present Owner		State	ZIP Code
				La Crosse		WI	54603-
Reason For Removal From Service		WI Unique Well # of Replacement Well		4. Pump, Liner, Screen, Casing & Sealing Material			
Sampling Complete				Pump and piping removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
				Liner(s) removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
				Screen removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A			
				Casing left in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
				Was casing cut off below surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
				Did sealing material rise to surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
				Did material settle after 24 hours? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A			
				If yes, was hole retopped? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
				If bentonite chips were used, were they hydrated with water from a known safe source? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Construction Type:		Original Construction Date (mm/dd/yyyy)					
<input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Driven (Sandpoint) <input type="checkbox"/> Dug		9/30/2015					
<input type="checkbox"/> Other (specify): _____		If a Well Construction Report is available, please attach.					
Formation Type:		Total Well Depth From Ground Surface (ft.)		Required Method of Placing Sealing Material			
<input checked="" type="checkbox"/> Unconsolidated Formation <input type="checkbox"/> Bedrock		23		<input type="checkbox"/> Conductor Pipe-Gravity <input type="checkbox"/> Conductor Pipe-Pumped			
Casing Diameter (in.)		Casing Depth (ft.)		<input type="checkbox"/> Screened & Poured (Bentonite Chips) <input checked="" type="checkbox"/> Other (Explain): Gravity			
2.4		13		Sealing Materials			
Lower Drillhole Diameter (in.)		Casing Diameter (in.)		<input type="checkbox"/> Neat Cement Grout <input type="checkbox"/> Clay-Sand Slurry (11 lb./gal. wt.)			
8.25		2.4		<input type="checkbox"/> Sand-Cement (Concrete) Grout <input type="checkbox"/> Bentonite-Sand Slurry " "			
Was well annular space grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		Depth to Water (feet)		<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Bentonite Chips			
If yes, to what depth (feet)?		9		For Monitoring Wells and Monitoring Well Boreholes Only:			
14.78				<input checked="" type="checkbox"/> Bentonite Chips <input type="checkbox"/> Bentonite - Cement Grout			
				<input type="checkbox"/> Granular Bentonite <input type="checkbox"/> Bentonite - Sand Slurry			

5. Material Used To Fill Well / Drillhole			From (ft.)	To (ft.)	Pounds
Bentonite Chips	Surface	23	34.5		
6. Comments					
Monitoring Well MW-3					
7. Supervision of Work				DNR Use Only	
Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing (mm/dd/yyyy)	Date Received	Noted By	
Bryce Kujawa (METCO)		11/20/2017			
Street or Route	Telephone Number	Comments			
709 Gillette Street	(608) 781-8879				
City	State	ZIP Code	Signature of Person Doing Work	Date Signed	
La Crosse	WI	54603-	<i>Bryce Kujawa</i>		

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Verification Only of Fill and Seal

Route to:
 Drinking Water Watershed/Wastewater Remediation/Redevelopment
 Waste Management Other: _____

1. Well Location Information **2. Facility / Owner Information**

County TREMPEALEAU	WI Unique Well # of Removed Well _____ VP323 _____	Parcel #	Facility Name WI DOT Burrows Road Acquisitio
Latitude / Longitude (Degrees and Minutes) 44 ° 21.3667 ' N	Method Code (see instructions)		Facility ID (FID or PWS) 6620034010
91 ° 25.4667 ' W	1/4 SW 1/4 NW Section or Gov't Lot # 25	Township 22 N	License/Permit/Monitoring #
Well Street Address 23867 Burrows Road	Range 9	Original Well Owner J Squared Properties	Present Well Owner J Squared Properties
Well City, Village or Town Independence	Well ZIP Code 54747-	Mailing Address of Present Owner 901 Rose Street	
Subdivision Name	Lot #	City of Present Owner La Crosse	State WI
		ZIP Code 54603-	

Reason For Removal From Service: **Sampling Complete** WI Unique Well # of Replacement Well: _____

3. Well / Drillhole / Borehole Information **4. Pump, Liner, Screen, Casing & Sealing Material**

<input checked="" type="checkbox"/> Monitoring Well	Original Construction Date (mm/dd/yyyy) 9/30/2015	Pump and piping removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Water Well	If a Well Construction Report is available, please attach.	Liner(s) removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Borehole / Drillhole		Screen removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Construction Type: <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Driven (Sandpoint) <input type="checkbox"/> Dug		Casing left in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<input type="checkbox"/> Other (specify): _____		Was casing cut off below surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Formation Type: <input checked="" type="checkbox"/> Unconsolidated Formation <input type="checkbox"/> Bedrock		Did sealing material rise to surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Total Well Depth From Ground Surface (ft.) 12	Casing Diameter (in.) 2.4	Did material settle after 24 hours? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Lower Drillhole Diameter (in.) 8.25	Casing Depth (ft.) 2	If yes, was hole retopped? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Was well annular space grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		If bentonite chips were used, were they hydrated with water from a known safe source? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If yes, to what depth (feet)?	Depth to Water (feet) 2.64	Required Method of Placing Sealing Material <input type="checkbox"/> Conductor Pipe-Gravity <input type="checkbox"/> Conductor Pipe-Pumped <input type="checkbox"/> Screened & Poured (Bentonite Chips) <input checked="" type="checkbox"/> Other (Explain): Gravity
		Sealing Materials <input type="checkbox"/> Neat Cement Grout <input type="checkbox"/> Clay-Sand Slurry (11 lb./gal. wt.) <input type="checkbox"/> Sand-Cement (Concrete) Grout <input type="checkbox"/> Bentonite-Sand Slurry " " <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Bentonite Chips
		For Monitoring Wells and Monitoring Well Boreholes Only: <input checked="" type="checkbox"/> Bentonite Chips <input type="checkbox"/> Bentonite - Cement Grout <input type="checkbox"/> Granular Bentonite <input type="checkbox"/> Bentonite - Sand Slurry

5. Material Used To Fill Well / Drillhole	From (ft.)	To (ft.)	Pounds
Bentonite Chips	Surface	12	18

6. Comments
Monitoring Well MW-4

7. Supervision of Work			DNR Use Only	
Name of Person or Firm Doing Filling & Sealing Bryce Kujawa (METCO)	License #	Date of Filling & Sealing (mm/dd/yyyy) 11/20/2017	Date Received	Noted By
Street or Route 709 Gillette Street	Telephone Number (608) 781-8879	Comments		
City La Crosse	State WI	ZIP Code 54603-	Signature of Person Doing Work <i>Bryce Kujawa</i>	Date Signed



November 2, 2017

Cindy Gerke-Edwards
J Squared Properties, Inc.
901 Rose Street
La Crosse WI 54603

Subject: Remaining Actions Needed
WI DOT Burrows Road Acquisition, 23867 Burrows Road,
Independence, Wisconsin
DNR BRRTS Activity # 02-62-558281

Dear Ms. Gerke-Edwards:

On November 2, 2017 the West Central Region Closure Committee reviewed your request for closure of the case described above. The West Central Region 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 MW-1 through MW-4 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 the DNR Project Manager, Matthew Vitale on Form 3300-005, found at <http://dnr.wi.gov/topic/groundwater/forms.html>.

Purge Water, Waste and Soil Pile Removal

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with the applicable rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

Documentation

When the 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/rasm.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 me at (715) 839-3760, or by email at Matthew.Vitale@Wisconsin.gov.

Sincerely,



Matthew J Vitale
Hydrogeologist
Remediation and Redevelopment Program

cc: Ron Anderson, METCO

Wisconsin Department of Natural Resources
Case Closure – GIS Registry
NR 4400-202

For: WI DOT Burrows Road Acquisition
(Former Polzer's Gas Station) - Revised
BRRTS # 02-62-558281
PECFA # 54747-9077-67

October 25, 2017



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July 17, 2017

WDNR BRRTS#: 02-62-558281
PECFA# 54747-9077-67-A

Deena Kinney, Environmental Program Associate
WDNR Remediation and Redevelopment Program
WDNR West Central Region
1300 W. Clairemont Avenue
Eau Claire, Wisconsin 54701

RE: WI DOT Burrows Road Acquisition (Former Polzer's Gas Station) - Closure Review and GIS Registry Fees

Dear Ms. Kinney,

Enclosed is the \$1,050 WDNR Closure Review Fee and the \$650 GIS Registry Fee (Soil and Groundwater) for the WI DOT Burrows Road Acquisition (Former Polzer's Gas Station) site (BRRTS #: 02-62-558281) located in Independence, Wisconsin. The complete closure submittal is being sent to Aaron Kent of the Wisconsin Department of Natural Resources.

Sincerely,

Jason T. Powell
Staff Scientist

C: Cindy Gerke-Edwards (J Squared Properties, Inc.) - Client

Table of Contents

WDNR Case Summary and Case Closure – GIS Registry Form

Attachment A/Data Tables

Attachment B/Maps and Figures

Attachment C/Documentation of Remedial Action

Attachment D/Maintenance Plan(s)

Attachment E/Monitoring Well Information

Attachment F/Source Legal Documents

Attachment G/Notification to Owners of Affected Properties

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. 02-62-558281	VPLE No.		
Parcel ID No. 241001430000			
FID No. 662034010	WTM Coordinates		
	X 406484	Y 432426	
BRRTS Activity (Site) Name WI DOT Burrows Road Aquisition	WTM Coordinates Represent: <input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address 23867 Burrows Road	City Independence	State WI	ZIP Code 54747
Acres Ready For Use 0.5			

Responsible Party (RP) Name Cindy Gerke-Edwards			
Company Name J Squared Properties, Inc.			
Mailing Address 901 Rose Street	City La Crosse	State WI	ZIP Code 54603
Phone Number (608) 785-1770	Email gerke_cindy@yahoo.com		

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

Environmental Consultant Name Ron Anderson			
Consulting Firm METCO			
Mailing Address 709 Gillette Street, Suite 3	City La Crosse	State WI	ZIP Code 54603
Phone Number (608) 781-8879	Email rona@metcohq.com		

Fees and Mailing of Closure Request

- 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:

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input checked="" type="checkbox"/> \$300 Database Fee for Soil
<input checked="" type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)	Total Amount of Payment \$ <u>1,700.00</u>
	<input type="checkbox"/> Resubmittal, Fees Previously Paid
- 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.
The WI DOT Burrows Road Aquisition (Former Polzer's Gas Station) site, 23867 Burrows Road, is located in the SW 1/4, NW 1/4, Section 25, Township 22 North, Range 9 West, in the City of Independence, Trempealeau County, Wisconsin. The subject property is bound by Burrows Road (State Hwy 93) to the north and west, a residential property to the south (35487 4th Street), and 4th Street to the east.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
A gas station (Polzer's Gas Station) operated on the subject property from approximately the 1920's until the 1970's. In the mid to late 1980's, the gas station was torn down and a car wash was constructed on the property. The car wash was razed in 2014 and the property is currently vacant.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to the City of Independence, the WI DOT Burrows Road Aquisition (Former Polzer's Gas Station) site located at 23867 Burrows Road is zoned "Commercial". The neighboring properties in all directions are zoned "Residential". According to the City of Independence, there is currently no zoning map available at this time.
- D. Describe how and when site contamination was discovered.
On March 30, 2012, during a site assessment for the Wisconsin Department of Transportation, TRC Environmental conducted three soil borings (F-7, F-8 and F-9) on the subject property. One soil sample was collected from each boring for GRO, DRO, PVOC, and RCRA Metals analysis. One groundwater sample was collected from each boring for VOC and RCRA metals. The soil sampling results showed detects for GRO, DRO, PVOC's, and RCRA metals, with exceedances of the NR720 RCL's noted in F-7 (1,640 ppm GRO and 750 ppm DRO) and F-9 (5.8 ppm Arsenic). The groundwater sampling results showed detects for VOC's and Metals. Exceedances of the NR140 ES and PAL for Metals were noted in all three groundwater samples. However, TRC Environmental noted that the detects for metals in groundwater were likely the result of the groundwater samples not being filtered. The petroleum contamination was reported to the WDNR, who then required that a site investigation be conducted.
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Petroleum contamination appears to have originated from the former UST systems.
- 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.
No other BRRTS activities exist at the subject property.
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
No other BRRTS activities exist immediately adjacent to this site.

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.
Local unconsolidated materials generally consist of fine to coarse grained sand to silty sand from surface to at least 25 feet bgs.
 - ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
In the area of the former car wash and recently reconstructed highway, fill material was encountered from surface to as deep as 16 feet bgs. The fill material consisted of limestone screenings, bricks, gravel, sandy silt/clay, silty sand, and/or fine to coarse grained sand.
 - iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock was not encountered during the site investigation, but sandstone bedrock is expected to exist at approximately 100 feet below ground surface, based on local well construction reports.
 - 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 majority of the property is covered by grass, with a row of trees on the southern portion of the property, and a sidewalk along the northern portion of the property.

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 exists at approximately 2.33 to 18.66 feet below ground surface depending on well location and time of year. Free product has never been encountered at the site. The stratigraphic unit where the water table is found consists of sand.

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

Groundwater elevations measured in the monitoring wells indicated a local groundwater flow direction to be predominately towards the south. Groundwater flow deeper in the aquifer is unknown, as no piezometers were installed during the investigation.

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

On November 4, 2015, METCO conducted slug tests on monitoring wells MW-1, MW-2 and MW-4. The slug test data was evaluated using the curve fitting program "Hydro-Test for Windows" Produced by Dakota Environmental, Inc. Slug test data was evaluated using the Bouwer and Rice method. Hydrogeologic parameters were estimated as follows:

Monitoring Well MW-1

Hydraulic Conductivity (K) = 4.79E-04 cm/sec

Transmissivity = 8.62E-02 cm²/sec

Flow Velocity (V=KI/n) = 1.46312 m/yr

Monitoring Well MW-2

Hydraulic Conductivity (K) = 1.05E-03 cm/sec

Transmissivity = 1.96E-01 cm²/sec

Flow Velocity (V=KI/n) = 3.21517 m/yr

Monitoring Well MW-4

Hydraulic Conductivity (K) = 1.65E-03 cm/sec

Transmissivity = 4.86E-01 cm²/sec

Flow Velocity (V=KI/n) = 5.05107 m/yr

Since the thickness of the unconfined aquifer was unknown, the bottoms of monitoring wells MW-1, MW-2 and MW-4 were assumed as the lower extent of the aquifer for calculation purposes.

- 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).

The subject property and other nearby properties are all served by the City of Independence municipal water supply. The City of Independence has two municipal wells which are located approximately 4,900 feet to the northeast of the subject property. According to the City of Independence, there are several active private potable wells in the city, however there are no known private wells within 1,000 feet of the subject property.

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.

On March 30, 2012, the Wisconsin Department of Transportation conducted a Phase 2 Site Assessment under TRC Environmental personnel. Three soil borings (F-7, F-8 and F-9) were completed with three soil samples and three groundwater samples collected for field and/or laboratory analysis. (Results of Phase 2 Project - July 6, 2012)

On June 26-27, 2014, Geiss Soil and Samples, LLC. of Merrill, WI completed a Geoprobe project under the supervision and direction of METCO personnel. Seventeen Geoprobe borings were completed (G-1 thru G-17) with eighty-four soil samples and seventeen groundwater samples collected for field and/or laboratory analysis. (Site Investigation Report - July 17, 2017)

On September 30, 2015, Geiss Soil and Samples, LLC. of Merrill, WI completed a drilling project under the supervision and direction of METCO personnel. Four soil borings were completed and installed as monitoring wells (MW-1 thru MW-4). Eighteen soil samples were collected for field and/or laboratory analysis. Upon completion, the monitoring wells were properly developed. (Site Investigation Report - July 17, 2017)

On November 4, 2015, METCO collected groundwater samples from the four monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance

were also collected from the four monitoring wells. The monitoring well network was also properly surveyed to feet mean sea level (msl) at this time. METCO also conducted slug tests on three monitoring wells (MW-1, MW-2, and MW-4). (Site Investigation Report - July 17, 2017)

On February 9, 2016, METCO collected groundwater samples from the four monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the four monitoring wells. (Site Investigation Report - July 17, 2017)

On May 3, 2016, METCO collected groundwater samples from the four monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the four monitoring wells. (Site Investigation Report - July 17, 2017)

On August 3, 2016, METCO collected groundwater samples from the four monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the four monitoring wells. (Site Investigation Report - July 17, 2017)

On November 1, 2016, METCO collected groundwater samples from the four monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the four monitoring wells. (Site Investigation Report - July 17, 2017)

On February 2, 2017, METCO collected groundwater samples from the four monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the four monitoring wells. (Site Investigation Report - July 17, 2017)

- 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.

The extent of petroleum contamination in unsaturated soil exceeding NR720 Groundwater RCL's and/or Non-Industrial Direct Contact RCL's and groundwater exceeding the NR140 ES also extends beyond the northern property boundary onto the right-of-way of Burrows Road/State Highway 93. Soil contamination appears to extend approximately 26 feet north/northwest of the property boundary, measuring approximately 50 feet wide at the property boundary, and appears to exist at 3.5 feet bgs and 18 feet bgs. Groundwater contamination appears to extend approximately 28 feet north/northwest of the property boundary, measuring approximately 32 feet wide at the property boundary, and appears to exist at approximately 18-19 feet bgs.

- 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.

No structural impediments interfered with the completion of the site investigation.

B. Soil

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

Unsaturated soil contamination which exceeds the NR720 Groundwater RCL's exists in the area of the former UST's and dispensers. This consists of an area which measures up to 58 feet long, up to 34 feet wide, and up to 18 feet thick. Unsaturated soil contamination which exceeds the NR720 Groundwater RCL values (lead only) also exists in the area of (encompassing) boring G-3. This consists of a circular shaped area which measures up to 9 feet in diameter, and up to 4 feet thick.

The extent of petroleum contamination in unsaturated soil exceeding NR720 RCL's appears to come into contact with a natural gas line and a buried electric line. Natural gas and buried electric lines typically exist within 30 inches of ground surface and are typically backfilled with native soil. Therefore, these do not appear to be potential contaminant migration pathways. Water and sewer laterals from 4th Street to the former car wash building also exist in the area of soil contamination on the northeast part of the property. Water and sewer laterals typically exist approximately 6-8 feet bgs and are typically backfilled with native soil. Due to this, these do not appear to be potential contaminant migration pathways as groundwater in this area is approximately 18 feet bgs.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column. Unsaturated soil samples collected within the upper four feet of the soil column exceeding the NR720 RCL's include:

G-3-1: Lead (340 ppm) at 3.5 feet bgs
MW-1-1: Lead (57.2 ppm) at 3.5 feet bgs
MW-2-1: Lead (29 ppm) at 3.5 feet bgs.

- 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.

The method used to establish the soil cleanup standards for this site were the NR720 RCL's. The property is zoned "Commercial", therefore non-industrial standards were used for this site.

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.

A dissolved phase contaminant plume exceeding the NR140 ES and/or PAL has formed at the watertable in the area of the former UST's and dispensers and has migrated toward the south. This plume is approximately 105 feet long and up to 53 feet wide.

The extent of petroleum contamination groundwater exceeding the NR140 ES and/or PAL appears to come into contact with a natural gas line and a buried electric line. Natural gas and buried electric lines typically exist within 30 inches of ground surface and are typically backfilled with native soil. Therefore, these do not appear to be potential contaminant migration pathways. Water and sewer laterals from 4th Street to the former car wash building also exist in the area of groundwater contamination on the northeast part of the property. Water and sewer laterals typically exist approximately 6-8 feet bgs and are typically backfilled with native soil. Due to this and the depth to groundwater in this area (approximately 18 feet bgs), these do not appear to be potential contaminant migration pathways.

The subject property and other nearby properties are all served by the City of Independence municipal water supply. The City of Independence has two municipal wells which are located approximately 4,900 feet to the northeast of the subject property. According to the City of Independence, there are several active private potable wells in the city, however there are no known private wells within 1,000 feet of the subject property. Based on the distances/locations of the municipal/private wells, they do not appear to be at risk at this time.

No building foundation drain systems are known to exist in the area of groundwater contamination.

- 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.

Free product has never been encountered at this site.

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.

The extent of petroleum contamination in unsaturated soil and groundwater does not extend up to or underneath any buildings. Therefore, there does not appear to be any risk of vapor intrusion.

- 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).

No indoor/sub slab vapor samples were collected.

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.

The nearest surface water is a wetland area along the Trempealeau River, which exists approximately 850 feet to the south of the subject property. It does not appear that the petroleum contamination has impacted any surface waters.

- 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.

No surface water or sediment samples were collected.

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.

No remedial actions were conducted during the site investigation.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
No immediate or interim actions occurred at this site.
- 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.
No remedial actions were conducted during the site investigation.
- 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.
No evaluation of Green and Sustainable Remediation has been conducted.
- 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.
Unsaturated soil contamination which exceeds the NR720 Groundwater RCL's exists in the area of the former UST's and dispensers. This consists of an area which measures up to 58 feet long, up to 34 feet wide, and up to 18 feet thick.
Unsaturated soil contamination which exceeds the NR720 Groundwater RCL values (lead only) also exists in the area of (encompassing) boring G-3. This consists of a circular shaped area which measures up to 9 feet in diameter and up to 4 feet thick.

A dissolved phase contaminant plume exceeding the NR140 ES and/or PAL has formed at the watertable in the area of the former UST's and pumps and has migrated toward the south. This plume is approximately 105 feet long and up to 53 feet wide.

The extent of petroleum contamination in unsaturated soil exceeding NR720 Groundwater RCL's and groundwater exceeding the NR140 ES also extends beyond the northern property boundary onto the right-of-way of Burrows Road/State Hwy 93. Soil contamination appears to extend approximately 26 feet north/northwest of the property boundary, measuring approximately 50 feet wide at the property boundary, and appears to exist at 3.5 feet bgs and 18 feet bgs. Groundwater contamination appears to extend approximately 28 feet north/northwest of the property boundary, measuring approximately 32 feet wide at the property boundary, and appears to exist at approximately 18-19 feet bgs.
- 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.
There is no unsaturated residual soil contamination that exists within the upper four feet of the soil column exceeding the NR720 Non-Industrial Direct Contact RCL's.
- 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.
Soil samples above the observed low water table which currently exceed NR720 RCLs include:

G-3-1: Lead (340 ppm) at 3.5 feet bgs
G-16-5: Naphthalene (20.6 ppm) and Trimethylbenzenes (22.9 ppm) at 18 feet bgs
MW-1-1: Lead (57.2 ppm) at 3.5 feet bgs
MW-2-1: Lead (29 ppm) at 3.5 feet bgs
MW-2-5: Ethylbenzene (5.8 ppm), Naphthalene (121 ppm), Toluene (1.71 ppm), Trimethylbenzenes (101 ppm), Xylene (45.2 ppm), and 1-Methylnaphthalene (39 ppm) at 18 feet bgs.
- 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.
Any remaining exposure pathways will be addressed via natural attenuation.
- 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).
Groundwater contaminant levels appear to be stable to decreasing. Based on this, natural attention appears to be an effective method in reducing contaminant mass and concentration.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
Any remaining exposure pathways will be addressed via natural attenuation.
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
No system hardware is anticipated to 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.
Monitoring wells MW-1 (Benzene, Naphthalene, and Trimethylbenzenes) and MW-2 (Naphthalene and Lead) currently exceed the NR140 ES and/or PAL.
- 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.
No indoor/sub slab vapor samples were collected.
- 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.
No surface water or sediment samples were collected.

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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/si/?Viewer=RR Sites](http://dnrmaps.wi.gov/si/?Viewer=RR%20Sites)) 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.

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 Ronald J. Anderson 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."

Ronald J. Anderson Senior Hydrogeologist/Project Manager
Printed Name Title

 10/25/17
Signature Date

Attachment A/Data Tables

A.1 Groundwater Analytical Table(s)

A.2 Soil Analytical Results Table(s)

A.3 Residual Soil Contamination Table(s)

A.4 Vapor Analytical Table - No vapor samples were assessed as part of the site investigation.

A.5 Other Media of Concern (e.g., sediment or surface water) – No surface waters or sediments were assessed as part of the site investigation.

A.6 Water Level Elevations

A.7 Other – Natural Attenuation Data and Slug Test Calculations

A.1 Groundwater Analytical Table
 (Geoprobe)
 WI DOT Burrows Rd Acquisition BRRTS# 02-62-558281

Sample ID	Date	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
F-7	03/30/12	<0.250	0.889	NS	NS	0.432	15.6	0.646
F-8	03/30/12	0.341	0.430	NS	NS	0.345	2.673	0.505
F-9	03/30/12	<0.250	3.69	NS	NS	0.303	34.94	3.89
G-1-W	06/26/14	<1.35	<4.1	<1.85	40	<4	16	<12.05
G-2-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-3-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-4-W	06/26/14	<2.7	<8.2	<3.7	186	<8	96	<24.1
G-5-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-6-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-7-W	06/26/14	<1.35	6	<1.85	60	<4	59.4	15.4
G-8-W	06/26/14	<0.27	<0.82	<0.37	82	0.88	1.2-2.06	<2.41
G-9-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-10-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-11-W	06/26/14	<2.7	<8.2	<3.7	45	<8	22.6-31.20	<24.1
G-12-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-13-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-14-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-15-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-16-W	06/26/14	<2.7	77	<3.7	285	<8	474	248
G-17-W	06/26/14	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
ENFORCEMENT STANDARD ES = Bold		5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics		<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

NS = Not Sampled

(ppb) = parts per billion (ppm) = parts per million

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

A.1 Groundwater Analytical Table
WI DOT Burrows Rd Acquisition BRRTS# 02-62-558281
(Metals)

Sample	Date	Arsenic Total (ppb)	Barium Total (ppb)	Cadmium Total (ppb)	Chromium Total (ppb)	Lead Total (ppb)	Mercury Total (ppb)	Selenium Total (ppb)	Silver Total (ppb)
F-7	03/30/12	330.0	4300.0	24.0	800.0	690.0	<i>0.70</i>	77.0	2.0
F-8	03/30/12	3.6	68.0	0.050	9.0	<i>14.0</i>	0.030	0.2	<0.026
F-9	03/30/12	910.0	7000.0	23.0	640.0	520.0	<i>1.4</i>	65.0	3.1
ENFORCE MENT STANDARD ES = Bold		10	2000	5	100	15	2	50	50
PREVENTIVE ACTION LIMIT PAL = Italics		<i>1</i>	<i>400</i>	<i>0.5</i>	<i>10</i>	<i>1.5</i>	<i>0.2</i>	<i>10</i>	<i>10</i>

NS = Not Sampled
(ppb) = parts per billion

A.1 Groundwater Analytical Table
WI DOT Burrows Rd Acquisition Site BRRT's# 02-62-558281

Well MW-1

PVC Elevation = 785.61 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (ppb)
11/04/15	767.52	18.09	1.7	<4.4	20.9	<11	199	<4.4	358	55.8
02/09/16	767.36	18.25	<0.7	0.56	30	<0.49	281	5.5	315	71.6
05/03/16	767.82	17.79	0.9	<4.4	17.4	<11	224	<4.4	254	22.5-44.5
08/03/16	767.34	18.27	<0.8	<4.6	24	<4.9	255	7.8	291	47.9
11/01/16	767.33	18.28	<0.8	<4.6	20	<4.9	214	<3.9	247	38.5
02/02/17	767.54	18.07	<0.8	0.81	25.5	<0.43	224	6.5	300	59.3
ENFORCE MENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			<i>1.5</i>	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

PVC Elevation = 785.51 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
11/04/15	767.63	17.88	7.2	<0.44	52	<1.1	221	8.7	299.1	411
02/09/16	767.46	18.05	2.4	0.61	67	<0.49	191	8.2	301	105
05/03/16	767.91	17.60	10.2	<4.6	36	<4.9	123	8.7	236	302
08/03/16	767.44	18.07	11	<4.6	47	<4.9	203	6.9	239	314
11/01/16	767.39	18.12	10.8	<2.3	24.3	<2.45	109	<1.95	154.2	165
02/02/17	767.61	17.90	3.3	<0.27	17.8	<0.43	63	2.48	90.9	129
ENFORCE MENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			<i>1.5</i>	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

PVC Elevation = 782.31 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
11/04/15	767.56	14.75	<0.7	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
02/09/16	767.36	14.95	<0.7	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
05/03/16	767.80	14.51	1.5	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
08/03/16	767.35	14.96	<0.8	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
11/01/16	767.31	15.00	<0.8	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
02/02/17	767.54	14.77	<0.8	<0.27	<0.56	<0.43	<1.7	<0.33	<1.14	<1.71
ENFORCE MENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			<i>1.5</i>	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
 WI DOT Burrows Rd Acquisition Site BRR's# 02-62-558281

Well MW-4

PVC Elevation = 769.68 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
11/04/15	767.33	2.35	<0.7	<0.44	2.37	<1.1	10.4	<0.44	<3.1	<3.1
02/09/16	767.17	2.51	<0.7	<0.46	4.8	<0.49	15.5	<0.39	<1.51	<2.06
05/03/16	767.63	2.05	1.1	<0.44	4.1	<1.1	13.5	<0.44	37-38.5	2.54-4.74
08/03/16	767.14	2.54	<0.8	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
11/01/16	767.23	2.45	<0.8	<0.46	<0.73	<0.49	6.6	<0.39	<1.51	<2.06
02/02/17	767.34	2.34	<0.8	<0.27	2.19	<0.43	8.5	0.47	8.26	<1.71
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			<i>1.5</i>	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
 WI DOT Burrows Rd Acquisition Site BRRT's# 02-62-558281

Well Sampling Conducted on: 11/04/15 11/04/15 11/04/15 11/04/15

VOC's Well Name	MW-1	MW-2	MW-3	MW-4	ENFORCE MENT STANDARD = ES - Bold		PREVENTIVE ACTION LIMIT = PAL - Italics	
Lead, dissolved/ppb	1.7	7.2	< 0.7	< 0.7	15		<i>1.5</i>	
Benzene/ppb	< 4.4	< 0.44	< 0.44	< 0.44	5		<i>0.5</i>	
Bromobenzene/ppb	< 4.8	< 0.48	< 0.48	< 0.48	==		==	
Bromodichloromethane/ppb	< 4.6	< 0.46	< 0.46	< 0.46	0.6		<i>0.06</i>	
Bromoform/ppb	< 4.6	< 0.46	< 0.46	< 0.46	4.4		<i>0.44</i>	
tert-Butylbenzene/ppb	< 11	< 1.1	< 1.1	< 1.1	==		==	
sec-Butylbenzene/ppb	16.9 "J"	10.4	< 1.2	2.05 "J"	==		==	
n-Butylbenzene/ppb	28.3 "J"	17.4	< 1	1.28 "J"	==		==	
Carbon Tetrachloride/ppb	< 5.1	< 0.51	< 0.51	< 0.51	5		<i>0.5</i>	
Chlorobenzene/ppb	< 4.6	< 0.46	< 0.46	< 0.46	==		==	
Chloroethane/ppb	< 6.5	< 0.65	< 0.65	< 0.65	400		<i>80</i>	
Chloroform/ppb	< 4.3	< 0.43	< 0.43	< 0.43	6		<i>0.6</i>	
Chloromethane/ppb	< 19	< 1.9	< 1.9	< 1.9	30		<i>3</i>	
2-Chlorotoluene/ppb	< 4	< 0.4	< 0.4	< 0.4	==		==	
4-Chlorotoluene/ppb	< 6.3	< 0.63	< 0.63	< 0.63	==		==	
1,2-Dibromo-3-chloropropane/ppb	< 14	< 1.4	< 1.4	< 1.4	0.2		<i>0.02</i>	
Dibromochloromethane/ppb	< 4.5	< 0.45	< 0.45	< 0.45	60		<i>6</i>	
1,4-Dichlorobenzene/ppb	< 4.9	< 0.49	< 0.49	< 0.49	75		<i>15</i>	
1,3-Dichlorobenzene/ppb	< 5.2	< 0.52	< 0.52	< 0.52	600		<i>120</i>	
1,2-Dichlorobenzene/ppb	< 4.6	< 0.46	< 0.46	< 0.46	600		<i>60</i>	
Dichlorodifluoromethane/ppb	< 8.7	< 0.87	< 0.87	< 0.87	1000		<i>200</i>	
1,2-Dichloroethane/ppb	< 4.8	< 0.48	< 0.48	< 0.48	5		<i>0.5</i>	
1,1-Dichloroethane/ppb	< 11	< 1.1	< 1.1	< 1.1	850		<i>85</i>	
1,1-Dichloroethene/ppb	< 6.5	< 0.65	< 0.65	< 0.65	7		<i>0.7</i>	
cis-1,2-Dichloroethene/ppb	< 4.5	< 0.45	< 0.45	< 0.45	70		<i>7</i>	
trans-1,2-Dichloroethene/ppb	< 5.4	< 0.54	< 0.54	< 0.54	100		<i>20</i>	
1,2-Dichloropropane/ppb	< 4.3	< 0.43	< 0.43	< 0.43	5		<i>0.5</i>	
2,2-Dichloropropane/ppb	< 31	< 3.1	< 3.1	< 3.1	==		==	
1,3-Dichloropropane/ppb	< 4.2	< 0.42	< 0.42	< 0.42	==		==	
Di-isopropyl ether/ppb	< 4.4	< 0.44	< 0.44	< 0.44	==		==	
EDB (1,2-Dibromoethane)/ppb	< 6.3	< 0.63	< 0.63	< 0.63	0.05		<i>0.005</i>	
Ethylbenzene/ppb	20.9 "J"	52	< 0.71	2.37	700		<i>140</i>	
Hexachlorobutadiene/ppb	< 22	< 2.2	< 2.2	< 2.2	==		==	
Isopropylbenzene/ppb	13.4 "J"	17.4	< 0.82	1.98 "J"	==		==	
p-Isopropyltoluene/ppb	17.1 "J"	8.2	< 1.1	1.25 "J"	==		==	
Methylene chloride/ppb	< 13	< 1.3	< 1.3	< 1.3	5		<i>0.5</i>	
Methyl tert-butyl ether (MTBE)/ppb	< 11	< 1.1	< 1.1	< 1.1	60		<i>12</i>	
Naphthalene/ppb	199	221	< 1.6	<i>10.4</i>	100		<i>10</i>	
n-Propylbenzene/ppb	26.5	28.8	< 0.77	2.09 "J"	==		==	
1,1,2,2-Tetrachloroethane/ppb	< 5.2	< 0.52	< 0.52	< 0.52	0.2		<i>0.02</i>	
1,1,1,2-Tetrachloroethane/ppb	< 4.8	< 0.48	< 0.48	< 0.48	70		<i>7</i>	
Tetrachloroethene (PCE)/ppb	< 4.9	< 0.49	< 0.49	< 0.49	5		<i>0.5</i>	
Toluene/ppb	< 4.4	8.7	< 0.44	< 0.44	800		<i>160</i>	
1,2,4-Trichlorobenzene/ppb	< 17	< 1.7	< 1.7	< 1.7	70		<i>14</i>	
1,2,3-Trichlorobenzene/ppb	< 27	< 2.7	< 2.7	< 2.7	==		==	
1,1,1-Trichloroethane/ppb	< 8.4	< 0.84	< 0.84	< 0.84	200		<i>40</i>	
1,1,2-Trichloroethane/ppb	< 4.8	< 0.48	< 0.48	< 0.48	5		<i>0.5</i>	
Trichloroethene (TCE)/ppb	< 4.7	< 0.47	< 0.47	< 0.47	5		<i>0.5</i>	
Trichlorofluoromethane/ppb	< 8.7	< 0.87	< 0.87	< 0.87	==		==	
1,2,4-Trimethylbenzene/ppb	305	269	< 1.6	< 1.6	Total TMB's 480		<i>Total TMB's 96</i>	
1,3,5-Trimethylbenzene/ppb	53	30.1	< 1.5	< 1.5	0.2		<i>0.02</i>	
Vinyl Chloride/ppb	< 1.7	< 0.17	< 0.17	< 0.17	Total Xylenes 2000		<i>Total Xylenes 400</i>	
m&p-Xylene/ppb	35 "J"	232	< 2.2	< 2.2				
o-Xylene/ppb	20.8 "J"	179	< 0.9	< 0.9				

NS = not sampled, NM = Not Measured
 Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.
 == No Exceedences
 (ppb) = parts per billion
 (ppm) = parts per million
 "J" Flag: Analyte detected between LOD and LOQ LOD Limit of Detection LOQ Limit of Quantitation

A.2. Soil Analytical Results Table

(PAH)

WI DOT Burrows Rd Acquisition BRRTS# 02-62-558281

Sample	Depth (feet)	Saturation U/S	Date	Acenaph-thene (ppm)	Acenaph-thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,i) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd) pyrene (ppm)	1-Methyl-naphthalene (ppm)	2-Methyl-naphthalene (ppm)	Naph-thalene (ppm)	Phenan-threne (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED		
																						Exeedance Count	Hazard Index	Cumulative Cancer Risk
MW-1-1	3.5	U	09/30/15	<0.0201	<0.0198	<0.0171	0.035	0.0306	0.055	0.047	0.0195	0.034	<0.015	0.050	<0.0184	0.0249	0.033	0.034	<0.0203	0.0221	0.050	0	0.1430	
MW-2-1	3.5	U	09/30/15	<0.0201	0.032	<0.0171	0.072	0.065	0.101	0.064	0.042	0.066	<0.015	0.08	<0.0184	0.044	<0.0205	<0.0199	<0.0203	0.023	0.091	0		
MW-2-5	18.0	U	09/30/15	0.50	0.57	<0.342	<0.382	<0.286	<0.38	<0.4	<0.348	<0.384	<0.3	<0.384	2.04	<0.33	39	53	20.6	1.35	<0.384			
MW-4-1	3.5	S	09/30/15	<0.0201	0.074	0.115	0.55	0.76	1.34	0.78	0.49	0.70	0.103	1.41	0.0189	0.66	<0.0205	<0.0199	<0.0203	0.49	1.18	2	0.0440	9.8E-06
Groundwater RCL				---	---	197	---	0.47	0.4793	---	---	0.145	---	88.8	14.8	---	---	---	0.6582	---	54.5			
Non-Industrial Direct Contact RCL				3590	---	17900	1.140	0.1150	1.150	---	11.50	115	0.1150	2390	2390	1.150	17.6	239	5.52	---	1790		1.00E+00	1.00E-05
Industrial Direct Contact RCL				(45200)	---	(100000)	(20.8)	(2.11)	(21.1)	---	(211)	(2110)	(2.11)	(30100)	(30100)	(21.1)	(72.7)	(3010)	(24.1)	---	(22600)			
Soil Saturation Concentration (C-sat)*				---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

Bold = Groundwater RCL Exceedance

Bold & Underline = Non Industrial Direct Contact RCL Exceedance

(Bold & Parentheses) = Industrial Direct Contact RCL Exceedance

Bold & Asteric * = C-sat Exceedance

Italics = Industrial Direct Contact RCL

NS = Not Sampled

NM = Not Measured

(ppm) = parts per million

ND = No Detects

PAH = Polynuclear Aromatic Hydrocarbons

PID = Photoionization Detector

VOC's = Volatile Organic Compounds

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

A.2 Soil Analytical Results Table
 (8 – RCRA Metals)
 WI DOT Burrows Rd Acquisition BRRTS# 02-62-558281

Sample ID	Depth (feet)	Saturation U/S	Date	DIRECT CONTACT PVOC, PAH & RCRA METALS COMBINED										
				Arsenic Total (ppm)	Barium Total (ppm)	Cadmium Total (ppm)	Chromium Total (ppm)	Lead Total (ppm)	Mercury Total (ppm)	Selenium Total (ppm)	Silver Total (ppm)	Exceedance Count	Hazard Index	Cumulative Cancer Risk
F-7	22.0	S	03/30/12	<0.22	2.20	0.053	0.53	1.1	<0.0055	0.340	<0.060			
F-8	25.0	S	03/30/12	<0.25	3.60	<0.057	0.56	0.7	<0.0057	0.51	<0.069			
F-9	20.0	S	03/30/12	5.80	87.00	0.10	7.30	14.0	0.086	0.84	<0.074			
Groundwater RCL														
Non-Industrial Direct Contact RCL				0.584	165	0.752	360000	27	0.208	0.52	.850			
Industrial Direct Contact RCL				0.677	15300	71.1	---	400	3.13	391	391			
Soil Saturation Concentration (C-sat)*				(0.584)	(100000)	(985)	(---	(900)	(3.13)	(5840)	(5840)		1.00E+00	1.00E-05
Bold = Groundwater RCL Exceedance														
Bold & Underline = Non Industrial Direct Contact RCL Exceedance														
(Bold & Parentheses) = Industrial Direct Contact RCL Exceedance														
Bold & Asteric * = C-sat Exceedance														
<i>Italics = Industrial Direct Contact RCL</i>														
NS = Not Sampled														
(ppm) = parts per million														
PID = Photoionization Detector														

NM = Not Measured
 ND = No Detects

A.2. Soil Analytical Table
 WI DOT Burrows Rd Acquisition BRRS# 02-62-558281

Sampling Conducted on June 26, 2014

VOC's		Groundwater RCL	<u>Underline & Bold = Non- Industrial Direct Contact RCL</u>	(Parenthesis & Bold) = Industrial Direct Contact RCL	Asteric * & Bold =Soil Saturation (C-sat) RCL
Sample ID#	G-4-5				
Sample Depth/ft.	20				
Solids Percent	85				
Lead/ppm	< 0.003	27	<u>400</u>	(800)	==
Benzene/ppm	< 0.046	0.00512	<u>1.6</u>	(7.07)	1820*
Bromobenzene/ppm	< 0.065	==	<u>342</u>	(679)	==
Bromodichloromethane/ppm	< 0.135	0.000326	<u>0.418</u>	(1.83)	==
Bromoform/ppm	< 0.150	0.00233	<u>25.4</u>	(113)	==
tert-Butylbenzene/ppm	< 0.100	==	<u>183</u>	(183)	183*
sec-Butylbenzene/ppm	0.800	==	<u>145</u>	(145)	145*
n-Butylbenzene/ppm	2.8	==	<u>108</u>	(108)	108*
Carbon Tetrachloride/ppm	< 0.125	0.00388	<u>0.916</u>	(4.03)	==
Chlorobenzene/ppm	< 0.080	==	<u>370</u>	(761)	761*
Chloroethane/ppm	< 0.210	0.227	==	==	==
Chloroform/ppm	< 0.245	0.0033	<u>0.454</u>	(1.98)	==
Chloromethane/ppm	< 1.225	0.0155	<u>159</u>	(669)	==
2-Chlorotoluene/ppm	< 0.080	==	==	==	==
4-Chlorotoluene/ppm	< 0.070	==	==	==	==
1,2-Dibromo-3-chloropropane/ppm	< 0.240	0.000173	<u>0.008</u>	(0.092)	==
Dibromochloromethane/ppm	< 0.070	0.032	<u>8.28</u>	(38.9)	==
1,4-Dichlorobenzene/ppm	< 0.165	0.144	<u>3.74</u>	(16.4)	==
1,3-Dichlorobenzene/ppm	< 0.150	1.1528	<u>297</u>	(193)	297*
1,2-Dichlorobenzene/ppm	< 0.190	1.168	<u>376</u>	(376)	376*
Dichlorodifluoromethane/ppm	< 0.285	3.0863	<u>126</u>	(530)	==
1,2-Dichloroethane (DCA)/ppm	< 0.180	0.00284	<u>0.652</u>	(2.87)	540*
1,1-Dichloroethane/ppm	< 0.095	0.4834	<u>5.06</u>	(22.2)	==
1,1-Dichloroethene/ppm	< 0.105	0.00502	<u>320</u>	(1190)	1190*
cis-1,2-Dichloroethene/ppm	< 0.120	0.0412	<u>156</u>	(2340)	==
trans-1,2-Dichloroethene/ppm	< 0.145	0.626	<u>1560</u>	(1850)	==
1,2-Dichloropropane/ppm	< 0.0475	0.00332	<u>0.406</u>	(1.78)	==
2,2-Dichloropropane/ppm	< 0.230	==	191	(191)	==
1,3-Dichloropropane/ppm	< 0.105	==	<u>1490</u>	(1490)	1490*
Di-isopropyl ether/ppm	< 0.055	==	<u>2260</u>	(2260)	2260*
EDB (1,2-Dibromoethane)/ppm	< 0.100	0.0000282	<u>0.05</u>	(0.221)	==
Ethylbenzene/ppm	0.075 "J"	1.57	<u>8.02</u>	(35.4)	480*
Hexachlorobutadiene/ppm	< 0.475	==	<u>1.63</u>	(7.19)	==
Isopropylbenzene/ppm	< 0.125	==	==	==	==
p-Isopropyltoluene/ppm	1.13	==	<u>162</u>	(162)	162*
Methylene chloride/ppm	< 1.105	0.00256	<u>61.8</u>	(1150)	==
Methyl tert-butyl ether (MTBE)/ppm	< 0.150	0.027	<u>63.8</u>	(282)	8870*
Naphthalene/ppm	4.5	0.6582	<u>5.52</u>	(24.1)	==
n-Propylbenzene/ppm	0.230 "J"	==	==	==	==
1,1,2,2-Tetrachloroethane/ppm	< 0.060	0.000156	<u>0.81</u>	(3.6)	==
1,1,1,2-Tetrachloroethane/ppm	< 0.115	0.0534	<u>2.78</u>	(12.3)	==
Tetrachloroethene (PCE)/ppm	< 0.245	0.00454	<u>33</u>	(145)	==
Toluene/ppm	< 0.100	1.11	<u>818</u>	(818)	818*
1,2,4-Trichlorobenzene/ppm	< 0.395	0.408	<u>24</u>	(113)	==
1,2,3-Trichlorobenzene/ppm	< 0.645	==	<u>62.6</u>	(934)	==
1,1,1-Trichloroethane/ppm	< 0.190	0.1402	==	==	==
1,1,2-Trichloroethane/ppm	< 0.115	0.00324	<u>1.59</u>	(7.01)	==
Trichloroethene (TCE)/ppm	< 0.140	0.00358	<u>1.3</u>	(8.41)	==
Trichlorofluoromethane/ppm	< 0.430	2.2387	<u>1230</u>	(1230)	1230*
1,2,4-Trimethylbenzene/ppm	7	1.38	<u>219</u>	(219)	219*
1,3,5-Trimethylbenzene/ppm	1.11	==	<u>182</u>	(182)	182*
Vinyl Chloride/ppm	< 0.105	0.000138	<u>0.07</u>	(2.08)	==
m&p-Xylene/ppm	< 0.340	3.96	<u>260</u>	(260)	258*
o-Xylene/ppm	< 0.155				

NS = not sampled, NM = Not Measured
 (ppm) = parts per million
 DRO = Diesel Range Organics
 GRO = Gasoline Range Organics
 == No Exceedences

A.3. Residual Soil Contamination Table
 WI DOT Burrows Rd Acquisition BRRTS# 02-62-558281

Sample ID	Depth (feet)	Saturation U/S	Date	PID	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naphthalene (ppm)	Toluene (ppm)	1,2,4-Trimethylbenzene (ppm)	1,3,5-Trimethylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppb)	DIRECT CONTACT PVOC		
																	Exceedance Count	Hazard Index	Cumulative Cancer Risk
G-3-1	3.5	U	06/26/14	0	340	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS	0	0.8500	
G-16-5	18.0	U	06/27/14	75	NS	NS	NS	<0.025	<0.025	<0.025	20.6	<0.250	15.2	7.7	3.05	NS	0		
MW-1-1	3.5	U	09/30/15	3.7	57.2	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS	0	0.1430	
MW-2-1	3.5	U	09/30/15	1.9	29	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS	0		
MW-2-5	18.0	U	09/30/15	173	2.59	NS	4200	<0.025	5.8	<0.025	121	1.71	65	36	45.2	2.45 TCLP LEAD	0		
Groundwater RCL					27	-	-	0.00512	1.57	0.027	0.6582	1.11	1.38		3.96				
Non-Industrial Direct Contact RCL					400	-	-	1.6	8.02	63.8	5.52	818	219	182	260			1.00E+00	1.00E-05
Industrial Direct Contact RCL					(800)	-	-	(7.07)	(35.4)	(282)	(24.1)	(818)	(219)	(182)	(258)			1.00E+00	1.00E-05
Soil Saturation Concentration (C-sat)*					-	-	-	1820*	480*	8870*	-	818*	219*	182*	258*				

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)
 S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

Bold & Underline = Non Industrial Direct Contact RCL Exceedance
(Bold & Parentheses) = Industrial Direct Contact RCL Exceedance
Bold & Asteric * = C-sat Exceedance
Italics = Industrial Direct Contact RCL

NS = Not Sampled
 (ppm) = parts per million
 DRO = Diesel Range Organics
 GRO = Gasoline Range Organics
 PID = Photoionization Detector
 VOC's = Petroleum Volatile Organic Compounds
 Note: Non-Industrial RCLs apply to this site.

A.3. Residual Soil Contamination Table
(PAH)
WI DOT Burrows Rd Acquisition BRRTS# 02-62-558281

Sample	Depth (feet)	Saturation U/S	Date	Acenaphthene (ppm)	Acenaphthylene (ppm)	Anthracene (ppm)	Benzo(a)anthracene (ppm)	Benzo(a)pyrene (ppm)	Benzo(b)fluoranthene (ppm)	Benzo(g,h,i)perylene (ppm)	Benzo(k)fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h)anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd)pyrene (ppm)	1-Methylnaphthalene (ppm)	2-Methylnaphthalene (ppm)	Naphthalene (ppm)	Phenanthrene (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED			
																						Exceedance Count	Hazard Index	Cumulative Cancer Risk	
MW-1-1	3.5	U	09/30/15	<0.0201	<0.0198	<0.0171	0.035	0.0306	0.055	0.047	0.0195	0.034	<0.015	0.050	<0.0184	0.0249	0.033	0.034	<0.0203	0.0221	0.050	0	0.1430		
MW-2-1	3.5	U	09/30/15	<0.0201	0.032	<0.0171	0.072	0.065	0.101	0.064	0.042	0.066	<0.015	0.08	<0.0184	0.044	<0.0205	<0.0199	<0.0203	0.023	0.091	0			
MW-2-5	18.0	U	09/30/15	0.50	0.57	<0.342	<0.382	<0.286	<0.38	<0.4	<0.348	<0.384	<0.3	<0.384	2.04	<0.33	39	53	20.6	1.35	<0.384				
Groundwater RCL				---	---	197	---	0.47	0.4793	---	---	0.145	---	88.8	14.8	---	---	---	0.6582	---	54.5				
Non-Industrial Direct Contact RCL				3590	---	17900	1.140	0.1150	1.150	---	11.50	115	0.1150	2390	2390	1.150	17.6	239	5.52	---	1790				
Industrial Direct Contact RCL				(45200)	---	(100000)	(20.8)	(2.11)	(21.1)	---	(211)	(2110)	(2.11)	(30100)	(30100)	(21.1)	(72.7)	(3010)	(24.1)	---	(22600)			1.00E-05	
Soil Saturation Concentration (C-sat)*				---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

Bold = Groundwater RCL Exceedance

Bold & Underline = Non Industrial Direct Contact RCL Exceedance

(Bold & Parentheses) = Industrial Direct Contact RCL Exceedance

Bold & Asteric * = C-sat Exceedance

Italics = Industrial Direct Contact RCL

NS = Not Sampled

(ppm) = parts per million

PAH = Polynuclear Aromatic Hydrocarbons

PID = Photoionization Detector

VOC's = Volatile Organic Compounds

NM = Not Measured

ND = No Detects

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

A.3. Residual Soil Contamination Table
 WI DOT Burrows Rd Acquisition BRRTS# 02-62-558281

Sampling Conducted on June 26, 2014

VOC's		Bold = Groundwater RCL	<u>Underline & Bold = Non- Industrial Direct Contact RCL</u>	(Parenthesis & Bold) = Industrial Direct Contact RCL	Asteric * & Bold =Soil Saturation (C-sat) RCL
Sample ID#	G-4-5				
Sample Depth/ft.	20				
Solids Percent	85				
Lead/ppm	< 0.003	27	<u>400</u>	(800)	= =
Benzene/ppm	< 0.046	0.00512	<u>1.6</u>	(7.07)	1820*
Bromobenzene/ppm	< 0.065	= =	<u>342</u>	(679)	= =
Bromodichloromethane/ppm	< 0.135	0.000326	<u>0.418</u>	(1.83)	= =
Bromoform/ppm	< 0.150	0.00233	<u>25.4</u>	(113)	= =
tert-Butylbenzene/ppm	< 0.100	= =	<u>183</u>	(183)	183*
sec-Butylbenzene/ppm	0.800	= =	<u>145</u>	(145)	145*
n-Butylbenzene/ppm	2.8	= =	<u>108</u>	(108)	108*
Carbon Tetrachloride/ppm	< 0.125	0.00388	<u>0.916</u>	(4.03)	= =
Chlorobenzene/ppm	< 0.080	= =	<u>370</u>	(761)	761*
Chloroethane/ppm	< 0.210	0.227	= =	= =	= =
Chloroform/ppm	< 0.245	0.0033	<u>0.454</u>	(1.98)	= =
Chloromethane/ppm	< 1.225	0.0155	<u>159</u>	(669)	= =
2-Chlorotoluene/ppm	< 0.080	= =	= =	= =	= =
4-Chlorotoluene/ppm	< 0.070	= =	= =	= =	= =
1,2-Dibromo-3-chloropropane/ppm	< 0.240	0.000173	<u>0.008</u>	(0.092)	= =
Dibromochloromethane/ppm	< 0.070	0.032	<u>8.28</u>	(38.9)	= =
1,4-Dichlorobenzene/ppm	< 0.165	0.144	<u>3.74</u>	(16.4)	= =
1,3-Dichlorobenzene/ppm	< 0.150	1.1528	<u>297</u>	(193)	297*
1,2-Dichlorobenzene/ppm	< 0.190	1.168	<u>376</u>	(376)	376*
Dichlorodifluoromethane/ppm	< 0.285	3.0863	<u>126</u>	(530)	= =
1,2-Dichloroethane (DCA)/ppm	< 0.180	0.00284	<u>0.652</u>	(2.87)	540*
1,1-Dichloroethane/ppm	< 0.095	0.4834	<u>5.06</u>	(22.2)	= =
1,1-Dichloroethene/ppm	< 0.105	0.00502	<u>320</u>	(1190)	1190*
cis-1,2-Dichloroethene/ppm	< 0.120	0.0412	<u>156</u>	(2340)	= =
trans-1,2-Dichloroethene/ppm	< 0.145	0.626	<u>1560</u>	(1850)	= =
1,2-Dichloropropane/ppm	< 0.0475	0.00332	<u>0.406</u>	(1.78)	= =
2,2-Dichloropropane/ppm	< 0.230	= =	<u>191</u>	(191)	= =
1,3-Dichloropropane/ppm	< 0.105	= =	<u>1490</u>	(1490)	1490*
Di-isopropyl ether/ppm	< 0.055	= =	<u>2260</u>	(2260)	2260*
EDB (1,2-Dibromoethane)/ppm	< 0.100	0.0000282	<u>0.05</u>	(0.221)	= =
Ethylbenzene/ppm	0.075 "J"	1.57	<u>8.02</u>	(35.4)	480*
Hexachlorobutadiene/ppm	< 0.475	= =	<u>1.63</u>	(7.19)	= =
Isopropylbenzene/ppm	< 0.125	= =	= =	= =	= =
p-Isopropyltoluene/ppm	1.13	= =	<u>162</u>	(162)	162*
Methylene chloride/ppm	< 1.105	0.00256	<u>61.8</u>	(1150)	= =
Methyl tert-butyl ether (MTBE)/ppm	< 0.150	0.027	<u>63.8</u>	(282)	8870*
Naphthalene/ppm	4.5	0.6582	<u>5.52</u>	(24.1)	= =
n-Propylbenzene/ppm	0.230 "J"	= =	= =	= =	= =
1,1,2,2-Tetrachloroethane/ppm	< 0.060	0.000156	<u>0.81</u>	(3.6)	= =
1,1,1,2-Tetrachloroethane/ppm	< 0.115	0.0534	<u>2.78</u>	(12.3)	= =
Tetrachloroethene (PCE)/ppm	< 0.245	0.00454	<u>33</u>	(145)	= =
Toluene/ppm	< 0.100	1.11	<u>818</u>	(818)	818*
1,2,4-Trichlorobenzene/ppm	< 0.395	0.408	<u>24</u>	(113)	= =
1,2,3-Trichlorobenzene/ppm	< 0.645	= =	<u>62.6</u>	(934)	= =
1,1,1-Trichloroethane/ppm	< 0.190	0.1402	= =	= =	= =
1,1,2-Trichloroethane/ppm	< 0.115	0.00324	<u>1.59</u>	(7.01)	= =
Trichloroethene (TCE)/ppm	< 0.140	0.00358	<u>1.3</u>	(8.41)	= =
Trichlorofluoromethane/ppm	< 0.430	2.2387	<u>1230</u>	(1230)	1230*
1,2,4-Trimethylbenzene/ppm	7	1.38	<u>219</u>	(219)	219*
1,3,5-Trimethylbenzene/ppm	1.11	= =	<u>182</u>	(182)	182*
Vinyl Chloride/ppm	< 0.105	0.000138	<u>0.07</u>	(2.08)	= =
m&p-Xylene/ppm	< 0.340	3.96	<u>260</u>	(260)	258*
o-Xylene/ppm	< 0.155	= =	= =	= =	= =

NS = not sampled, NM = Not Measured
 (ppm) = parts per million
 DRO = Diesel Range Organics
 GRO = Gasoline Range Organics
 = = No Exceedences

A.6 Water Level Elevations
WI DOT Burrows Rd Acquisition Site BRRT's# 02-62-558281
Independence, Wisconsin

	MW-1	MW-2	MW-3	MW-4
Ground Surface (feet msl)	785.99	785.91	782.69	769.96
PVC top (feet msl)	785.61	785.51	782.31	769.68
Well Depth (feet)	24.00	24.00	23.00	12.00
Top of screen (feet msl)	771.99	771.91	769.69	767.96
Bottom of screen (feet msl)	761.99	761.91	759.69	757.96

Depth to Water From Top of PVC (feet)

11/04/15	18.09	17.88	14.75	2.35
02/09/16	18.25	18.05	14.95	2.51
05/03/16	17.79	17.60	14.51	2.05
08/03/16	18.27	18.07	14.96	2.54
11/01/16	18.28	18.12	15.00	2.45
02/02/17	18.07	17.90	14.77	2.34

Depth to Water From Ground Surface (feet)

11/04/15	18.47	18.28	15.13	2.63
02/09/16	18.63	18.45	15.33	2.79
05/03/16	18.17	18.00	14.89	2.33
08/03/16	18.65	18.47	15.34	2.82
11/01/16	18.66	18.52	15.38	2.73
02/02/17	18.45	18.30	15.15	2.62

Groundwater Elevation (feet msl)

11/04/15	767.52	767.63	767.56	767.33
02/09/16	767.36	767.46	767.36	767.17
05/03/16	767.82	767.91	767.80	767.63
08/03/16	767.34	767.44	767.35	767.14
11/01/16	767.33	767.39	767.31	767.23
02/02/17	767.54	767.61	767.54	767.34

CNL = Could Not Locate

A = Abandoned and removed during soil excavation project

NI = Not Installed

A.7 Other
Groundwater NA Indicator Results
WI DOT Burrows Rd Acquisition Site BRRT's# 02-62-558281

Well MW-1

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
11/04/15	1.92	6.96	-124	13.8	1290	0.432	1510	4.43	846
02/09/16	2.88	7.14	6	8.5	1045	NS	NS	NS	NS
05/03/16	1.21	6.55	-92	11.1	674	NS	NS	NS	NS
08/03/16	1.93	7.02	104	16.0	1288	NS	NS	NS	NS
11/01/16	0.14	6.47	-57	13.2	995	NS	NS	NS	NS
02/02/17	1.31	6.84	21	9.2	1259	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured ORP = Oxidation Reduction Potential
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
11/04/15	3.71	6.89	-52	15.1	1580	2.65	<300	0.74	347
02/09/16	2.97	7.06	26	8.4	928	NS	NS	NS	NS
05/03/16	1.19	6.47	39	11.6	975	NS	NS	NS	NS
08/03/16	1.40	7.16	14	16.3	1129	NS	NS	NS	NS
11/01/16	0.17	6.66	133	14.8	1022	NS	NS	NS	NS
02/02/17	0.98	7.19	7	9.1	2411	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured ORP = Oxidation Reduction Potential
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
11/04/15	5.60	6.9	-27	14.2	1986	4.79	1500	0.24	366
02/09/16	5.31	6.37	212	8.4	713	NS	NS	NS	NS
05/03/16	1.66	6.72	228	11.8	1576	NS	NS	NS	NS
08/03/16	3.63	6.81	213	15.9	610	NS	NS	NS	NS
11/01/16	1.45	6.48	244	13.8	1688	NS	NS	NS	NS
02/02/17	4.68	7.03	259	8.9	2399	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured ORP = Oxidation Reduction Potential
 Note: Elevations are presented in feet mean sea level (msl).

A.7 Other

Groundwater NA Indicator Results

WI DOT Burrows Rd Acquisition Site BRRT's# 02-62-558281

Well MW-4

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
11/04/15	4.98	7.09	-29	13.8	516	0.574	1630	1.89	259
02/09/16	4.67	6.59	191	8.0	976	NS	NS	NS	NS
05/03/16	1.84	7.01	175	11.3	734	NS	NS	NS	NS
08/03/16	3.97	6.48	255	16.2	826	NS	NS	NS	NS
11/01/16	0.30	6.82	-49	12.9	1170	NS	NS	NS	NS
02/02/17	2.37	6.58	116	7.1	1764	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics						<i>2</i>	-	-	<i>60</i>

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled

nm = not measured

ORP = Oxidation Reduction Potential

Note: Elevations are presented in feet mean sea level (msl).

A.7 Other
 WI DOT Burrows Rd Acquisition Site BRRT's# 02-62-558281
 Slug Test Calculations

MW-1

	ft/s	cm/s	m/yr
K	1.57E-05	4.79E-04	150.91
	sq ft/s	sq cm/s	
T	9.28E-05	8.62E-02	

MW-2

	ft/s	cm/s	m/yr
K	3.45E-05	1.05E-03	331.62
	sq ft/s	sq cm/s	
T	2.11E-04	1.96E-01	

MW-4

	ft/s	cm/s	m/yr
K	5.42E-05	1.65E-03	520.98
	sq ft/s	sq cm/s	
T	5.23E-04	4.86E-01	

Date	Elv. (High)	Elv. (Low)	Distance (ft)	Hyd Grad (I)
11/4/2015	767.60	767.40	65	0.0030769
2/9/2016	767.40	767.20	63	0.0031746
5/3/2016	767.90	767.70	61	0.0032787
8/3/2016	767.40	767.20	61	0.0032787
11/01/16	767.35	767.25	56	0.0017857
02/02/17	767.60	767.40	70	0.0028571

Average 0.0029086

	K (m/yr)	I	n	Flow Velocity (m/yr)
MW-1	150.91	0.0029086	0.3	1.46312
MW-2	331.62	0.0029086	0.3	3.21517
MW-4	520.98	0.0029086	0.3	5.05107

Attachment B/Maps and Figures

B.1 Location Maps

B.1.a Location Map

B.1.b Detailed Site Map

B.1.c RR Sites Map

B.2 Soil Figures

B.2.a Soil Contamination

B.2.b Residual Soil Contamination

B.3 Groundwater Figures

B.3.a Geologic Cross-Section Figure(s)

B.3.b Groundwater Isoconcentration

B.3.c Groundwater Flow Direction

B.3.d Monitoring Wells

B.4 Vapor Maps and Other Media

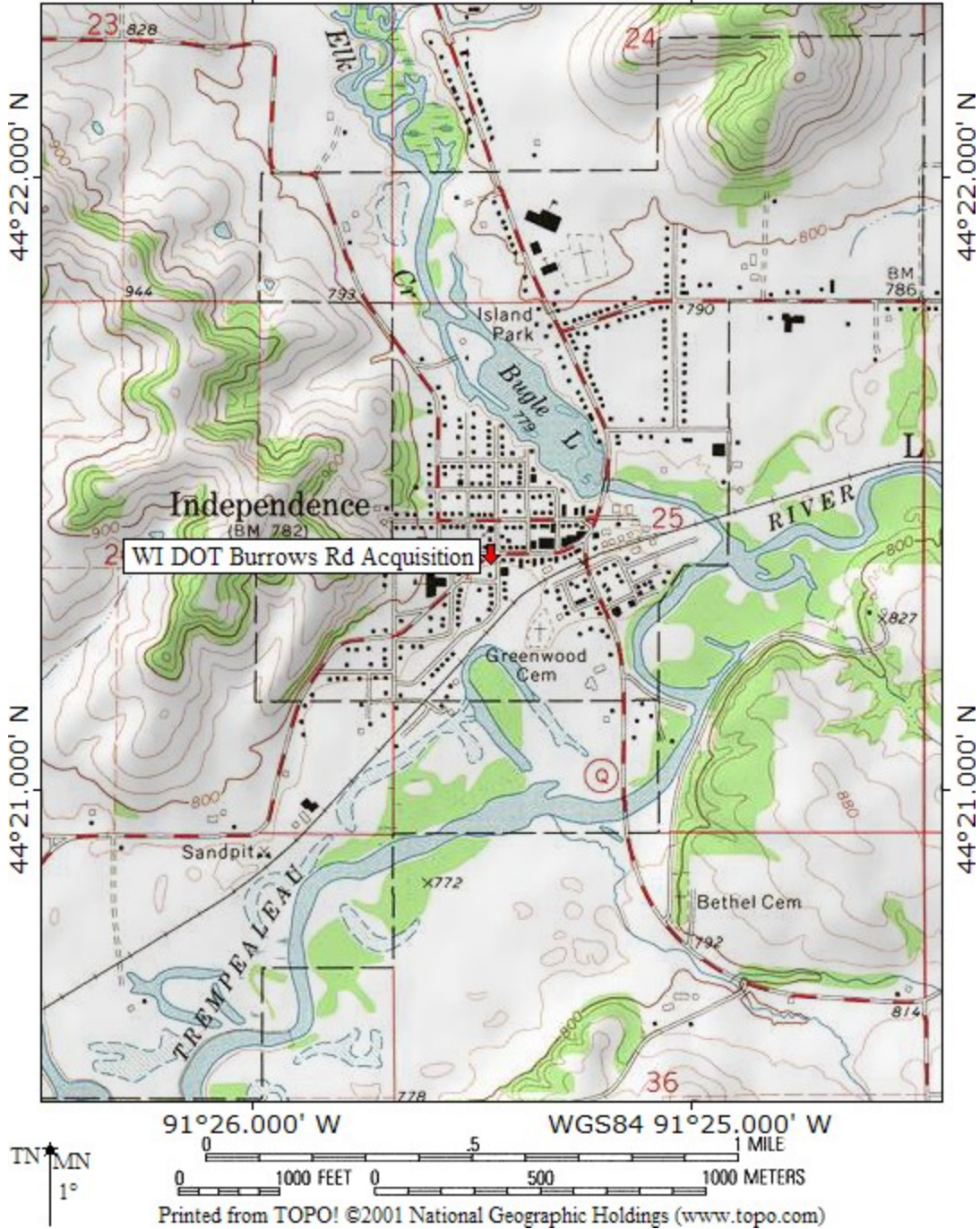
B.4.a Vapor Intrusion Map - No vapor samples were assessed as part of this site investigation.

B.4.b Other media of concern (e.g., sediment or surface water) – No surface waters or sediments were sampled as part of this site investigation.

B.4.c Other – No other relevant maps and/or figures are being included.

B.5 Structural Impediment Photos – No structural impediments interfered with the investigation, therefore no photos are being included.

TOPO! map printed on 10/22/13 from "wisconsin.tpo" and "Untitled.tpg"
91°26.000' W WGS84 91°25.000' W



B.1.a LOCATION MAP – CONTOUR INTERVAL 20 FEET
WI DOT BURROWS RD ACQUISITION – INDEPENDENCE, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

B.1.b
DETAILED SITE MAP
WI DOT BURROWS ROAD ACQUISITION
(FORMER POLZERS GAS STATION)

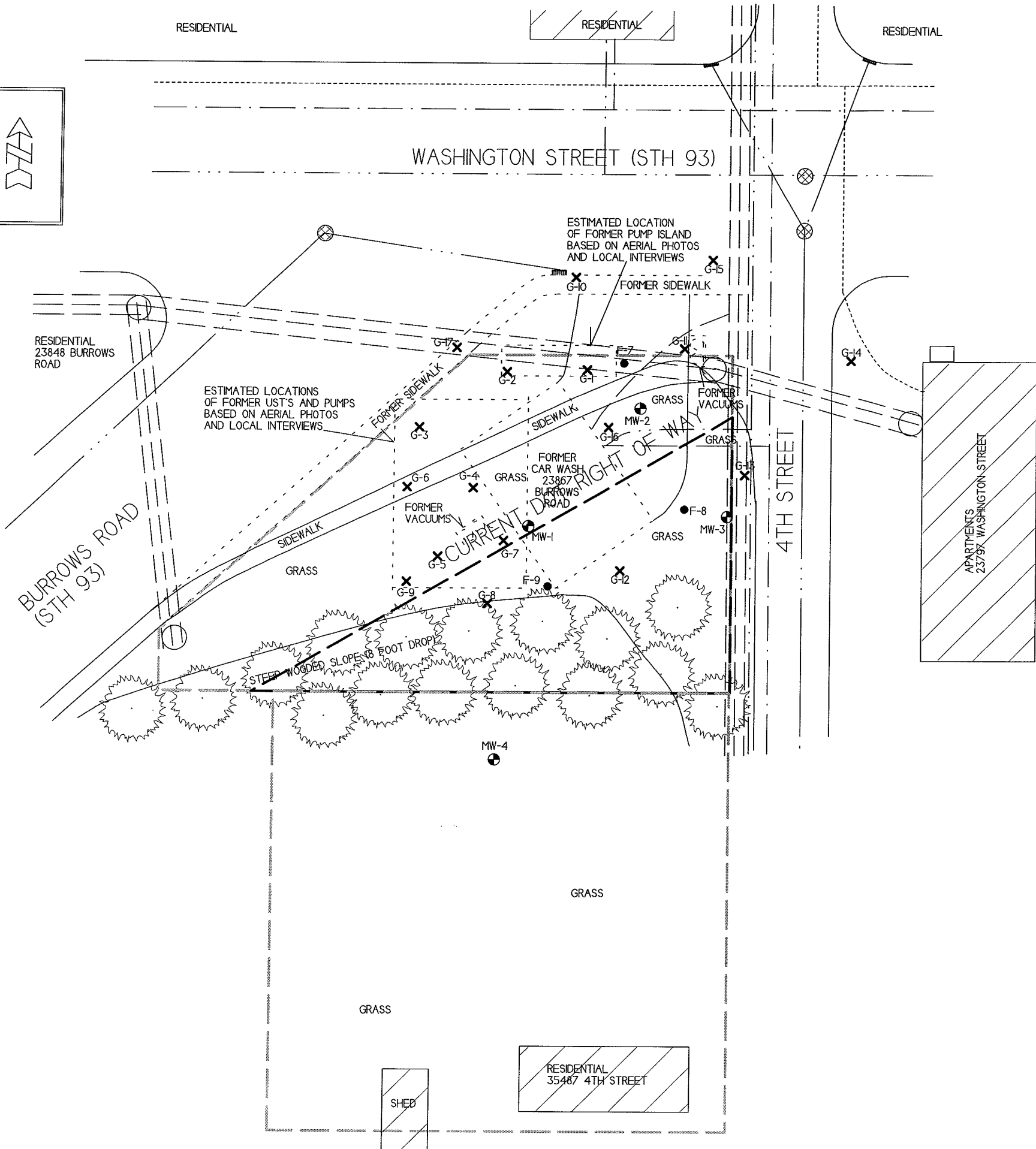
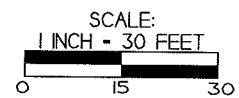
METCO
709 Grille Street, Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

**INDEPENDENCE,
WISCONSIN**

DRAWN BY: ED EDITED BY: DP
DATE: 10/23/13 DATE: 10/13/15

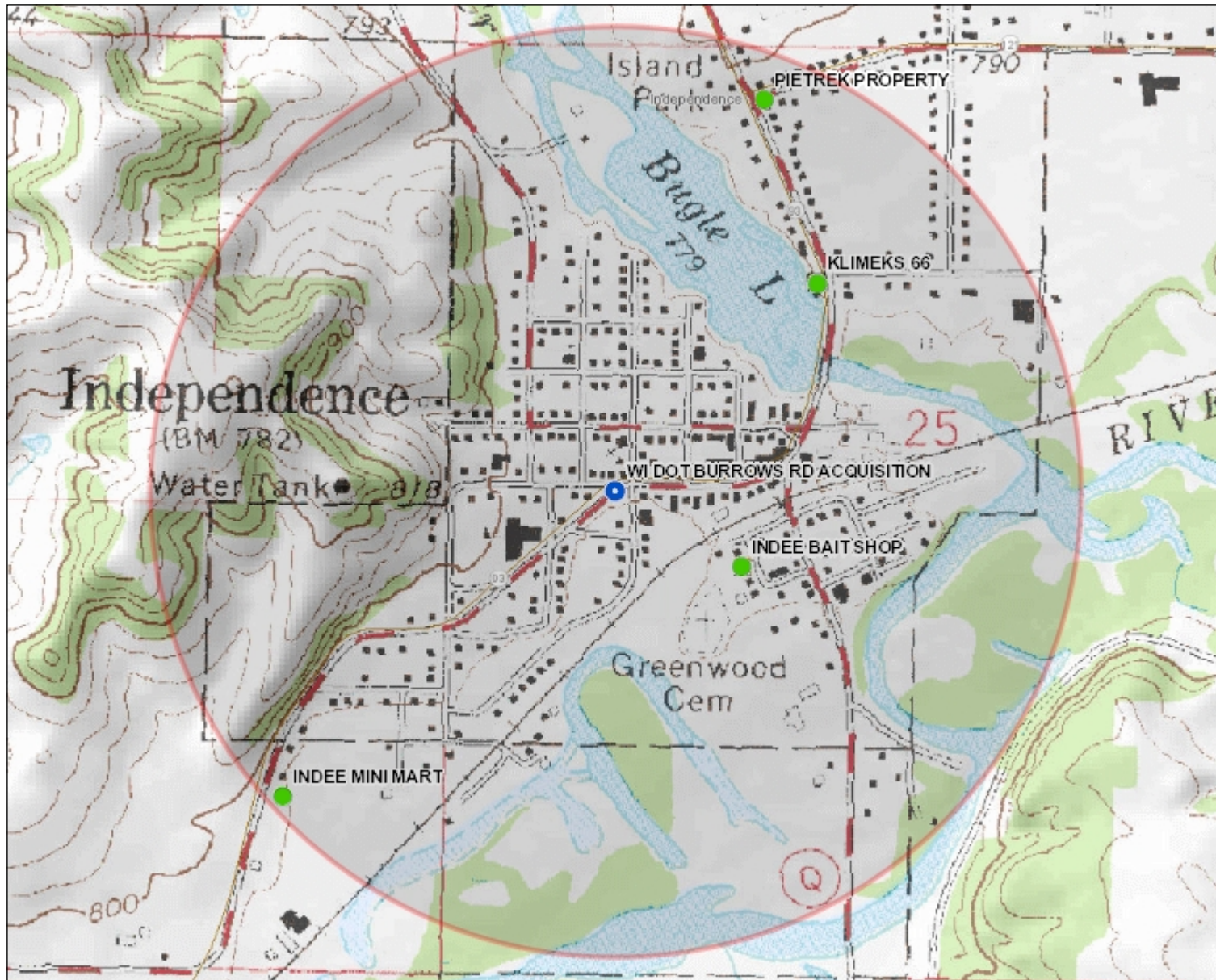
NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- - P2ESA SOIL BORING LOCATION
- ✕ - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ==== - OVERHEAD ELECTRIC
- - BURIED ELECTRIC
- - SANITARY SEWER
- - STORM SEWER
- - WATER
- - NATURAL GAS
- - BURIED PHONE LINE
- - PROPERTY BOUNDARY





B.1.c RR Sites Map



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Groundwater Contamination
- Soil Contamination
- Groundwater and Soil Contamination
- Dryclean Environmental Response Fund (DERF)
- Green Space Grant (2004-2009)
- Ready for Reuse
- Site Assessment Grant (2001-2009)
- State Funded Response
- Sustainable Urban Development Zone (S)
- General Liability Clarification Letters
- Superfund NPL
- Voluntary Party Liability Exemption



NAD_1983_HARN_Wisconsin_TM

© Latitude Geographics Group Ltd.

1: 10,557



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

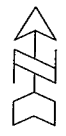
Notes

B.2.b RESIDUAL SOIL CONTAMINATION
WI DOT BURROWS ROAD ACQUISITION
(FORMER POLZERS GAS STATION)

INDEPENDENCE, WISCONSIN

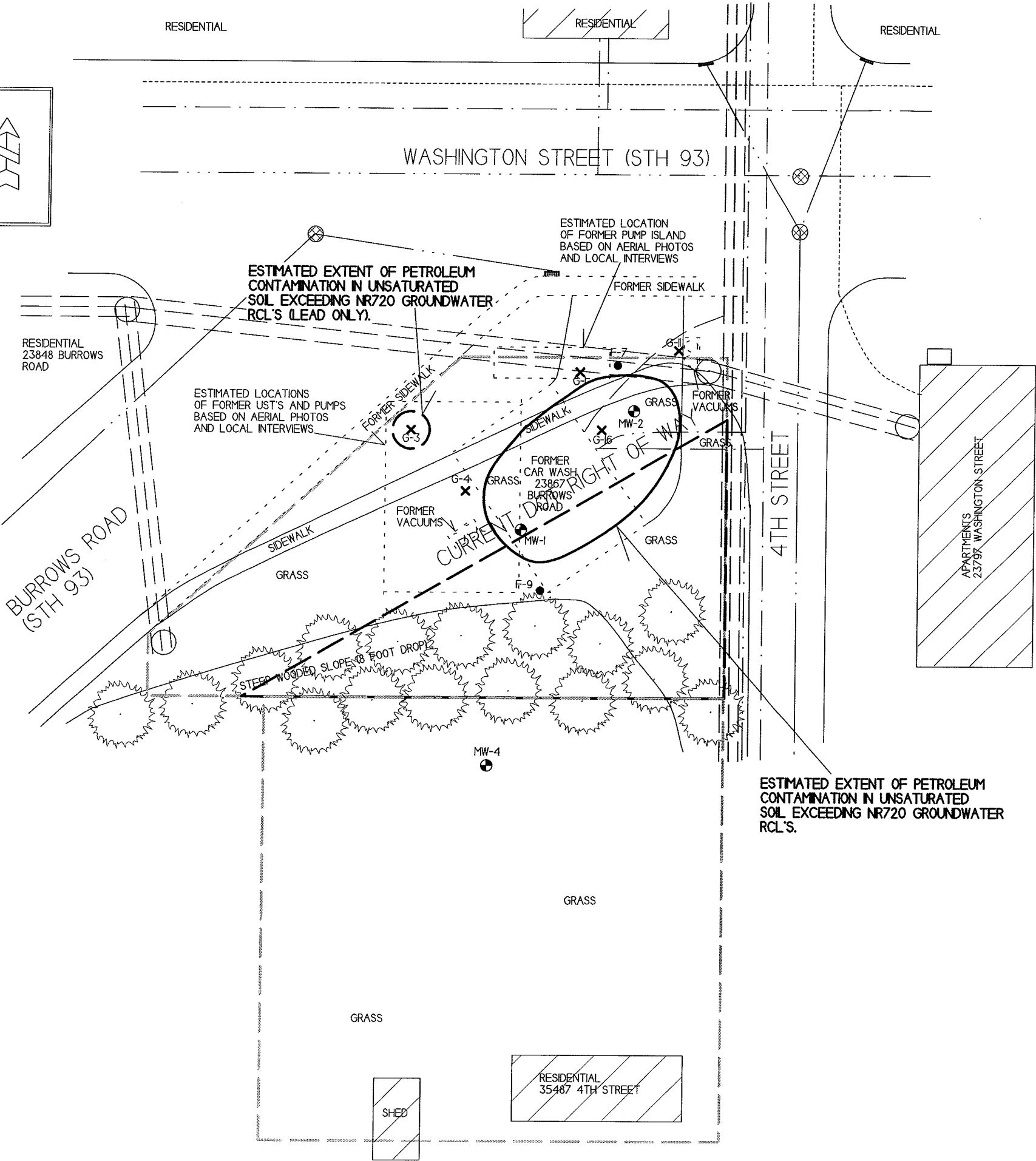
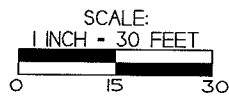
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 Fax: (608) 781-8893

DRAWN BY: ED EDITED BY: DP
 DATE: 10/23/13 DATE: 10/23/15



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- - P2ESA SOIL BORING LOCATION
- ✕ - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ==== - OVERHEAD ELECTRIC
- - BURIED ELECTRIC
- - SANITARY SEWER
- - STORM SEWER
- - WATER
- - NATURAL GAS
- - BURIED PHONE LINE
- - PROPERTY BOUNDARY




B.3.a.1 GEOLOGIC CROSS SECTION FIGURE
WI DOT BURROWS ROAD ACQUISITION
(FORMER POLZERS GAS STATION)

INDEPENDENCE, WISCONSIN

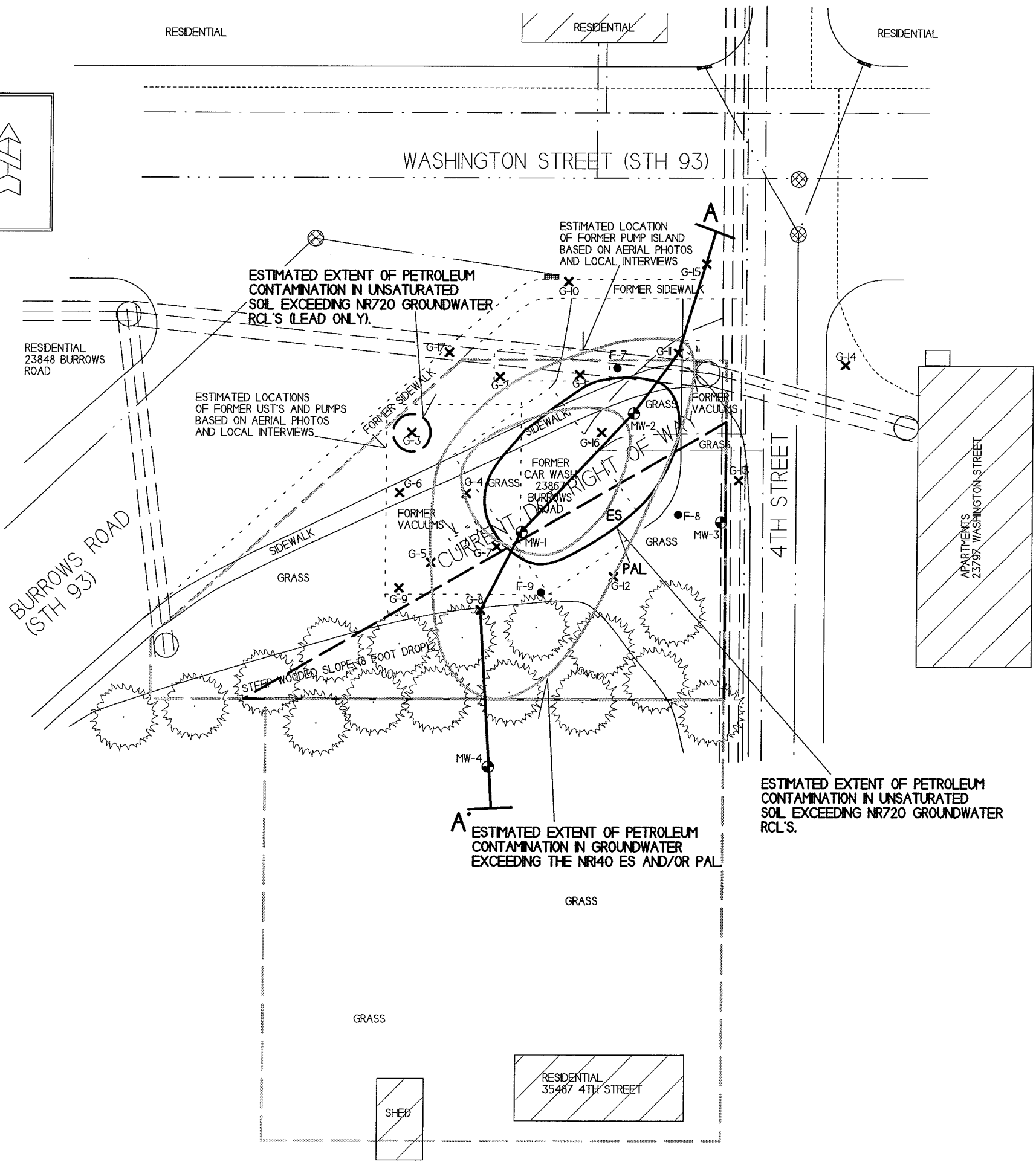
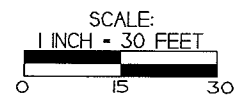
METCO
 709 Gillette Street, Suite 3
 La Crosse, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8893

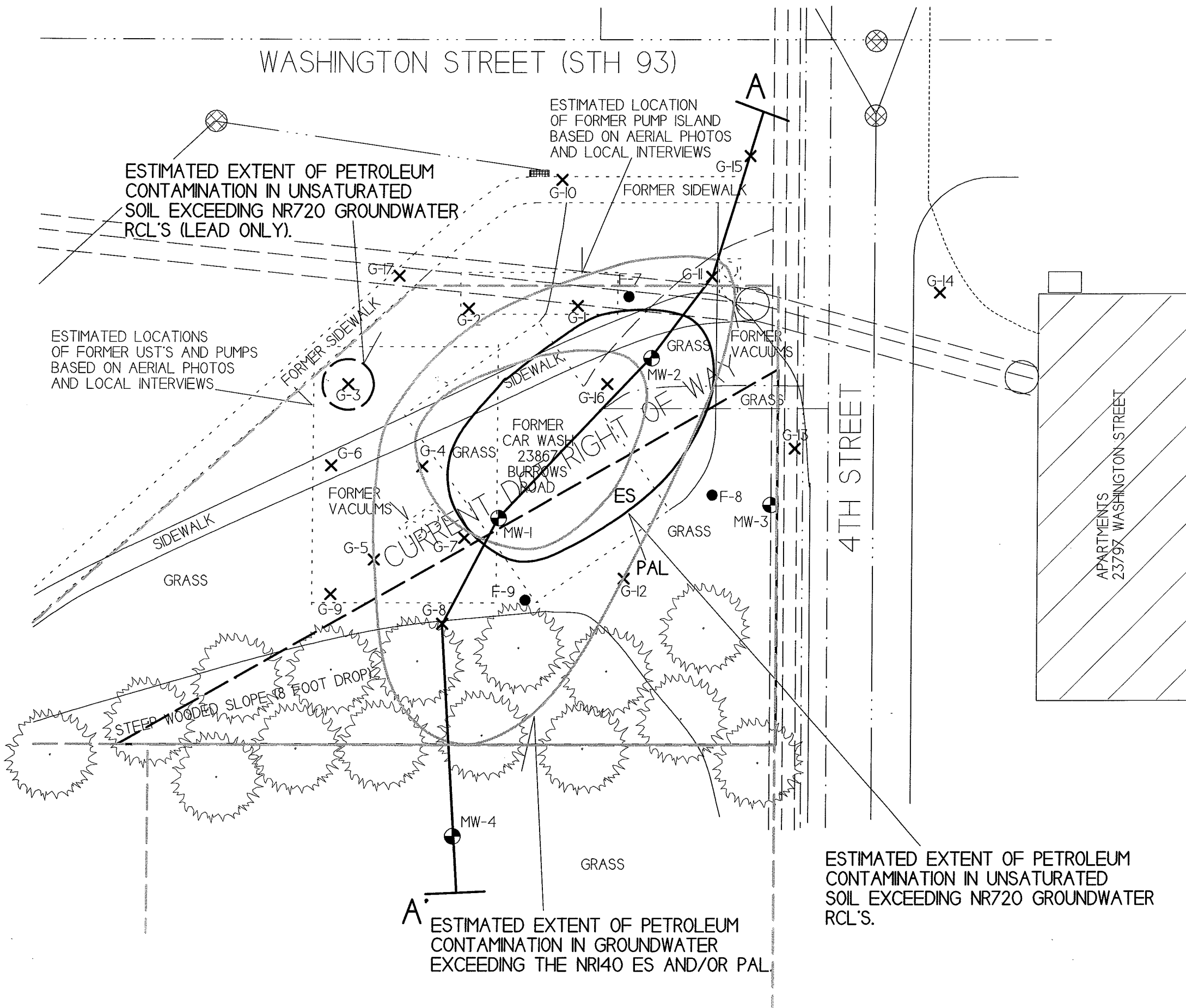
DRAWN BY: ED EDITED BY: DP
 DATE: 10/23/13 DATE: 10/13/15



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- - P2ESA SOIL BORING LOCATION
- ✕ - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- — — — — OVERHEAD ELECTRIC
- — — — — BURIED ELECTRIC
- · — · — · — SANITARY SEWER
- — — — — STORM SEWER
- — — — — WATER
- · — · — · — NATURAL GAS
- - - - - BURIED PHONE LINE
- ===== PROPERTY BOUNDARY





WASHINGTON STREET (STH 93)

ESTIMATED LOCATION OF FORMER PUMP ISLAND BASED ON AERIAL PHOTOS AND LOCAL INTERVIEWS

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN UNSATURATED SOIL EXCEEDING NR720 GROUNDWATER RCL'S (LEAD ONLY).

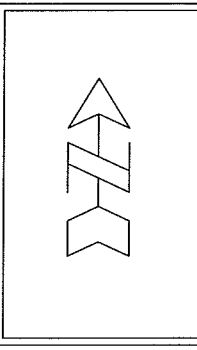
ESTIMATED LOCATIONS OF FORMER UST'S AND PUMPS BASED ON AERIAL PHOTOS AND LOCAL INTERVIEWS

FORMER CAR WASH 23867 BURROWS ROAD

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING THE NR140 ES AND/OR PAL

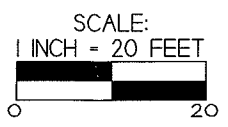
ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN UNSATURATED SOIL EXCEEDING NR720 GROUNDWATER RCL'S.

B.3.a.2 GEOLOGIC CROSS SECTION FIGURE (CLOSE UP)	
WI DOT BURROWS ROAD ACQUISITION (FORMER POLZERS GAS STATION)	
<p>709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893</p>	INDEPENDENCE, WISCONSIN
	<p>DRAWN BY: ED EDITED BY: DP DATE: 10/23/13 DATE: 10/13/15</p>



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- - P2ESA SOIL BORING LOCATION
- ✕ - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- — — — — - OVERHEAD ELECTRIC
- - - - - - BURIED ELECTRIC
- · - · - · - SANITARY SEWER
- - - - - - STORM SEWER
- - - - - - WATER
- · - · - · - NATURAL GAS
- · - · - · - BURIED PHONE LINE
- - - - - - PROPERTY BOUNDARY



B.3.a.3 GEOLOGIC CROSS SECTION FIGURE

WI DOT BURROWS ROAD ACQUISITION (FORMER POLZERS GAS STATION) INDEPENDENCE, WISCONSIN

706 Gillette Street, Suite 3
Independence, WI 53571
Tel: (608) 781-8925
Fax: (608) 781-8883

METCO
Environmental Management

DRAWN BY: JJ
DATE: 2/23/17

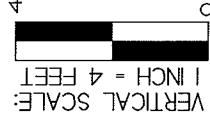
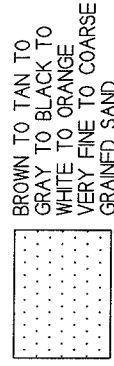
NOTE: SOIL RESULTS SHOW DETECTS AND EXCEEDANCES FOR PVO, NAPHTHALENE, AND LEAD THAT HAVE BEEN DOCUMENTED ON THE MAP. SEE DATA TABLES AND/OR LABORATORY REPORTS FOR ALL PAH RESULTS

NOTE: SOIL RESULTS SHOW EXCEEDANCES ONLY FOR PAH COMPOUNDS THAT HAVE BEEN DOCUMENTED ON THE MAP. SEE DATA TABLES AND/OR LABORATORY REPORTS FOR ALL PAH RESULTS

NOTE: SOIL AND GROUNDWATER SAMPLE DATA IS BASED ON LABORATORY RESULTS FROM SAMPLES COLLECTED DURING THE FOLLOWING EVENTS:

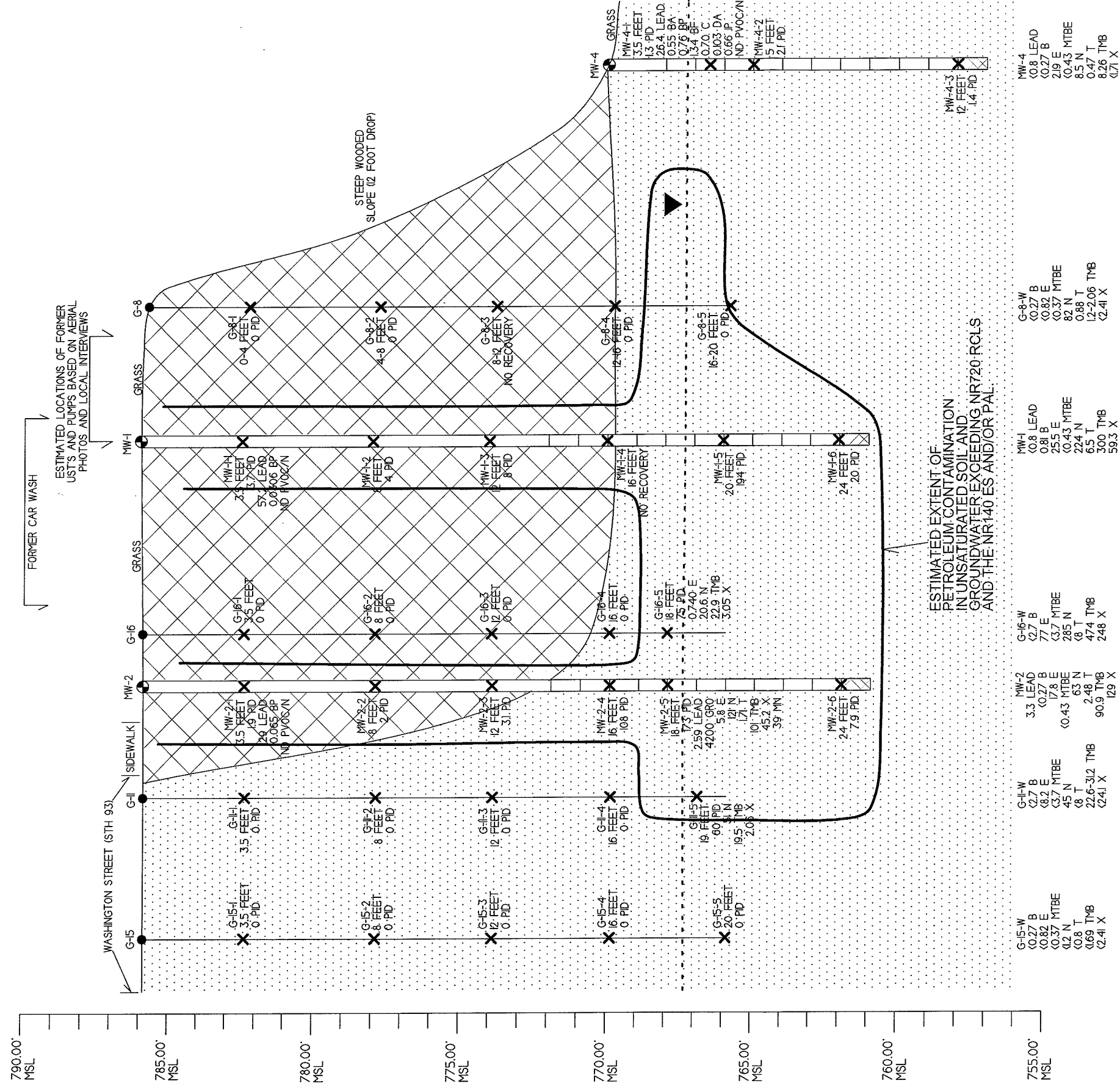
- GEOPROBE PROJECT (6/26-27/14)
- DRILLING PROJECT (9/30/15)
- ROUND 6 GROUNDWATER SAMPLING (2/27/17)

- - MONITORING WELL LOCATION
 - - GEOPROBE BORING LOCATION
 - ✕ - SOIL SAMPLING LOCATION
 - ▲ - WATERTABLE (BASED ON ALL-TIME LOW WATER TABLE)
 - - GROUNDWATER FLOW IS TOWARD THE SOUTH
- INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER
- SOIL SAMPLE RESULTS ARE PRESENTED IN PARTS PER MILLION (PPM)
- GROUNDWATER SAMPLE RESULTS ARE PRESENTED IN PARTS PER BILLION (PPB)
- GROUNDWATER FLOW IS TOWARD THE SOUTH
- NO DETECT
PHOTO IONIZATION DETECTOR
GASOLINE RANGE ORGANICS
VOLATILE ORGANIC COMPOUNDS
BENZENE
BENZOAANTHRACENE
BENZOPYRENE
BENZOFLUORANTHENE
CHRYSENE
DIBENZOHANTHRACENE
ETHYLBENZENE
INDEN(1,2,3-CD)PYRENE
METHYL-TERT-BUTYL-ETHER
NAPHTHALENE
TOLUENE
TRIMETHYLBENZENE
XYLENE



A NORTH

A SOUTH

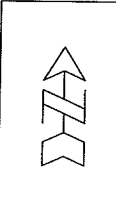


B.3.b GROUNDWATER ISOCONCENTRATION (2/2/17)
WI DOT BURROWS ROAD ACQUISITION (FORMER POLZERS GAS STATION)

INDEPENDENCE, WISCONSIN

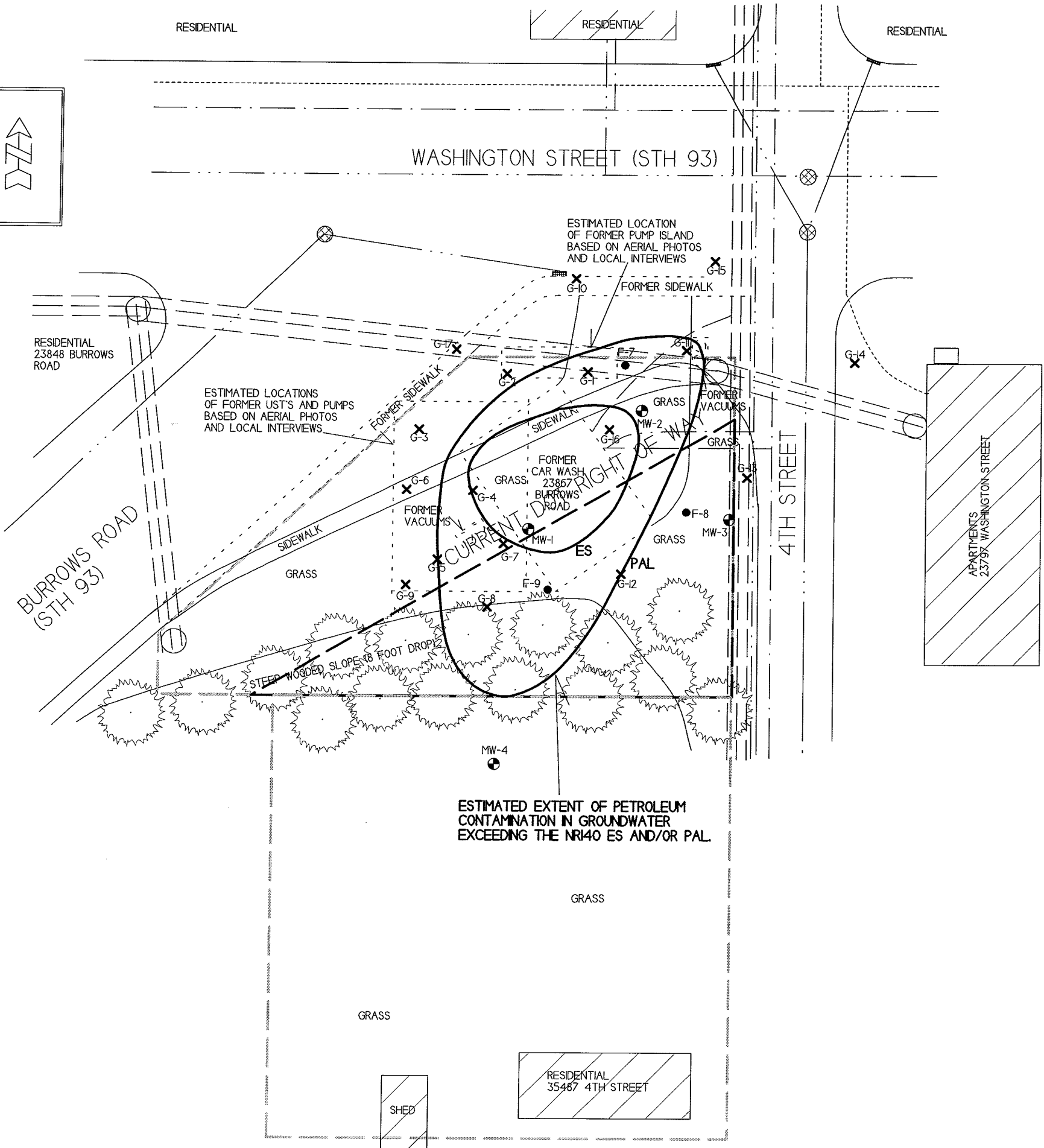
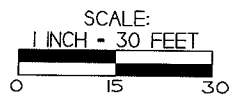
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 La Crosse, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8893

DRAWN BY: ED EDITED BY: DP
 DATE: 10/23/13 DATE: 10/13/15



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- - P2ESA SOIL BORING LOCATION
- ✕ - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ==== - OVERHEAD ELECTRIC
- - BURIED ELECTRIC
- - SANITARY SEWER
- - STORM SEWER
- - WATER
- - NATURAL GAS
- - BURIED PHONE LINE
- - PROPERTY BOUNDARY



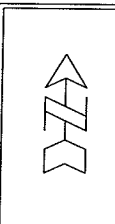
B.3.c. GROUNDWATER FLOW DIRECTION (2/2/17)
WI DOT BURROWS ROAD ACQUISITION (FORMER POLZERS GAS STATION)

INDEPENDENCE, WISCONSIN

709 Galletta Street, Suite 3
 La Crosse, WI 54603
 Tel: (608) 781-8873
 Fax: (608) 781-8893

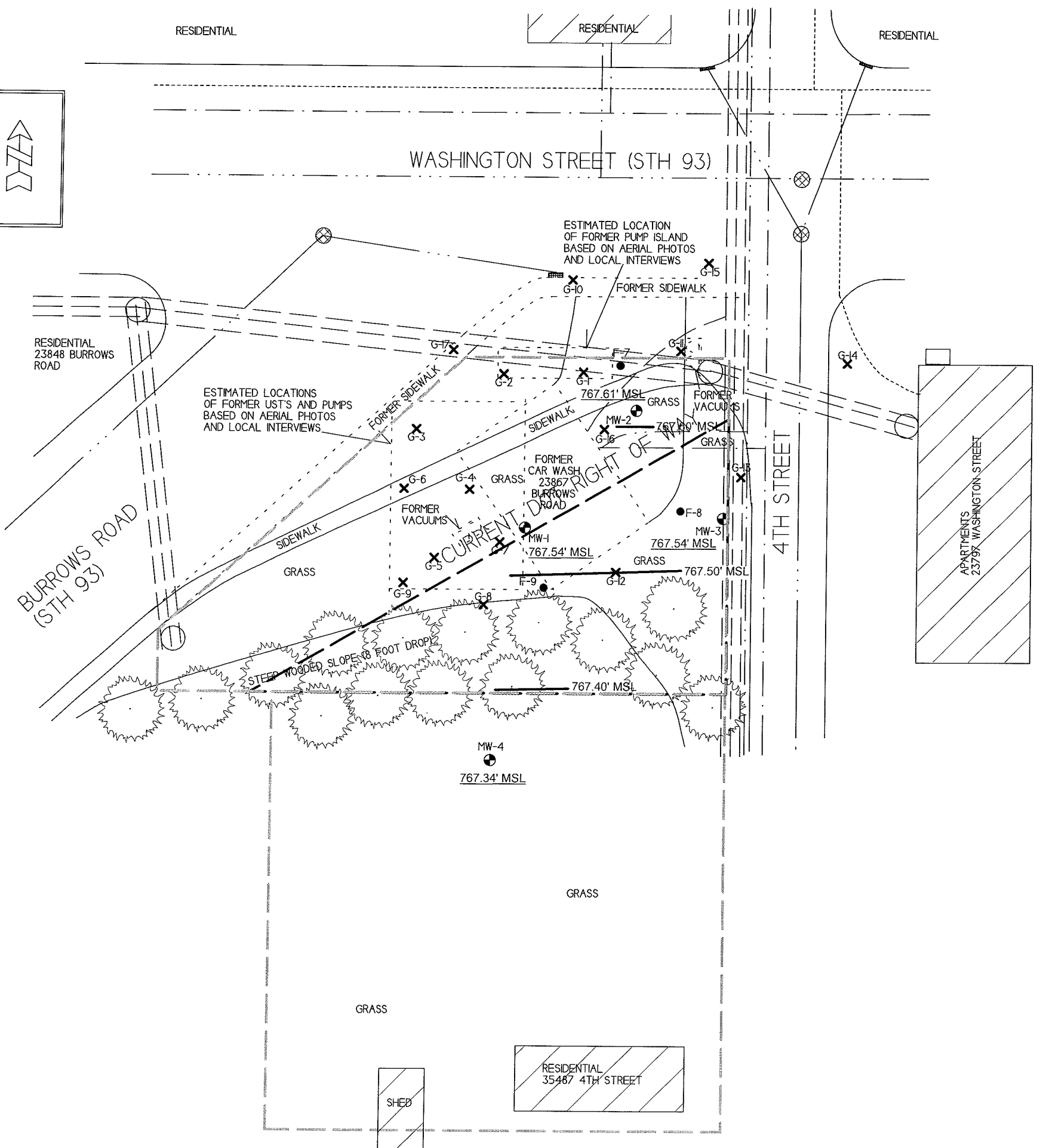
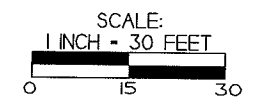
DATE: 10/23/13 DATE: 10/15/15

DRAWN BY: ED EDITED BY: DP



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- - P2ESA SOIL BORING LOCATION
- ✕ - GEOPROBE BORING LOCATION
- ⊙ - MONITORING WELL LOCATION
- ==== - OVERHEAD ELECTRIC
- - BURIED ELECTRIC
- - SANITARY SEWER
- - STORM SEWER
- - WATER
- - NATURAL GAS
- - BURIED PHONE LINE
- - PROPERTY BOUNDARY

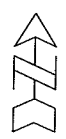


B.3.d
MONITORING WELLS
 WI DOT BURROWS ROAD ACQUISITION
 (FORMER POLZERS GAS STATION)

METCO
 709 Greene Street, Suite 3
 La Crosse, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8893

INDEPENDENCE, WISCONSIN

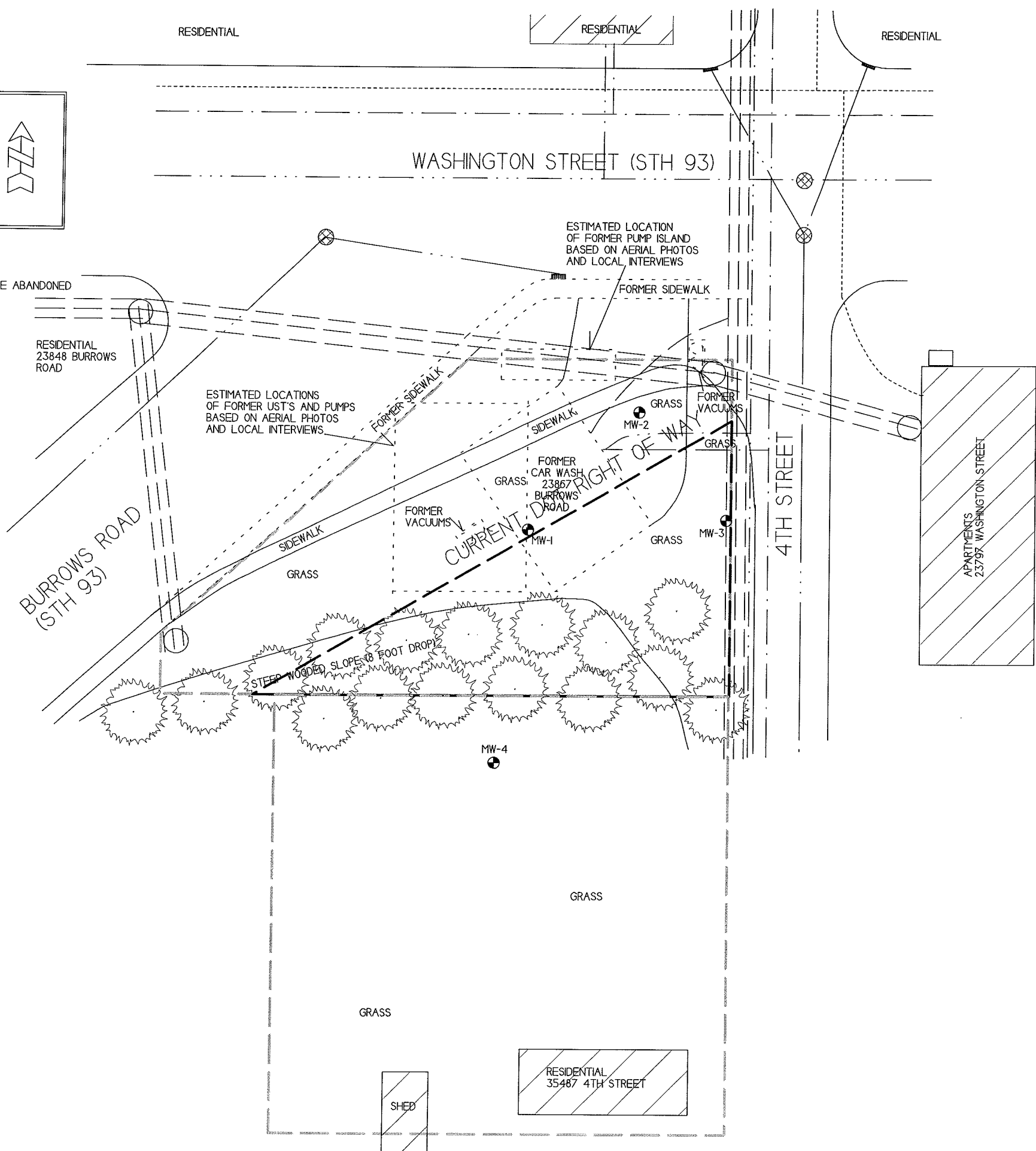
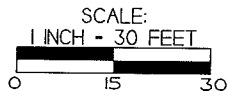
DRAWN BY: ED EDITED BY: DP
 DATE: 10/23/13 DATE: 10/13/15



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

⊙ - MONITORING WELL LOCATION - PROPOSED TO BE ABANDONED

- ==== - OVERHEAD ELECTRIC
- - BURIED ELECTRIC
- - SANITARY SEWER
- - STORM SEWER
- - WATER
- - NATURAL GAS
- - BURIED PHONE LINE
- - PROPERTY BOUNDARY



Attachment C/Documentation of Remedial Action

C.1 Site Investigation documentation – All site investigation activities are documented in the Site Investigation Report, which is being submitted concurrently with this case closure request.

C.2 Investigative waste

C.3 Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/brownfields/Professionals.html> - Residual Contaminant Levels (RCLs) were established in accordance with NR720.10 and NR720.12. Soil RCLs for the protection of the groundwater pathway and for non-industrial direct contact were taken from the RR programs RCL spreadsheet.

C.4 Construction documentation – No Remedial actions and/or interim actions specified in s.NR724.01(1) occurred at this site.

C.5 Decommissioning of Remedial Systems – No remedial systems were installed as part of this site investigation.

C.6 Other – Not applicable

Attachment D/Maintenance Plan(s)

- 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 - Not Applicable, Cap Maintenance Plan not required for this site investigation.
- D.2 Location map(s) which show(s) - Not Applicable, Cap Maintenance Plan not required for this site investigation.
- D.3 Photographs - Not Applicable, Cap Maintenance Plan not required for this site investigation.
- D.4 Inspection log - Not Applicable, Cap Maintenance Plan not required for this site investigation.

Attachment E/Monitoring Well Information

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

Attachment F/Source Legal Documents

F.1 Deeds – Source Property

F.2 Certified Survey Map

F.3 Verification of Zoning – According to the City of Independence, the source property is zoned “commercial”, and the surrounding properties in each direction are zoned “residential”. There is currently no zoning map available at this time.

F.4 Signed Statement

NOTICE OF LIEN
§101.143(4)(ee), Stats.



8 0 2 1 6 0 5
Tx:4015541

424619

Rose Ottum, Register
OFFICE OF REGISTER OF DEEDS
Trempealeau County, WI
Rec'd for Record
07/01/2013 11:22 AM
PAGES: 2
Vol 967 Pg 412 of Records
EXEMPT #
TRANSFER FEE:

Document Number	Title of Document
-----------------	-------------------

As provided by §101.143(4)(ee), Stats., the Department of Safety and Professional Services (department) has granted a waiver of the deductible due from the owner of property eligible for reimbursement of petroleum cleanup costs under the Petroleum Environmental Cleanup Fund Act (PECFA) to J-Squared Properties LLC owner(s) of the following property:

See Legal Description, attached.

Record this record with the Register of Deeds.
Name and return address:
David Swimm
PECFA Financial Coordinator
Division of Industry Services
PO Box 8044
Madison WI 53708-8044
Phone (608) 264-8766 #30.0000

Tax Parcel: # 231-00069-0000; 241-00143-0000;
241-00495-0000

The deductible amount waived by the department is *Ten Thousand dollars (\$10,000.00)*. The property remains subject to this lien until the deductible is paid in full to the Department. No interest is recoverable on this lien.

The department certifies that to the best of its knowledge and belief, all information contained in this Notice of Lien is correct, and this lien represents a legal encumbrance upon the property. Based on the above information, the department claims a lien on all the interest, which the Owner(s) have in the above-described property.



Department of Safety and Professional Services
By:

David Swimm

David Swimm, PECFA Financial Coordinator
Division of Industry Services

AUTHENTICATION OF ACKNOWLEDGMENT

The above named person was sworn to before me
this 21 day of May, 2013

Christine A. Severson

Christine A. Severson, Notary Public
State of Wisconsin, County of Dane
My Commission expires October 12th, 2014.

This document was drafted & approved
by:
State of Wisconsin
Department of Safety and Professional
Services
PO Box 7970
Madison WI 53707-7970

ADDENDUM TO WARRANTY DEED
G & D RENTALS TO J-SQUARED PROPERTIES, LLC
LEGAL DESCRIPTION

Parcel 1:

Lots 1 and 2 and those parts of Lots 3 and 4 in Block 8 of the Original Plat of the City of Galesville, Trempealeau County, Wisconsin, contained within and subject to the following description: Beginning at the Northeast corner of said Block 8, of the Original Plat of the City of Galesville, Trempealeau County, Wisconsin; thence North a distance of 337 feet; thence Southwesterly along a straight line, a distance of 378 feet, more or less, to the most Northerly corner of land conveyed from the Chicago and North Western Railway Company to Clarence Brown and Son by deed dated February 14, 1962; thence Southeasterly along the Northeasterly line of said land conveyed by deed dated February 14, 1962, a distance of 332.5 feet, to the South line of said Block 8; thence East along the South line of said Block 8 a distance of 140 feet, to the Southeast corner thereof; thence North along the East line of said Block 8 a distance of 168 feet to the point of beginning. EXCEPT a parcel contained within the foregoing lands described as follows: Beginning at a point 257 feet North of the Northeast corner of Block 8 of the Original Plat of the City of Galesville, Trempealeau County, Wisconsin; thence North 80 feet; thence Southwesterly along a straight line, a distance of 378 feet, more or less, to the most Northerly corner of land conveyed from the Chicago and North Western Railway Company to Clarence Brown and Son by deed dated February 14, 1962; thence Southeasterly along the Northeasterly line of said land conveyed by deed dated February 14, 1962, a distance of 92 feet, which line, if extended, would intersect the South line of Block 8, 140 feet West of the Southeast corner of said Block 8; thence Northeasterly a distance of 340 feet more or less to the point or place of beginning of this EXCEPTION. EXCEPT an Easement for access and egress more fully described in Volume 244 of Records, Page 292 as Document No. 221239.

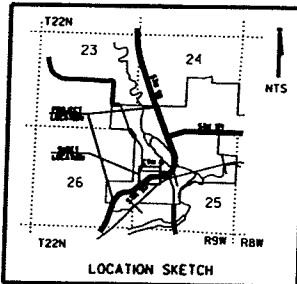
Parcel 2:

Lots 1, 2 and 3 in Block 17 of the 1877 Addition to City of Independence, Trempealeau County, Wisconsin, EXCEPTING therefrom the portion of said Lots taken for highway purposes. A piece of land South of Washington Street and East of Lot 1 in Block 17 in the 1877 Addition to the Village of Independence; bounded as follows: On the North by Washington Street; on the West by Lot 1, Block 17 of the 1877 Addition aforesaid; on the South by Tubbs and Hutchins Second Addition and on the East by Fourth Street in said Tubbs and Hutchins Second Addition to the Village of Independence, also known as the Assessor's Lot 81 of the City of Independence, Trempealeau County, Wisconsin.

F.2 Certified Survey Map

TLE STATION & OFFSET TABLE

Point Number	Station	Offset
T350	67+00.00	-37.00'
T351	68+17.31	-40.46'
T352	71+61.15	-37.07'
T353	71+61.15	-44.66'
T354	71+94.16	-44.68'
T355	71+94.16	-37.07'
T356	73+35.42	-79.34'
T357	73+37.12	-83.87'
T358	74+07.85	-54.70'
T359	74+59.51	-45.97'
T360	76+97.08	-45.05'
T361	76+88.34	39.95'
T362	76+88.36	44.92'
T363	76+42.76	45.05'
T364	76+42.74	39.95'
T365	71+93.12	38.93'
T366	70+96.94	38.94'
T367	71+20.22	84.32'
T368	71+06.79	99.14'
T369	69+69.10	62.19'
T370	69+52.75	81.11'
T371	69+30.01	61.55'
T372	69+34.74	41.50'
T373	68+23.31	44.38'
T374	73+58.96	114.47'

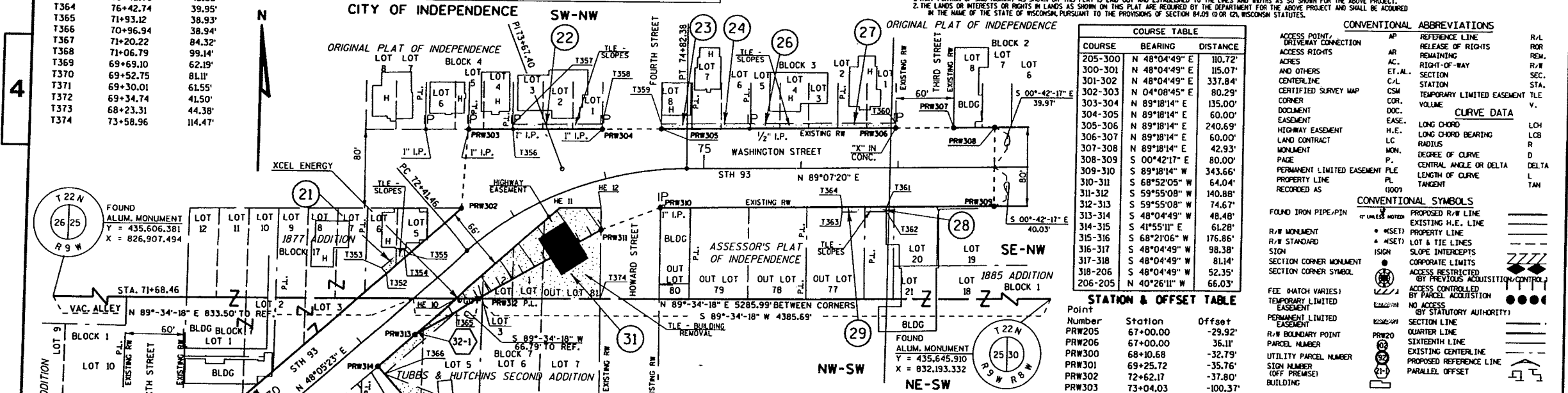


I, THOMAS J. HANSEN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.09 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE DEPARTMENT, I HAVE SURVEYED AND MAPPED TRANSPORTATION PROJECT PLAT 7132-08-22-4.03 AMENDMENT NO. 1 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

THOMAS J. HANSEN
AGENT FOR KL ENGINEERING, INC.
R.L.S. NUMBER 2033
FEBRUARY 11, 2013
DATE
THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
MICHAEL MILLER
2/11/2013
DATE

TRANSPORTATION PROJECT PLAT NO: 7132-08-22 - 4.03 AMENDMENT No. 1
THIS AMENDMENT REVISES PARCELS 31 & 32 AND ADDS PARCEL 30 TO TRANSPORTATION PROJECT PLAT 7132-08-22-4.03, RECORDED AS DOCUMENT #418967 AND FILED IN PLAT CABINET A-104 IN THE OFFICE OF THE REGISTER OF DEEDS IN TREMPLEAU COUNTY.
PART OF LOTS B & 10, BLOCK 2, TUBBS & HUTCHINS ADDITION, PART OF LOTS 1 & 2, BLOCK 6, PART OF LOTS 3, 4 & 5, BLOCK 7, TUBBS & HUTCHINS SECOND ADDITION, PART OF LOTS 1, 2, 3, 5 & 6, BLOCK 17, 1877 ADDITION, PART OF LOTS 1, 2, & 3, BLOCK 4, LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 3, ORIGINAL PLAT OF INDEPENDENCE, AND PART OF OUT LOTS 77 & 81, ASSESSOR'S PLAT OF INDEPENDENCE, IN THE NW 1/4 - SW 1/4 & THE SW 1/4 - NW 1/4 OF SECTION 25, T 22 N, R 9 W, IN THE CITY OF INDEPENDENCE, TREMPLEAU COUNTY, WISCONSIN.
RELOCATION ORDER 5TH 93 CITY OF INDEPENDENCE, OSSEO ROAD (A STREET-INDIE BOULEVARD) TREMPLEAU COUNTY

ACCEPTED FOR RECORDING AND FILING IN THE OFFICE OF THE REGISTER OF DEEDS IN TREMPLEAU COUNTY, WISCONSIN AT 4:30 AM ON FEBRUARY 15, 2013 AS DOCUMENT #418967 AND FILED IN PLAT CABINET A-104
ROSE OTTUM
SIGNATURE OF REGISTER OF DEEDS
RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 7132-08-22-4.03 AMENDMENT NO. 1



COURSE TABLE

COURSE	BEARING	DISTANCE
205-300	N 48°04'49" E	110.72'
300-301	N 48°04'49" E	115.07'
301-302	N 48°04'49" E	337.84'
302-303	N 04°08'45" E	80.29'
303-304	N 89°18'14" E	135.00'
304-305	N 89°18'14" E	60.00'
305-306	N 89°18'14" E	240.69'
306-307	N 89°18'14" E	60.00'
307-308	N 89°18'14" E	42.93'
308-309	S 00°42'17" E	80.00'
309-310	S 89°18'14" W	343.66'
310-311	S 68°52'05" W	64.04'
311-312	S 59°55'08" W	140.88'
312-313	S 59°55'08" W	74.67'
313-314	S 48°04'49" W	48.48'
314-315	S 41°55'11" E	61.28'
315-316	S 68°21'06" W	176.86'
316-317	S 48°04'49" W	98.38'
317-318	S 48°04'49" W	81.14'
318-206	S 48°04'49" W	52.35'
206-205	N 40°26'11" W	66.03'

CONVENTIONAL ABBREVIATIONS

CONVENTIONAL ABBREVIATIONS	MEANING	CONVENTIONAL ABBREVIATIONS	MEANING
AP	REFERENCE LINE	R/L	REFERENCE LINE
AR	RELEASE OF RIGHTS	R/R	RELEASE OF RIGHTS
AR	REMAINING	REM.	REMAINING
AC.	RIGHT-OF-WAY	R/W	RIGHT-OF-WAY
ET-AL.	SECTION	SEC.	SECTION
C/L	STATION	STA.	STATION
CSM	TEMPORARY LIMITED EASEMENT	TLE	TEMPORARY LIMITED EASEMENT
COR.	CORNER	COR.	CORNER
DOC.	VOLUME	V.	VOLUME
EASE.	EASEMENT	EASE.	EASEMENT
LCB	LONG CHORD BEARING	LCB	LONG CHORD BEARING
LC	RADIUS	R	RADIUS
MON.	DEGREE OF CURVE	D	DEGREE OF CURVE
P.	CENTRAL ANGLE OR DELTA	DELTA	CENTRAL ANGLE OR DELTA
PL	LENGTH OF CURVE	L	LENGTH OF CURVE
TAN	TANGENT	TAN	TANGENT

CONVENTIONAL SYMBOLS

FOUND IRON PIPE/PIN	PROPOSED R/W LINE
R/W MONUMENT	EXISTING H.E. LINE
R/W STANDARD	PROPERTY LINE
ISIGN	SLOPE INTERCEPTS
ISIGN	LOT & TIE LINES
ISIGN	CORPORATE LIMITS
ISIGN	ACCESS RESTRICTED
ISIGN	BY PREVIOUS ACQUISITION/CONTROL
ISIGN	ACCESS CONTROLLED BY PARCEL ACQUISITION
ISIGN	NO ACCESS
ISIGN	BY STATUTORY AUTHORITY
ISIGN	SECTION LINE
ISIGN	QUARTER LINE
ISIGN	SIXTEENTH LINE
ISIGN	EXISTING CENTERLINE
ISIGN	PROPOSED REFERENCE LINE
ISIGN	PARALLEL OFFSET

STATION & OFFSET TABLE

Point Number	Station	Offset
PRW205	67+00.00	-29.92'
PRW206	67+00.00	36.11'
PRW300	68+10.68	-32.79'
PRW301	69+25.72	-35.76'
PRW302	72+62.17	-37.80'
PRW303	73+04.03	-100.37'
PRW304	74+06.89	-49.82'
PRW305	74+59.20	-40.98'
PRW306	76+97.07	-40.05'
PRW307	77+57.07	-40.04'
PRW308	78+00.00	-40.03'
PRW309	78+00.00	39.97'
PRW310	74+52.90	38.77'
PRW311	73+80.00	49.02'
PRW312	72+21.74	44.11'
PRW313	71+45.41	28.93'
PRW314	70+96.94	28.94'
PRW315	70+96.93	90.22'
PRW316	69+31.79	30.10'
PRW317	68+33.44	32.65'
PRW318	67+52.34	34.75'

SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W S.F. REQUIRED	H.E. S.F.	TLE S.F.
14	SCHOOL DISTRICT OF INDEPENDENCE	TLE	---	---	830
21	WOLFE PROPERTIES II, LLC	TLE	---	---	228
22	RONALD J. & NAOMA A. WIERSGALLA	TLE	---	---	450
23	PETER A. & ROBIN A. WOYCHK	TLE	---	---	153
24	CECELIA E. KILLIAN	TLE	---	---	300
26	MOLLY A. MISH & JODI J. SYLLA	TLE	---	---	450
27	DEBRA P. KAMPA	TLE	---	---	300
28	RICHARD & DOREEN OLSON	TLE	---	---	100
29	GERALD J. & NANCY L. SKROCH	TLE	---	---	120
30	JOEL J. & ALICIA A. GOETTING	FEE	542	---	---
31	J-SQUARED PROPERTIES, LLC	H.E., TLE	---	---	4337
32	THOMAS R. SWEJA	FEE, TLE	1957	---	1453
33	LINDA LONGMIRE	TLE	---	---	2137

H.E. STATION & OFFSET TABLE

Point Number	Station	Offset
H10	72+01.17	28.93'
H11	73+45.63	13.48'
H12	73+87.34	27.62'

EXISTING HIGHWAY RIGHT-OF-WAY HEREIN IS BASED ON THE FOLLOWING POINT OF REFERENCE:
EXISTING HIGHWAY RIGHT-OF-WAY FOR 5TH 93 IS ESTABLISHED FROM PREVIOUS PROJECT 7130-08-21
EXISTING HIGHWAY RIGHT-OF-WAY FOR SIXTH STREET & WILSON STREET IS ESTABLISHED FROM THE PLAT OF TUBBS & HUTCHINS ADDITION.
EXISTING HIGHWAY RIGHT-OF-WAY FOR THIRD STREET AND FOURTH STREET IS ESTABLISHED FROM THE ORIGINAL PLAT OF INDEPENDENCE.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY OR DESIRABLE. ALL TLES EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.
A HIGHWAY EASEMENT (HE) IS AN EASEMENT FOR HIGHWAY PURPOSES, AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY OR DESIRABLE.

F.3 Verification of Zoning

METCO - La Crosse

Jon Jensen

Documentation

Telephone Conversation Record

Date: 3-14-17

Time: 10:00 A.M. OR P.M.

Name: City of Independence

Title: _____

Company: _____

Telephone: (715) 945-3055

Regarding: Zoning

Source property - commercial

Surrounding properties in each direction - Residential

There is currently no zoning map available at this time

F.4. Signed Statement

WDNR BRRTS Case #: 02-62-558281

WDNR Site Name: WI DOT Burrows Rd Acquisition

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party:

LaCinda Gerke-Edwards, member of J Squared Properties LLC
(print name/title)

LaCinda Gerke-Edwards
(signature)

3/23/2017
(date)

Attachment G/Notification to Owners of Impacted Properties

G.1 Deeds – Impacted Properties

G.2 Certified Survey Map

G.3 Verification of Zoning - According to the City of Independence, the source property is zoned “commercial”, and the surrounding properties in each direction are zoned “residential”. There is currently no zoning map available at this time.

G.4 Signed Statement

Notification of Continuing Obligations and Residual Contamination

Form 4400-286 (9/15)

C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name Cindy Gerke-Edwards

Contact Person Last Name Gerke-Edwards	First Cindy	MI	Phone Number (include area code) (608) 785-1770	
Address 901 Rose Street		City La Crosse	State WI	ZIP Code 54603
E-mail <u>gerke_cindy@yahoo.com</u>				

Name of Party Receiving Notification:

Business Name, if applicable:

Title Mr.	Last Name Martin	First Nathan	MI	Phone Number (include area code)	
Address 35487 4th Street		City Independence	State WI	ZIP Code 54747	

Site Name and Source Property Information:

Site (Activity) Name WI DOT Burrows Road Acquisition (Former Polzer's Gas Station)

Address 23867 Burrows Road		City Independence	State WI	ZIP Code 54747
DNR ID # (BRRTS#) 02-62-558281	(DATCP) ID #			

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: METCO

Contact Person Last Name Powell	First Jason	MI	Phone Number (include area code) (608) 781-8879	
Address 709 Gillette Street Suite 3		City La Crosse	State WI	ZIP Code 54603
E-mail <u>jasonp@metcohq.com</u>				

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR) **Office:** Eau Claire

Address 1300 W. Clairemont Avenue		City Eau Claire	State WI	ZIP Code 54701
Contact Person Last Name Kent	First Aaron	MI	Phone Number (include area code) (715) 839-3700	
E-mail (Firstname.Lastname@wisconsin.gov) <u>aaron.kent@wisconsin.gov</u>				

Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

35487 4th Street
Independence, WI, 54747

Dear Mr. Martin:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.

I have investigated a release of:

petroleum

on 23867 Burrows Road, Independence, WI, 54747 that has shown that contamination has migrated onto your property. I have responded to the release and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the attached legal description of your property and on the proposed closure request:

Please review the enclosed legal description of your property, and notify Jason Powell at 709 Gillette Street Suite 3, La Crosse, WI, 54603 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information that is relevant to this closure request, or if you want to waive the 30 day comment period, you should mail that information to the DNR contact: 1300 W. Clairemont Avenue, Eau Claire, WI, 54701, or at aaron.kent@wisconsin.gov.

Your Long-Term Responsibilities as a Property Owner and Occupant:

The responses included
groundwater monitoring.

The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Contract for responsibility for continuing obligation:

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation/s on your property.

No agreement or contract has been worked out between the RP and affected property owner.

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for the continuing obligations on your Property, you may request additional time from the DNR contact identified in **Contact Information**.

(Note: Future property owners would need to negotiate a new agreement.)

Remaining Contamination:

Soil Contamination:

Soil contamination remains at :

35487 4th Street. The contamination exists from 0-4 feet below ground surface (bgs).

The remaining contaminants include:

Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Chrysene, Dibenzo(a,h)anthracene, and Indeno(1,2,3-cd)pyrene.

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.

Groundwater monitoring.

Continuing Obligations on Your Property: As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See the paragraph **GIS Registry and Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Residual Soil Contamination:

If soil is excavated from the areas with residual contamination, the property owner at the time of excavation will be responsible for the following:

- determine if contamination is present
- determine whether the material would be considered solid or hazardous waste
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Contaminated soil may be managed in-place, in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. In addition, all current and future property owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a 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 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.

Maintenance and Audits of Continuing Obligations:

If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR. Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log. Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in 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. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Page 3 of 3

Site Closure:

If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the responsible party or by writing to the DNR contact, at Aaron Kent, aaron.kent@wisconsin.gov, (715) 839-3700. The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

If you have any questions regarding this notification, I can be reached at: (608) 781-8879
jasonp@metcohq.com


Signature of responsible party/environmental consultant for the responsible party

Date Signed 5/31/2017

Attachments

Contact Information

Legal Description for each Parcel:

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Section C: Notification to the Department of Transportation of Contamination Within the Right-of-Way

Instructions: Fill out the requested information. Submit via e-mail to DOTHazmatUnit@dot.wi.gov. Include "Notification of Contamination" in the subject line of the e-mail. The DOT sends a receipt electronically (e-mail). *No factsheets needed.*

You may also submit the information by certified mail, return receipt requested, or by standard mail to:

WisDOT- Bureau of Technical Services - ESS
ATTN: Hazardous Materials Specialist
4802 Sheboygan Ave Rm 451
PO Box 7965
Madison, WI 53707-7965

Notification of Contamination within a DOT Right-of-Way

Site Name: WI DOT Burrows Road Acquisition

County: Trempealeau		Highway: State Hwy 93	
Address 23867 Burrows Road		City Independence	State WI
		ZIP Code 54747	
BRRTS Number: 02-62-558281	PECFA Number: 54-74-7907767	FID Number: 662034010	

Owner Information

Last Name Gerke-Edwards		First Cindy	MI
Address 901 Rose Street		City La Crosse	State WI
		ZIP Code 54603	

Consultant Information

Consulting Firm: METCO

Consultant Contact: Last Name Powell		First Jason	MI
Address 709 Gillette Street, Ste. 3		City La Crosse	State WI
		ZIP Code 54603	
Phone Number (608) 781-8879	Fax Number		
E-mail jasonp@metcohq.com			

Contamination Information

Soil contamination? Yes No

Depth to contaminated soil:
3.5 feet bgs.

Vertical extent of contaminated soil: (from _____ feet to _____ feet below ground surface)
3.5 feet to 18 feet bgs.

Groundwater contamination? Yes No

Depth to water table:
approximately 10-15 feet below ground surface.

Describe the type(s) of contamination present.
Naphthalene.

Brief summary of cleanup activity:
Natural attenuation.

Checklist of Documents to Submit

- Current isoconcentration map of the groundwater contaminant plume
- Current isoconcentration map of soil contamination

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Martin Nathan
 35487 4th Street
 Independence, WI 54747



9590 9403 0958 5223 6560 08

2. Article Number (Transfer from service label)

7015 1660 0000 4343 4040

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Nathan Nathan

C. Date of Delivery

5-27

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation®
- Signature Confirmation Restricted Delivery

Subject: RE: Notification of Contamination
From: DOT Hazmat Unit <DOTHazmatUnit@dot.wi.gov>
Date: 4/6/2017 1:46 PM
To: 'Jonathan Jensen' <jonj@metcohq.com>, DOT Hazmat Unit <DOTHazmatUnit@dot.wi.gov>

Thanks Jon,
I've received the notification for the WisDOT Burrows Rd Acquisition in Independence, BRRTS # 02-62-558281.

Please keep a copy of this email for your records.

Shar

Sharlene Te Beest Hazardous Materials Specialist WisDOT- BTS-ESS Phone 608-266-1476 Cell 608-692-4546 e-mail sharlene.tebeest@dot.wi.gov	Mailing address: PO Box 7965, Room 451 Madison, WI 53707-7965	Street address: 4802 Sheboygan Ave Madison, WI 53705
---	--	---

From: Jonathan Jensen [mailto:jonj@metcohq.com]
Sent: Tuesday, April 04, 2017 3:04 PM
To: DOT Hazmat Unit <DOTHazmatUnit@dot.wi.gov>
Subject: Notification of Contamination

Notification of Contamination

The attached file is the filled-out form. Please open it to review the data.

--

Jon Jensen
METCO - Staff Scientist
jonj@metcohq.com / 608.781.8879
709 Gillette Street - Suite 3, La Crosse WI 54603
www.metcohq.com

G.1 Deed - Impacted Property

VOL 1013 PAGE 792

State Bar of Wisconsin Form 1-2003
WARRANTY DEED



8 0 3 7 3 5 6
Tx:4027288

435072

Rose Ottum, Register
OFFICE OF REGISTER OF DEEDS
Trempealeau County, WI
Rec'd for Record
06/01/2015 12:03 PM
PAGES: 1
Vol 1013 Pg 792 of Records
EXEMPT #
TRANSFER FEE:
231.00

Document Number

Document Name

THIS DEED, made between David A. Gamroth, a married person;

("Grantor," whether one or more), and Jessica L. Manka and Nathan R. Martin,
single persons, as joint tenants;

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Trempealeau County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots 6 and 7, in Block 7, of Tubbs and Hutchins' Second Addition to the City of Independence, Trempealeau County, Wisconsin.

Recording Area

Name and Return Address

J&D Abstract Company

45 East Main Street

P.O. Box 217

Arcadia, WI 54612

30.000

TI4766JD

#241-00467-0000.

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: subject to highways, easements and rights-of-way of record.

Dated May 28, 2015.

[Signature] (SEAL) _____ (SEAL)
* **David A. Gamroth** * _____

* _____ (SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

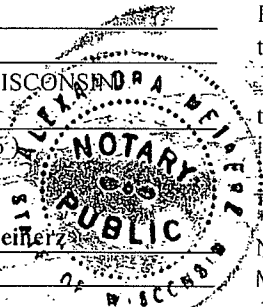
TREMPEALEAU COUNTY)

Personally came before me on May 28, 2015,
the above-named David A. Gamroth

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
J&D Abstract Company - Alexandra Meinerz
P.O. Box 217, Arcadia, WI 54612



Alexandra Meinerz
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 09/23/2017)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

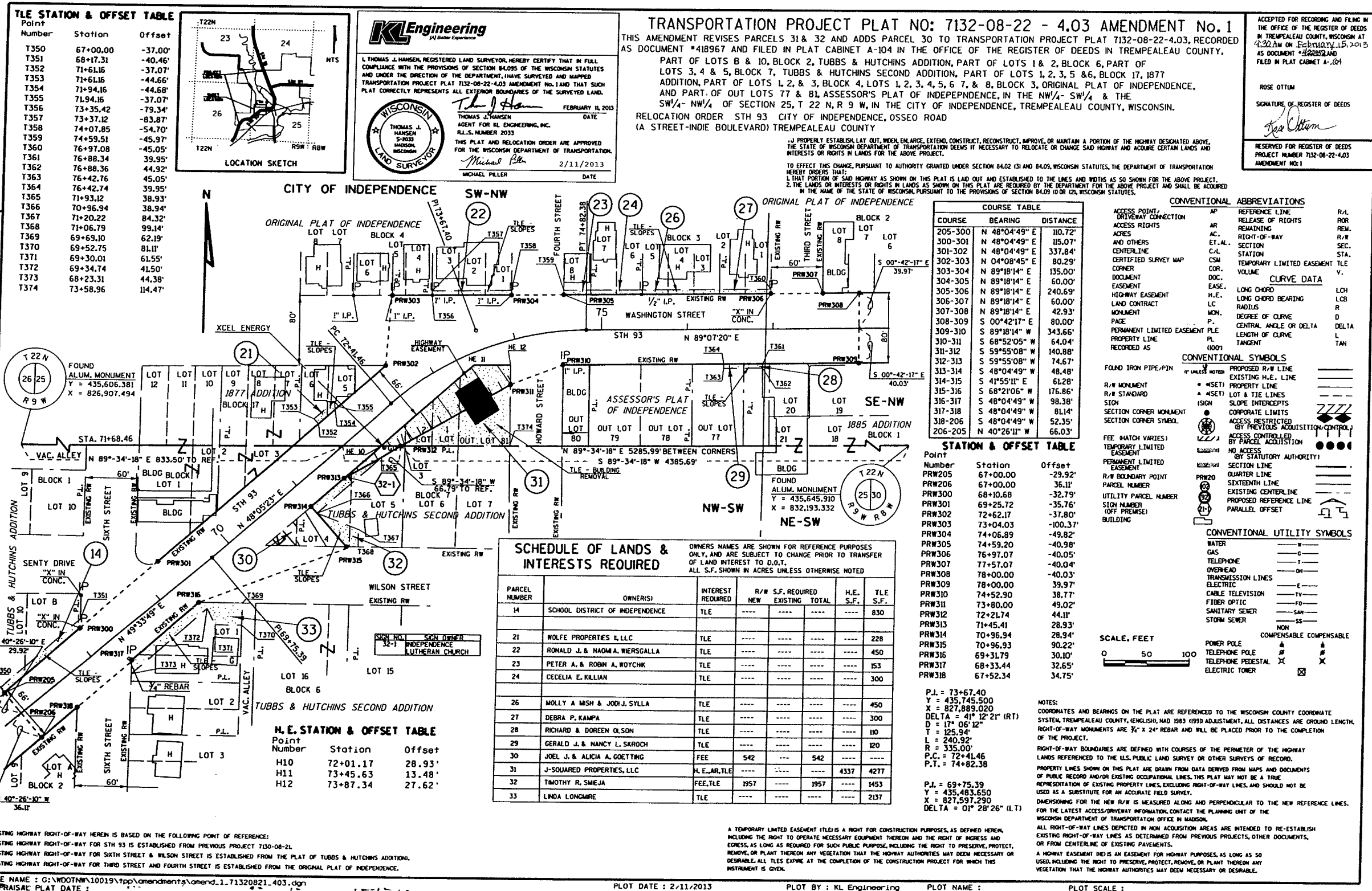
©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

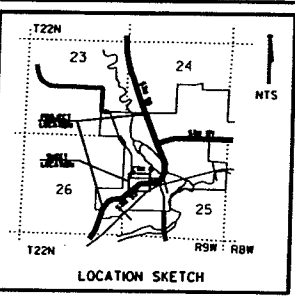
INFO-PRO™ Legal Forms • (800)655-2021 • infoproforms.com

G.2 Certified Survey Map



TLE STATION & OFFSET TABLE

Point Number	Station	Offset
T350	67+00.00	-37.00'
T351	68+17.31	-40.46'
T352	71+61.16	-37.07'
T353	71+61.16	-44.66'
T354	71+94.16	-44.68'
T355	71+94.16	-37.07'
T356	73+35.42	-79.34'
T357	73+37.12	-83.87'
T358	74+07.85	-54.70'
T359	74+59.51	-45.97'
T360	76+97.08	-45.05'
T361	76+88.34	39.95'
T362	76+88.36	44.92'
T363	76+42.76	45.05'
T364	76+42.74	39.95'
T365	71+93.12	38.93'
T366	70+96.94	38.94'
T367	71+20.22	84.32'
T368	71+06.79	99.14'
T369	69+69.10	62.19'
T370	69+52.75	81.11'
T371	69+30.01	61.55'
T372	69+34.74	41.50'
T373	68+23.31	44.38'
T374	73+58.96	114.47'



KL Engineering
 (A State Experience)
 L. THOMAS J. HANSEN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.025 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE DEPARTMENT, HAVE SURVEYED AND MAPPED TRANSPORTATION PROJECT PLAT 7132-08-22-4.03 AMENDMENT NO. 1 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.
 THOMAS J. HANSEN
 AGENT FOR KL ENGINEERING, INC.
 R.L.S. NUMBER 2033
 FEBRUARY 11, 2013
 DATE
 THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
 MICHAEL MILLER
 2/11/2013
 DATE

TRANSPORTATION PROJECT PLAT NO: 7132-08-22 - 4.03 AMENDMENT No. 1
 THIS AMENDMENT REVISES PARCELS 31 & 32 AND ADDS PARCEL 30 TO TRANSPORTATION PROJECT PLAT 7132-08-22-4.03, RECORDED AS DOCUMENT #418967 AND FILED IN PLAT CABINET A-104 IN THE OFFICE OF THE REGISTER OF DEEDS IN TREMPLEAU COUNTY, WISCONSIN.
 PART OF LOTS B & 10, BLOCK 2, TUBBS & HUTCHINS ADDITION, PART OF LOTS 1 & 2, BLOCK 6, PART OF LOTS 3, 4 & 5, BLOCK 7, TUBBS & HUTCHINS SECOND ADDITION, PART OF LOTS 1, 2, 3, 4, 5, 6, 7 & 8, BLOCK 3, ORIGINAL PLAT OF INDEPENDENCE, AND PART OF OUT LOTS 77 & 81, ASSESSOR'S PLAT OF INDEPENDENCE, IN THE NW 1/4 - SW 1/4 & THE SW 1/4 - NW 1/4 OF SECTION 25, T 22 N, R 9 W, IN THE CITY OF INDEPENDENCE, TREMPLEAU COUNTY, WISCONSIN.
 RELOCATION ORDER STH 93 CITY OF INDEPENDENCE, OSSEO ROAD (A STREET-INDIE BOULEVARD) TREMPLEAU COUNTY

ACCEPTED FOR RECORDING AND FILING IN THE OFFICE OF THE REGISTER OF DEEDS IN TREMPLEAU COUNTY, WISCONSIN AT 4:32 AM ON FEBRUARY 15, 2013 AS DOCUMENT #422852 AND FILED IN PLAT CABINET A-104
 ROSE OTTUM
 SIGNATURE OF REGISTER OF DEEDS
 RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 7132-08-22-4.03 AMENDMENT NO. 1

COURSE TABLE

COURSE	BEARING	DISTANCE
205-300	N 48°04'49" E	110.72'
300-301	N 48°04'49" E	115.07'
301-302	N 48°04'49" E	337.84'
302-303	N 04°08'45" E	80.29'
303-304	N 89°18'14" E	135.00'
304-305	N 89°18'14" E	60.00'
305-306	N 89°18'14" E	240.69'
306-307	N 89°18'14" E	60.00'
307-308	N 89°18'14" E	42.93'
308-309	S 00°42'17" E	80.00'
309-310	S 89°18'14" W	343.66'
310-311	S 68°52'05" W	64.04'
311-312	S 59°55'08" W	140.88'
312-313	S 59°55'08" W	74.67'
313-314	S 48°04'49" W	48.48'
314-315	S 41°55'11" E	61.28'
315-316	S 68°21'06" W	176.86'
316-317	S 48°04'49" W	98.38'
317-318	S 48°04'49" W	81.14'
318-206	S 48°04'49" W	52.35'
206-205	N 40°26'11" W	66.03'

CONVENTIONAL ABBREVIATIONS

ABBREVIATION	MEANING	ABBREVIATION	MEANING
AP	ACCESS POINT/DRIVEWAY CONNECTION	AR	RELEASE OF RIGHTS
AR	ACCESS RIGHTS	AC	ACRES
AC	AND OTHERS	ET AL.	ET AL.
CL	CENTERLINE	CSM	CERTIFIED SURVEY MAP
CSM	CERTIFIED SURVEY MAP	COR.	CORNER
COR.	CORNER	CL	CURVE DATA
DOC.	DOCUMENT	EASE.	EASEMENT
EASE.	EASEMENT	H.E.	HIGHWAY EASEMENT
H.E.	HIGHWAY EASEMENT	LC	LAND CONTRACT
LC	LAND CONTRACT	MON.	MONUMENT
MON.	MONUMENT	P.	PAGE
P.	PAGE	PL	PERMANENT LIMITED EASEMENT
PL	PERMANENT LIMITED EASEMENT	PL	PROPERTY LINE
PL	PROPERTY LINE	TAN	TANGENT
TAN	TANGENT		

SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W NEW	S.F. REQUIRED NEW	S.F. REQUIRED EXISTING	S.F. REQUIRED TOTAL	H.E. S.F.	TLE S.F.
14	SCHOOL DISTRICT OF INDEPENDENCE	TLE	---	---	---	---	---	830
21	WOLFE PROPERTIES II, LLC	TLE	---	---	---	---	---	228
22	RONALD J. & NAOMI A. WIERSGALLA	TLE	---	---	---	---	---	450
23	PETER A. & ROBIN A. WOYCHK	TLE	---	---	---	---	---	153
24	CECELIA E. KILLIAN	TLE	---	---	---	---	---	300
26	MOLLY A. MISH & JOEL J. SYLLA	TLE	---	---	---	---	---	450
27	DEBRA P. KAMPA	TLE	---	---	---	---	---	300
28	RICHARD & DOREEN OLSON	TLE	---	---	---	---	---	110
29	GERALD J. & NANCY L. SKROCH	TLE	---	---	---	---	---	120
30	JOEL J. & ALICIA A. GOETTING	FEE	542	---	---	542	---	---
31	J-SQUARED PROPERTIES, LLC	H.E., AR, TLE	---	---	---	---	4337	4277
32	TIMOTHY R. SNEJA	FEE, TLE	1957	---	---	1957	---	1453
33	LINDA LONGMIRE	TLE	---	---	---	---	---	2137

STATION & OFFSET TABLE

Point Number	Station	Offset
PRW205	67+00.00	-29.92'
PRW206	67+00.00	36.11'
PRW300	68+10.68	-32.79'
PRW301	69+25.72	-35.76'
PRW302	72+62.17	-37.80'
PRW303	73+04.03	-100.37'
PRW304	74+06.89	-49.82'
PRW305	74+59.20	-40.98'
PRW306	76+97.07	-40.05'
PRW307	77+57.07	-40.04'
PRW308	78+00.00	-40.03'
PRW309	78+00.00	39.97'
PRW310	74+52.90	38.77'
PRW311	73+80.00	49.02'
PRW312	72+21.74	44.11'
PRW313	71+45.41	28.93'
PRW314	70+96.94	28.94'
PRW315	70+96.93	90.22'
PRW316	69+31.79	30.10'
PRW317	68+33.44	32.65'
PRW318	67+52.34	34.75'

CONVENTIONAL SYMBOLS

SYMBOL	MEANING
○	PROPOSED R/W LINE
—	EXISTING H.E. LINE
—	PROPERTY LINE
—	LOT & TIE LINES
—	SLOPE INTERCEPTS
—	CORPORATE LIMITS
—	ACCESS RESTRICTED
—	BY PREVIOUS ACQUISITION/CONTROL
—	ACCESS CONTROLLED
—	BY PARCEL ACQUISITION
—	NO ACCESS
—	(BY STATUTORY AUTHORITY)
—	SECTION LINE
—	QUARTER LINE
—	SIXTEENTH LINE
—	EXISTING CENTERLINE
—	PROPOSED REFERENCE LINE
—	PARALLEL OFFSET

CONVENTIONAL UTILITY SYMBOLS

SYMBOL	MEANING
—	WATER
—	GAS
—	TELEPHONE
—	OVERHEAD
—	TRANSMISSION LINES
—	ELECTRIC
—	CABLE TELEVISION
—	FIBER OPTIC
—	SANITARY SEWER
—	STORM SEWER
—	NON COMPENSABLE
—	POWER POLE
—	TELEPHONE POLE
—	TELEPHONE PEDESTAL
—	ELECTRIC TOWER

EXISTING HIGHWAY RIGHT-OF-WAY HEREIN IS BASED ON THE FOLLOWING POINT OF REFERENCE:
 EXISTING HIGHWAY RIGHT-OF-WAY FOR STH 93 IS ESTABLISHED FROM PREVIOUS PROJECT 7130-08-2L
 EXISTING HIGHWAY RIGHT-OF-WAY FOR SIXTH STREET & WILSON STREET IS ESTABLISHED FROM THE PLAT OF TUBBS & HUTCHINS ADDITION.
 EXISTING HIGHWAY RIGHT-OF-WAY FOR THIRD STREET AND FOURTH STREET IS ESTABLISHED FROM THE ORIGINAL PLAT OF INDEPENDENCE.
 FILE NAME : G:\W00T\NW10019\tp\amendments\amend.1.71320821.403.dgn
 APPRAISAL PLAT DATE :

G.3 Verification of Zoning

METCO - La Crosse

Jon Jensen

Documentation

Telephone Conversation Record

Date: 3-14-17

Time: 10:00 A.M. OR P.M.

Name: City of Independence

Title: _____

Company: _____

Telephone: (715) 985-3055

Regarding: Zoning

Source property - commercial

Surrounding properties in each direction - Residential

There is currently no zoning map available at this time

G.4 Signed Statement

WDNR BRRTS Case #: 02-62-558281

WDNR Site Name: WI DOT Burrows Rd Acquisition

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party:

Lacinda Genke-Edwards, member of J Squared Properties LLC
(print name/title)

Lacinda Genke-Edwards
(signature)

3/23/2017
(date)