

Source Property Information

CLOSURE DATE: 01/09/2014

BRRTS #: 03-32-560980

ACTIVITY NAME: First Student

FID #: 632068800

PROPERTY ADDRESS: 2321 Commerce St.

DATCP #:

MUNICIPALITY: La Crosse

PECFA#:

PARCEL ID #: 17-10306-60

*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: 421278 Y: 376624

Approximate Center Of Contaminant Source

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

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

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

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

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

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

Site Specific Obligations:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

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

Direct Contact

Soil to GW Pathway

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

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

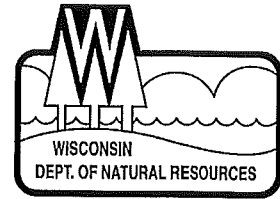
Monitoring Wells:

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

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*



January 9, 2014

First Student
c/o David Farrar
600 Vine Street #1400
Cincinnati, OH 45202

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
First Student, 2321 Commerce St., La Crosse, WI
DNR BRRTS Activity #: 03-32-560980
FID #: 632068800

Dear Mr. Farrar:

The Department of Natural Resources (DNR) considers the First Student site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

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 December 19, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

This bus transportation service facility had soil contaminated with petroleum compounds. Responses included tank removal and subsequent soil sampling. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

The DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the West Central Regional DNR office, at 1300 West Clairemont Avenue, Eau Claire, Wisconsin. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (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, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
1300 West Clairemont Avenue
Eau Claire, WI 54701

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

Soil contamination remains in the vicinity of two former underground storage tanks directly south of the First Student building, as indicated on the **attached map** labeled "Pre/Post Remaining Soil Contamination, Fig. B.2.c, 11/26/13. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine whether contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

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.

In Closing

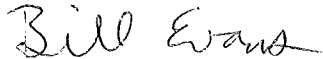
Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

First Student
c/o David Farrar
January 9, 2014
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- 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 Mae Willkom at 715-839-3748, or at mae.villkom@wisconsin.gov.

Sincerely,

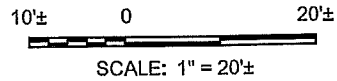


Bill Evans, Team Supervisor
West Central Region
Remediation & Redevelopment Program

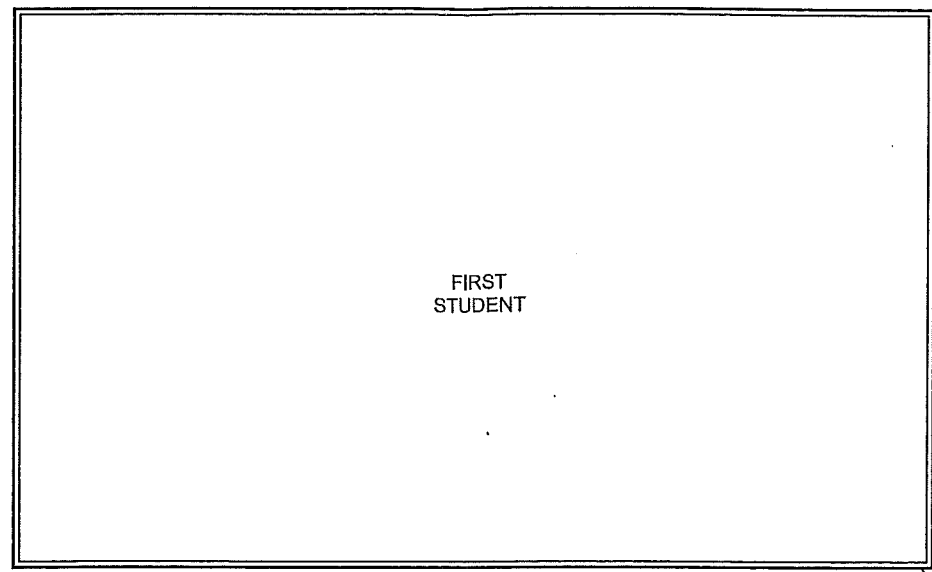
Attachments:

- Pre/Post Remaining Soil Contamination, Fig. B.2.c, 11/26/13

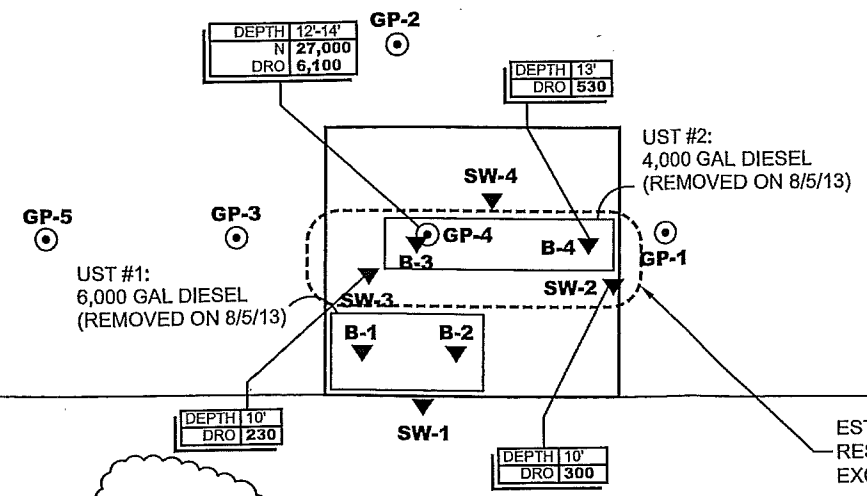
cc: Kevin Nestingen, Braun Intertec Corporation, 2309 Palace St., La Crosse, WI 54603



- ⊙ **GEOPROBE BORING LOCATION**
- ▼ **SOIL SAMPLE LOCATION**
- ⊕ **MONITORING WELL LOCATION (BRTTS #02-32-00203)**
- N NAPHTHALENE
- DRO DIESEL RANGE ORGANICS
- BOLD** INDICATES CONCENTRATION EXCEEDS NR720 RCL OR NR746 STANDARD
- NOTE:** ALL CONCENTRATIONS ARE µg/kg EXCEPT DRO (mg/kg)



COMMERCE STREET



ESTIMATED HORIZONTAL EXTENT OF RESIDUAL SOIL CONTAMINATION THAT EXCEEDS AN NR720 RCL OR NR746 STANDARD

F:\LC120721\LC120721.dwg, Remaining Contamination, 11/26/2013 3:54:14 PM

PRE / POST REMAINING SOIL CONTAMINATION
CLOSURE REQUEST
FIRST STUDENT
2321 COMMERCE STREET
LA CROSSE, WISCONSIN

Project No:	LC1207210A
Drawing No:	LC1207210
Scale:	1" = 20±
Drawn By:	BJB
Date Drawn:	8/13/13
Checked By:	KDN
Last Modified:	11/26/13
Sheet:	Fig:
of	B.2.c

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. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. 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.).

Site Information

BRRTS No. 03-32-560980		Parcel ID No. 17-10306-60	
BRRTS Activity (Site) Name		WTM Coordinates	
First Student	X 421278	Y 376624	
Street Address 2321 Commerce Street	City La Crosse	State WI	ZIP Code 54603
Responsible Party (RP) Name RP Contact: David Farrar			
Company Name First Student, Inc.			
Street Address 600 Vine Street, Suite 1400	City Cincinnati	State OH	ZIP Code 45202
Phone Number (513) 241-2200	Email		

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

Environmental Consultant Name Kevin Nestingen			
Consulting Firm Braun Intertec Corporation			
Street Address 2309 Palace Street	City La Crosse	State WI	ZIP Code 54603
Phone Number (608) 781-7277	Email knestingen@braunintertec.com		
Acres Ready For Use 2.5	Voluntary Party Liability Exemption Site? <input type="radio"/> Yes <input checked="" type="radio"/> No		

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

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

- \$1,050 Closure Fee \$300 Database Fee for Soil
 \$350 Database Fee for Groundwater or Other Condition (MW Not Abandoned)

Total Amount of Payment \$ \$1,350.00

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

Site Summary

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may 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 First Student site is located at 2321 Commerce Street in La Crosse, Wisconsin. The site has been owned by Jelco Wisconsin Inc and Laidlaw Transit (bus transportation companies) since at least the early 1990s. The site investigation is being conducted by First Student who operates a school bus transportation company which had a diesel fueling station for their fleet.

The site is in the SW 1/4 of the SW 1/4, Section 16, Township 16 North, Range 7 West. The site is bordered to the north by Cunningham Street with a parking lot and commercial properties located beyond, to the east by Commerce Street with a commercial bakery located beyond, to the south by a vacant building and a building contractor, to the west by Oak Street with BNSF railyard located beyond. The area surrounding the site is characterized as commercial and industrial properties.

The site is approximately 2.5 acres in size. Topography at the site is relatively flat, with a slight slope to the southwest. Stormwater inlets are present along adjacent streets. The elevation of the site is approximately 670 feet above Mean Sea Level (MSL).

- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.
The property has been utilized as a bus transportation service facility since the early 1990s. Currently, the site is surfaced with recycled asphalt and gravel. A building used as a service garage and offices is centrally located on the eastern half of the property.
- C. Describe how and when site contamination was discovered.
Soil contamination was discovered at the site property in August 2013 during the removal of two diesel underground storage tanks (USTs). Site investigation activities were performed by Braun Intertec Corporation (Braun Intertec) to investigate the extent and magnitude of DRO and naphthalene contamination associated with the site.
- D. Describe the type(s) and source(s) or suspected source(s) of contamination.
DRO and naphthalene resultant from a release of diesel fuel was the primary contaminants of concern. DRO and naphthalene-impacted soil from suspect cumulated overfills during fuel deliveries and/or fueling of vehicles was the suspected source of contamination.
- E. Other relevant site description information (or enter Not Applicable).
N/A
- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
Laidlaw Transit, 03-32-001135
Laidlaw Transit, Inc., 04-32-236254
- G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
Desmond's Formal Wear, 03-32-000239, (closed site - completed cleanup)
Desmond's Mens Wear, 02-32-000203, (open site - ongoing cleanup)
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
Site: G2 - Commercial
Neighboring properties: mixed (commercial and manufacturing)

Current zoning was based on the 2012 Property Record obtained on the La Crosse County GIS web-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.

The site property is located in an unglaciated area of southwestern Wisconsin. Soil observed during the site investigation was predominantly sand to 32 feet below ground surface (bgs) or boring terminus. A clay layer approximately one-foot thick was also identified in the 13-16 foot interval at each boring location.

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.

Gravel fill and/or recycled asphalt is present to a depth of approximately 6-inches bgs across the site with lean clay and sand fill from approximately 6-inches to 1-foot bgs in the immediate vicinity of the former tank basin. The tank basin is composed of compacted fill sand.

- iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
The regional bedrock is composed of sedimentary rocks of the Late Cambrian (Dresbachian), consisting primarily of sandstone. Bedrock beneath the site is sandstone of the Eau Claire Formation, consisting of very fine- to fine-grained, thin- to medium-bedded, brown to pale brown sandstone; isolated exposures are a maximum of 20 ft thick at outcrops immediately west of Neshonoc Lake, but total thickness not determined due to lack of exposure of bottom contact; contact with overlying Wonewoc Formation not exposed.

The regional surficial geology consists of high terrace surface known as Amsterdam Prairie, consisting of gravelly sand, slightly gravelly sand, and sand; dominantly quartz and feldspar with minor amounts of igneous and metamorphic rock fragments; forms broad terrace surfaces along the Black and Mississippi Rivers that are distinguished primarily on the basis of their elevation; deposited during Late Pleistocene (Evans, 2003).

Bedrock was not encountered during drilling activities.

- 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 site was surfaced with recycled asphalt and gravel. The site building is centrally located on the eastern half of the site. Grass surfaces are present to the east of the site building and extend further east towards Commerce Street and along the eastern property boundary. A narrow band of vegetation consisting of grass and trees was present along the southern and western property boundaries. Two graveled entrances to the property were located from Commerce Street at the northeastern and southeastern corners of the site, respectively

B. Groundwater

- i. **Discuss depth to groundwater and piezometric elevations.** Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Groundwater levels collected during the site investigation identified groundwater at a depth of approximately 27 feet bgs in alluvial sand. Groundwater was measured at approximately 24 feet bgs in a groundwater monitoring well in the vicinity of the site (off-site east - Desmond's Mens Wear, 02-32-000203).
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
The groundwater in the vicinity of the site flows generally to the west-southwest towards the Mississippi River.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
Information not obtained. All petroleum constituent concentrations analyzed (PVOCs, Naphthalene and DRO) from the groundwater were below the laboratory detection limits or their respective ES and PAL.
- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.
According to the La Crosse Department of Public Works, no municipal or private potable wells are located within a 1,200-foot radius of the site. The closest municipal well to the site is located approximately 2 miles to the northwest of the site beyond the Black River on French Island.

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.

Soil contamination was discovered at the site property in August 2013 during the closure of one 6,000-gallon diesel UST and one 4,000-gallon diesel UST. The removed USTs at a school bus transportation company which has operated the site was identified as being the cause of DRO and naphthalene contamination.

Soil sampling results during the UST removal indicated that petroleum impacted soil was present at concentrations exceeding Wisconsin soil standards beneath and adjacent to the 4,000 gallon diesel UST.

A focused site investigation report was completed by Braun Intertec in October 2013 (attached to this closure form). During the site investigation, Braun Intertec completed five soil borings which were also completed as temporary groundwater monitoring wells. A total of 10 soil samples (two from each soil boring) and 5 groundwater samples were collected for laboratory analysis during site investigation activities.

Braun Intertec completed the following:

- August 2013: Underground Storage Tank Removal Site Assessment (UST Removal Site Assessment).
- October 2013: Site Investigation activities were completed to address DRO and naphthalene-impacted soil within the former tank basin at the site.

- ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.
Residual soil contamination remains at the site property and is present beneath the former tank basin on-site. The approximate vertical extent of residual soil contamination in the unconsolidated deposits was limited to (~16-18 feet bgs max).

Residual groundwater contamination was not encountered in sampled temporary monitoring wells at the site.

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

None

B. Soil

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

Based on the laboratory analysis, residual DRO and naphthalene-impacted soil exceeding the ch. NR 720, Table 1 and 2, Residual Contaminant Levels and ch. NR 746.06 Table 1 - Indicators of Residual Petroleum Product in Soil Pores, is located at the site beneath former 4,000 gallon UST and along the east and west sidewalls of the former tank basin and does not extend to adjacent properties.

No known or potential receptors or preferential migration pathways were identified.

- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.
Soil within the upper four feet of the soil column was not submitted for laboratory analysis since the source of the release was identified at the base of the former USTs with the associated dispenser pumps located above the tanks. Clean fill soil was placed in the tank basin following UST removal. Additionally, field screening conducted exhibited no detectable PID readings in the upper 4 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 DRO soil standard was established using ch. NR 720, Table 1 and 2, Residual Contaminant Levels.

The naphthalene soil standards was established using ch. NR 746.06 Table 1 - Indicators of Residual Petroleum Product in Soil Pores.

C. Groundwater

- i. Describe degree and extent of groundwater contamination at or from this site. 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.

All petroleum constituent concentrations analyzed from the groundwater samples collected at the site were below the laboratory reported detection limits and their respective ES and PAL.

Additionally, groundwater elevations collected on October 3, 2013, indicated the upper water table was present at approximately 27 feet bgs in the site vicinity and does not intersect building foundation drain systems or foundations in the vicinity since surrounding buildings are slab on-grade construction.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations.
Free product was not encountered during the investigation.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.
The vapor migration pathway was not assessed because residual DRO and naphthalene-impacted soil was not identified beneath any building footprints, impacted groundwater exceeding the ES was not identified and soil exceeding an RCL was greater than 7 feet from the water table.

- 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).

N/A

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.

Surface water and sediment was not assessed since the nearest surface water is the Black River located approximately 3,500 feet to the west and the La Crosse River located approximately 3,000 feet to the east.

- 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.

N/A

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 previous remedial action reports have been submitted for the site.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

N/A

- C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; 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.

N/A

- D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

DRO was detected in soil sample GP-4 (12-14 feet) at a concentration of 6,100 mg/kg, which is above the NR720 RCL of 100 mg/kg. This sample was collected in the known source area located directly beneath the west end of the removed 4,000 gallon diesel UST.

Naphthalene was detected in soil sample GP-4 (12-14 feet) at a concentration of 27,000 µg/kg, which is above the NR746, Table 1 standard of 2,700 µg/kg.

A deeper soil sample collected at GP-4 (20-22 feet) indicated all petroleum constituent concentrations were below their applicable Wisconsin soil standards. Based on the field screening and laboratory analytical results, the vertical extent of petroleum impacted soil in the former tank basin is defined and limited to soils immediately below the former 4,000 gallon diesel UST.

Soil borings advanced to define the horizontal extent of petroleum impacts (GP-1, GP-2, GP-3 and GP-5), indicate DRO, PVOC and naphthalene concentrations were below their applicable Wisconsin soil standards. Based on the field screening and laboratory analytical results, the horizontal extent of DRO, PVOC and naphthalene impacted soil is defined and does not extend to these boring locations.

- E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds Residual Contaminant Levels established under s. NR 720. 12, the ch. NR720, Wis. Adm. Code, for protection of human health from direct contact.

None. Tank basin was backfilled with clean fill soil following UST removal.

- F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

Residual DRO-impacted soil exceeding the ch. NR 720 RCL and residual naphthalene-impacted soil exceeding the ch. NR 746 RCL is located only at the site property beneath the tank basin. Additionally, a separation of approximately 7 feet of non-impacted soil (RCLs not exceeded) is present above the saturated zone.

- G. 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.

N/A. Impacted soil identified at the site was found between 10 and 14 feet during the UST closure assessment and Site Investigation. Fueling equipment at the site was located directly above the tanks so any surficial soil, if it was contaminated would have collapsed to the bottom of the tank basin upon removal of the USTs. The tank basin was then backfilled with clean and compacted sand with a surficial gravel layer on the site. The surfaces in the vicinity of the tank basin consists of recycled asphalt and gravel.

- H. 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).
N/A
- I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.
The excavation extent was backfilled with compacted sand with a surficial gravel layer on the site.
- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
None
- K. 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.
N/A
- L. 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.
The vapor migration pathway was not assessed because residual DRO and naphthalene-impacted soil was not identified beneath any building footprints and impacted groundwater exceeding the ES was not identified.
- M. 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.
N/A

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure passive system	✓	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure active system	✓	✓
v.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA	NA

6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	<input type="checkbox"/>	<input type="checkbox"/>	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Monitoring wells: lost, transferred or remaining in use	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment (not as a performance standard)	✓
v.	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA

7. 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. SPS 310, Wis. Adm. Code, exist on the property? Yes No
- C. If the answer to question 7b is yes, is the leak detection system currently being monitored? Yes No

Data Tables (Attachment A)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- 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. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate 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, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.
- A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).
- A.5. **Vapor Analytical Table:** 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

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and results of communication testing.

- A.6. **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, time period for sample collection, method and results sampling.
- A.7. **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.8. **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 and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- 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 11x17 inches, in a portable document format (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.
- Do not use shading or highlights on any of the analytical tables.
- 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.

B.1. Location Maps

- B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all impacted 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 on-site and applicable off-site 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 exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.
- B.1.c. **RR Site Map:** From RR Sites Map ([http://dnrmaps.wi.gov/sl/?Viewer=RR Sites](http://dnrmaps.wi.gov/sl/?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. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.
- B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.
- B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

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 a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (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.1b)

- 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, Preventive Action Limit (PAL) and/or an Enforcement Standard (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 previously 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 remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, 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)

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- 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 is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.

- C.1. **Site investigation documentation**, that has not otherwise been previously submitted.
- C.2. **Investigative waste** disposal documentation.
- 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>.**
- 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 upon receiving conditional closure.
- C.6. **Photos.** For sites 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 should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.
- C.7. **Other.** Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) and Photographs (Attachment D)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information listed below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for an engineering control or cover: <http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf>; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

- D.1. **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.2. **Brief descriptions** of the type, depth and location of residual contamination.
- D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.
- D.5. **Contact information**, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.6. Photographs
 - D.6.a. 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.
 - D.6.b. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

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) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

- No monitoring wells were required 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 description of efforts made to locate the "lost" wells.
 - One or more 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).
 - 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.

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) 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 of Form 4400-286, Notification of Residual Contamination and Continuing Obligations, is required under ch. NR 725 for notifying property owners and right-of-way holders about residual contamination affecting their properties, and of continuing obligations which may be imposed. This form can be downloaded at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Industrial land use soil standards were used for the clean-up standard.
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor assessment needed if use changes.
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural impediment.
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lost, transferred or open monitoring wells.
9.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, _____ (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

- G.1. Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code.
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.
- G.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. (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
- G.3. Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- G.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.

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Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

- G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code).
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.
- G.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. (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
- G.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- G.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.

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

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."

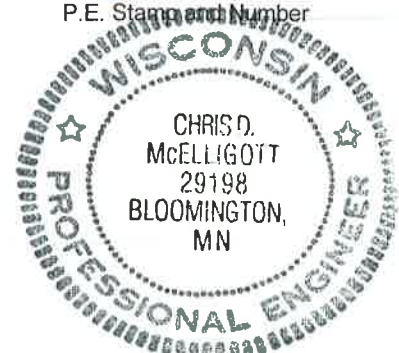
Christopher D. McElligott
Printed Name

Senior Engineer
Title

Christopher D. McElligott
Signature

11/20/13
Date

#29198-6
P.E. Stamp and Number



**Table A.1. Groundwater Analytical Table
 Groundwater Sampling Results - October 3, 2013**

Parameter	GP-1	GP-2	GP-3	GP-4	GP-5	NR140 ES ¹	NR140 PAL ¹
Depth to Groundwater (ft)	27	27	27	27	27	---	---
PVOCs (µg/L)							
Benzene	<0.36	<0.36	<0.36	<0.36	<0.36	5	0.5
Ethylbenzene	<0.37	<0.37	<0.37	<0.37	17	700	140
Methyl-t-butyl ether	0.45 J	0.39 J	<0.63	<0.24	0.60	40	8
Naphthalene	<2.4	<2.4	<2.4	<2.4	<2.4	100	10
Toluene	<0.33	<0.33	<0.33	<0.33	<0.33	1,000	200
Trimethylbenzenes, combined	<0.60	<0.60	<0.60	<0.60	<0.60	480	96
Xylenes, Total	<0.58	<0.58	<0.58	<0.58	<0.58	10,000	1,000
Diesel Range Organics (mg/L)	0.11	0.065	0.053	0.060	0.11	100	NS

Sources for Wisconsin soil standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standard (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limit (PAL)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

J - Flag indicates the reported value was obtained from a reading that was less than the RQL but greater than or equal to the MDL (Method Detection Limit)

**Table A.2. Pre-Remedial Soil Analytical Table
 UST Removal Soil Sampling Results - August 5, 2013**

Parameter	SW-1	SW-2	SW-3	SW-4	NR720 RCLs ¹	NR746.06 Table 1 ²	NR746.06 Table 2 ³
Sample Location	South Sidewall	East Sidewall	West Sidewall	North Sidewall	---	---	---
Sample Depth	10 feet	10 feet	10 feet	10 feet	---	---	---
Saturated or Unsaturated?	Unsat.	Unsat.	Unsat.	Unsat.	---	---	---
ASTM Soil Classification	SP	SP	SP	SP	---	---	---
Organic Vapor Reading (ppm)	0.0	0.0	33.8	52.2	---	---	---
PVOCs (µg/kg)							
Benzene	<21	<23	<22	<20	5.5	8,500	1,100
Ethylbenzene	<22	<24	<23	<21	2,900	4,600	NS
Methyl-t-butyl ether	<14	<15	<14	13	NS	NS	NS
Naphthalene	<140	1,900	590	<130	NS	2,700	NS
Toluene	<19	<22	<21	<19	1,500	38,000	NS
1,2,4-Trimethylbenzene	<17	<19	<18	<17	NS	83,000	NS
1,3,5-Trimethylbenzene	<17	<19	<18	<17	NS	11,000	NS
Xylenes, Total	<34	<38	<36	<34	4,100	42,000	NS
Diesel Range Organics (mg/kg)	<1.4	300	230	<1.4	100	NS	NS

Sources for Wisconsin soil standards:

¹ - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels

² - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores

³ - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

NS - No Wisconsin Soil Standards have been established

NA - Not Analyzed

Bold - indicates concentration exceeds one more more Wisconsin Soil Standard

SP = Poorly-Graded Sand

**Table A.2. Pre-Remedial Soil Analytical Table
 UST Removal Soil Sampling Results - August 5, 2013**

Parameter	B-1	B-2	B-3	B-4	NR720 RCLs ¹	NR746.06 Table 1 ²	NR746.06 Table 2 ³
Sample Location	UST #1 West Base	UST #1 East Base	UST #2 West Base	UST #2 East Base	---	---	---
Sample Depth	13 feet	13 feet	13 feet	13 feet	---	---	---
Saturated or Unsaturated?	Unsat.	Unsat.	Unsat.	Unsat.	---	---	---
ASTM Soil Classification	SP	SP	SP	SP	---	---	---
Organic Vapor Reading (ppm)	0.0	0.0	94.4	74.5	---	---	---
PVOCs (µg/kg)							
Benzene	<22	<21	<21	<20	5.5	8,500	1,100
Ethylbenzene	<24	<23	<22	29	2,900	4,600	NS
Methyl-t-butyl ether	<15	<14	<14	<13	NS	NS	NS
Naphthalene	<150	<140	3,800	590	NS	2,700	NS
Toluene	<21	<20	<19	<18	1,500	38,000	NS
1,2,4-Trimethylbenzene	<19	<18	1,000	71	NS	83,000	NS
1,3,5-Trimethylbenzene	<19	<18	220	19	NS	11,000	NS
Xylenes, Total	<37	<36	<34	190	4,100	42,000	NS
Diesel Range Organics (mg/kg)	<1.5	<1.4	4,000	530	100	NS	NS

Sources for Wisconsin soil standards:

¹ - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels

² - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores

³ - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

NS - No Wisconsin Soil Standards have been established

NA - Not Analyzed

Bold - indicates concentration exceeds one more more Wisconsin Soil Standard

SP = Poorly-Graded Sand

**Table A.3. Post-Remedial Soil Analytical Table
 Soil Sampling Results - October 3, 2013**

Parameter	GP-1	GP-1	GP-2	GP-2	GP-3	GP-3	GP-4	GP-4	GP-5	GP-5	NR720 RCLs ¹	NR746.06 Table 1 ²	NR746.06 Table 2 ³
Sample Depth	12-14 feet	20-22 feet	12-14 feet	20-22 feet	10-12 feet	20-22 feet	12-14 feet	20-22 feet	12-14 feet	20-22 feet	---	---	---
Saturated or Unsaturated?	Unsat.	Unsat.	Unsat.	Unsat.	Unsat.	Unsat.	Unsat.	Unsat.	Unsat.	Unsat.	---	---	---
ASTM Soil Classification	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	---	---	---
Organic Vapor Reading (ppm)	0.0	0.0	0.0	0.0	1.2	0.0	61.8	0.0	0.0	0.0	---	---	---
PVOCs (µg/kg)													
Benzene	<27	<17	<20	<19	<18	<19	<22	<18	<21	<18	5.5	8,500	1,100
Ethylbenzene	<28	<18	<21	<20	<19	<20	1,500	<19	<23	<19	2,900	4,600	NS
Methyl-t-butyl ether	<18	<11	<13	<12	12	<13	<14	<12	<14	<12	NS	NS	NS
Naphthalene	<180	<110	<130	<120	<120	<130	27,000	<120	<140	<120	NS	2,700	NS
Toluene	<25	<16	<18	<18	<17	<18	<20	<17	<20	<17	1,500	38,000	NS
1,2,4-Trimethylbenzene	<22	<14	<16	<16	<15	<16	3,300	<15	<18	<15	NS	83,000	NS
1,3,5-Trimethylbenzene	<22	<14	<16	<16	<15	<16	4,800	<15	<18	<15	NS	11,000	NS
Xylenes, Total	<45	<28	<36	<31	<31	<36	610	<31	<36	<30	4,100	42,000	NS
Diesel Range Organics (mg/kg)	1.9 J	<1.3	5.7	<1.2	49	<1.3	6,100	3.9	2.3 J	1.2 J	100	NS	NS

Sources for Wisconsin soil standards:

¹ - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels

² - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores

³ - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

NS - No Wisconsin Soil Standards have been established

NA - Not Analyzed

Bold - indicates concentration exceeds one more more Wisconsin Soil Standard

SP = Poorly-Graded Sand

J - Flag indicates the reported value was obtained from a reading that was less than the RQL but greater than or equal to the MDL (Method Detection Limit).

Table A.4. Pre and Post Remaining Soil Contamination Soil Analytical Table
 Soil Sampling Results - August 5, 2013 and October 3, 2013

Parameter	SW-2	SW-3	B-3	B-4	GP-4	NR720 RCLs ¹	NR746.06 Table 1 ²	NR746.06 Table 2 ³
Sample Date	8/5/13	8/5/13	8/5/13	8/5/13	10/3/13	---	---	---
Sample Depth	10 feet	10 feet	13 feet	13 feet	12-14 feet	---	---	---
Saturated or Unsaturated?	Unsat.	Unsat.	Unsat.	Unsat.	Unsat.	---	---	---
ASTM Soil Classification	SP	SP	SP	SP	SP	---	---	---
Organic Vapor Reading (ppm)	0.0	33.8	94.4	74.5	61.8	---	---	---
PVOCs (µg/kg)								
Benzene	<23	<22	<21	<20	<22	5.5	8,500	1,100
Ethylbenzene	<24	<23	<22	29	1,500	2,900	4,600	NS
Methyl-t-butyl ether	<15	<14	<14	<13	<14	NS	NS	NS
Naphthalene	1,900	590	3,800	590	27,000	NS	2,700	NS
Toluene	<22	<21	<19	<18	<20	1,500	38,000	NS
1,2,4-Trimethylbenzene	<19	<18	1,000	71	3,300	NS	83,000	NS
1,3,5-Trimethylbenzene	<19	<18	220	19	4,800	NS	11,000	NS
Xylenes, Total	<38	<36	<34	190	610	4,100	42,000	NS
Diesel Range Organics (mg/kg)	300	230	4,000	530	6,100	100	NS	NS

Sources for Wisconsin soil standards:

¹ - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels

² - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores

³ - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

NS - No Wisconsin Soil Standards have been established

NA - Not Analyzed

Bold - indicates concentration exceeds one more more Wisconsin Soil Standard

SP = Poorly-Graded Sand

J - Flag indicates the reported value was obtained from a reading that was less than the RQL but greater than or equal to the MDL (Method Detection Limit).

Project # LC-12-07210A
First Student
2321 Commerce Street
La Crosse, Wisconsin

Table A.5.
Vapor Analytical Table

Note: The vapor intrusion pathway was not assessed through sample collection because residual DRO and Naphthalene – impacted soil was not identified beneath any building footprints and impacted groundwater was not encountered.

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2321 Commerce Street
La Crosse, Wisconsin

Table A.6.
Other Media of Concern (e.g. sediment or surface water)

Note: Surface water and sediment was not assessed since the nearest surface waters that could potentially be affected by contamination from the site is the Black River, which flows in a south-southwesterly direction and is located approximately 3,500 feet west of the site and the La Crosse River, which flows in a south-southwesterly direction and is located approximately 3,000 feet east of the site.

**Table A.7. Water Level Elevations
Groundwater Sampling Results - October 3, 2013**

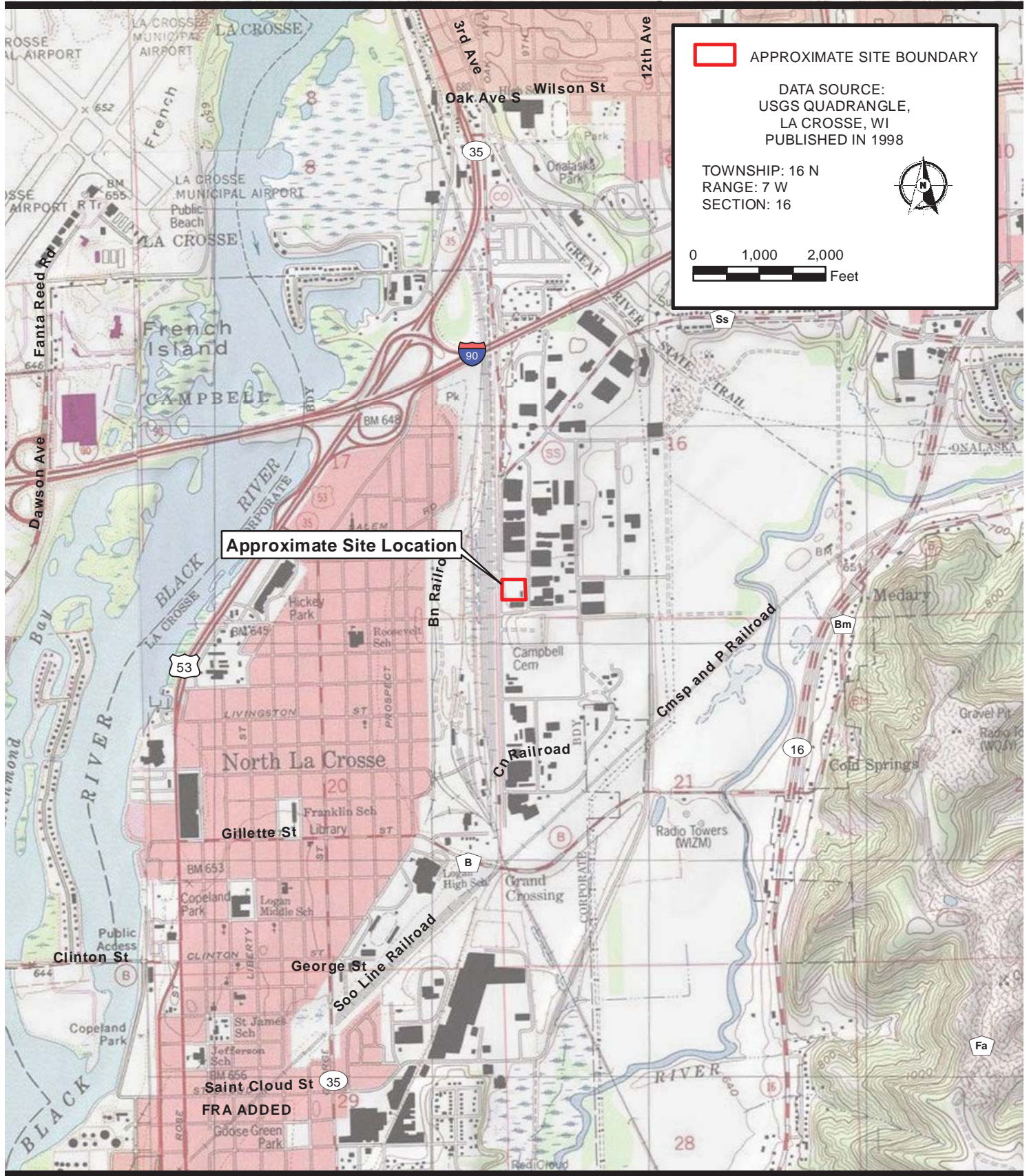
Parameter	GP-1	GP-2	GP-3	GP-4	GP-5
Depth to Groundwater (ft)	27*	27*	27*	27*	27*

Note - * static water level measurements were collected from temporary monitoring wells following drilling, groundwater elevations reflect approximate depth to first occurrence of groundwater as measure from existing ground surfaces at the time of drilling.

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La Crosse, Wisconsin

Table A.8.
Other

Note: No additional information relating to natural attenuation data, engineered remedial systems documenting operational history or other relevant data table for the site is available.



Sheet: 1 of 1	Project No: LC1207210A
	Drawing No. LC1207210A_SiteLoc
Fig B-1.a.	Scale: 1 in = 2,000 ft
	Drawn By: FER
	Date Drawn: 8/20/13
	Checked By: KDN
	Last Modified: 10/31/13

SITE LOCATION MAP
 FIRST STUDENT
 2321 COMMERCE STREET
 LA CROSSE, WISCONSIN

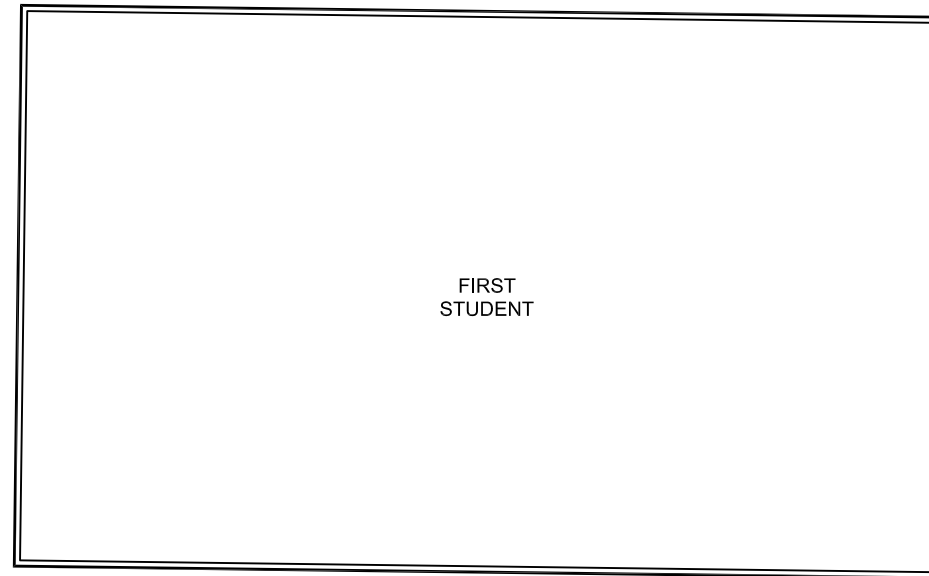
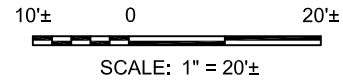
BRAUN
INTERTEC
 11001 Hampshire Avenue So.
 Minneapolis, MN 55438
 PH. (952) 995-2000
 FAX (952) 995-2020



⊙ **GEOPROBE BORING LOCATION**

▼ **SOIL SAMPLE LOCATION**

⊕ **MONITORING WELL LOCATION
(BRTTS #02-32-00203)**



FIRST
STUDENT



⊙ **GP-2**

⊙ **GP-5**

⊙ **GP-3**

UST #1:
6,000 GAL DIESEL
(REMOVED ON 8/5/13)

UST #2:
4,000 GAL DIESEL
(REMOVED ON 8/5/13)

⊙ **GP-1**

⊕ **MW-6**

▼ **SW-4**

⊙ **GP-4**

▼ **B-3**

▼ **B-4**

▼ **SW-3**

▼ **SW-2**

▼ **B-1**

▼ **B-2**

▼ **SW-1**

COMMERCE STREET

**BRAUN
INTERTEC**

11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

DETAILED SITE MAP
CLOSURE REQUEST
FIRST STUDENT
2321 COMMERCE STREET
LA CROSSE, WISCONSIN

Project No:
LC1207210A

Drawing No:
LC1207210

Scale: 1" = 20'±
Drawn By: BJB
Date Drawn: 8/13/13
Checked By: KDN
Last Modified: 11/26/13

Sheet: of Fig: B.1.b



B.1.c RR Site Map



Legend

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



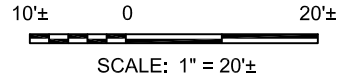
NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

1: 14,925

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.

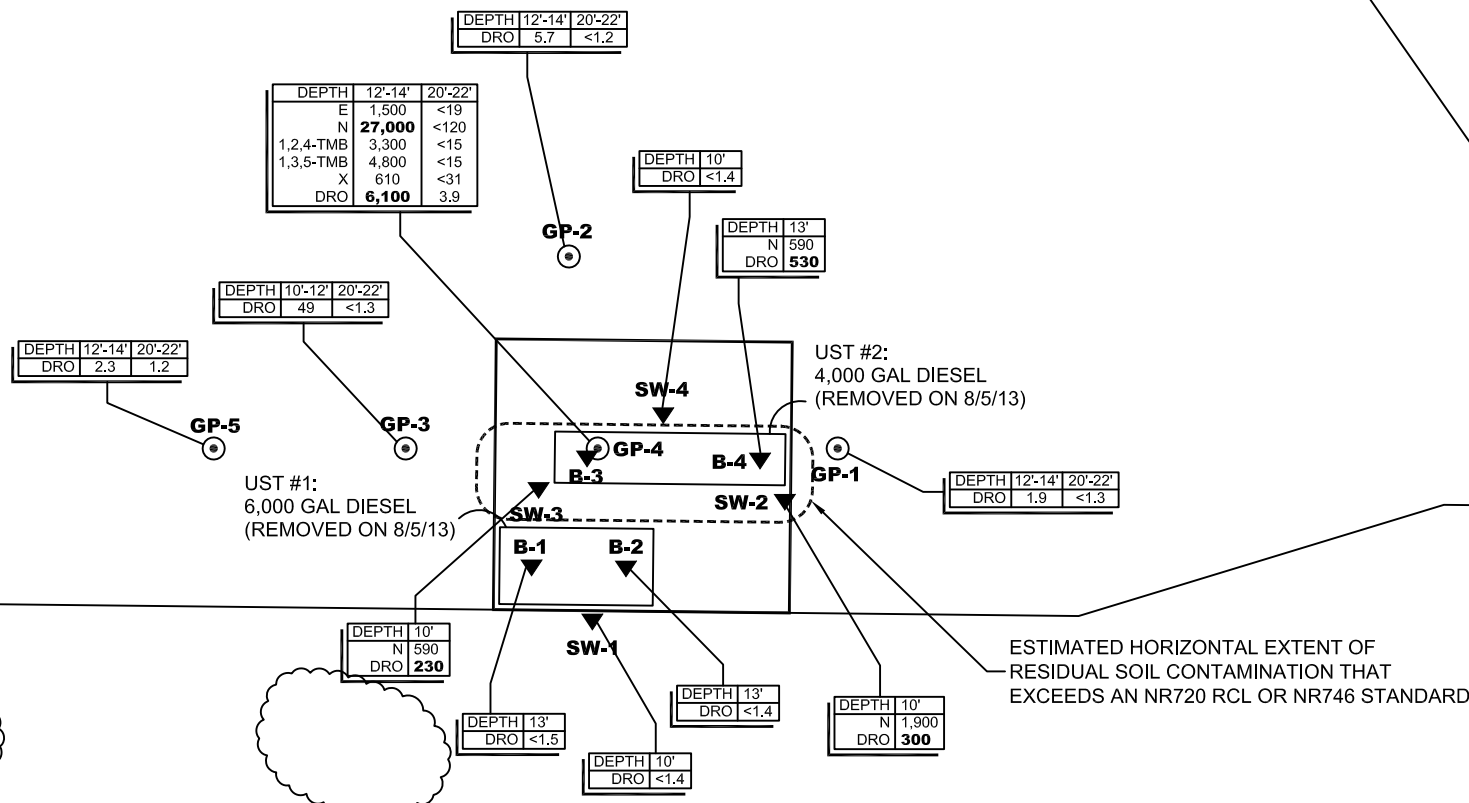
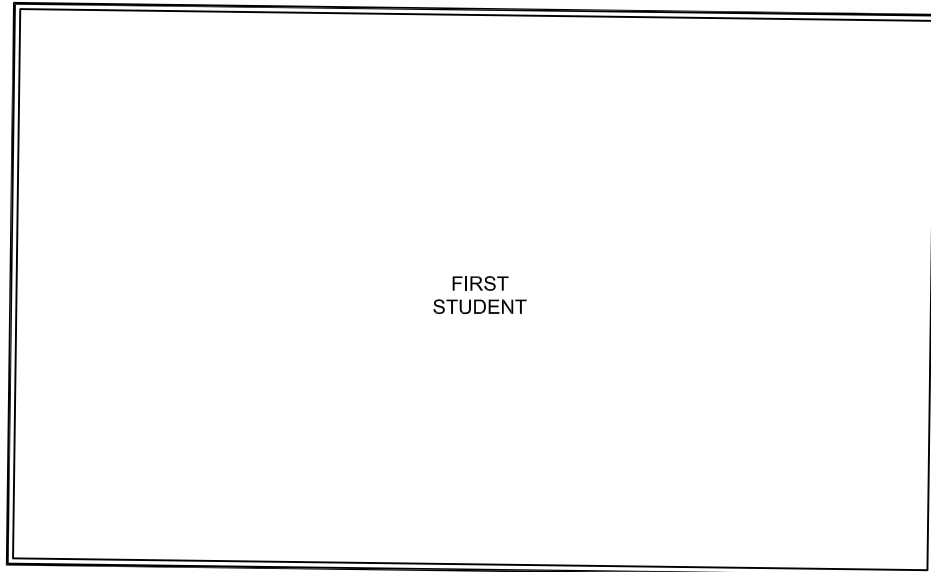
Notes



- ⊙ **GEOPROBE BORING LOCATION**
 - ▼ **SOIL SAMPLE LOCATION**
 - ⊕ **MONITORING WELL LOCATION (BRTTS #02-32-00203)**
- E ETHYLBENZENE
 N NAPHTHALENE
 TMB TRIMETHYLBENZENE
 X XYLENES TOTAL
 DRO DIESEL RANGE ORGANICS

BOLD INDICATES CONCENTRATION EXCEEDS NR720 RCL OR NR746 STANDARD

NOTE: ALL CONCENTRATIONS ARE µg/kg EXCEPT DRO (mg/kg)



ESTIMATED HORIZONTAL EXTENT OF RESIDUAL SOIL CONTAMINATION THAT EXCEEDS AN NR720 RCL OR NR746 STANDARD

UST #1:
6,000 GAL DIESEL
(REMOVED ON 8/5/13)

UST #2:
4,000 GAL DIESEL
(REMOVED ON 8/5/13)

⊕ MW-6

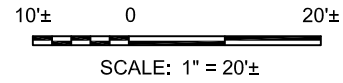
COMMERCE STREET

F:\LC\2012\LC1207210.dwg, Pre-remedial Analytical, 11/26/2013 3:54:24 PM

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La Crosse, Wisconsin

Figure B.2.b.
Post-Remedial Soil Contamination

Note: A Post-Remedial Soil Contamination map was not included because active remediation or soil disposal with confirmation soil sampling was not conducted. The Pre-Remedial Soil Contamination map (Figure B.2.a.) depicts soil concentrations at the time of this closure request submittal.

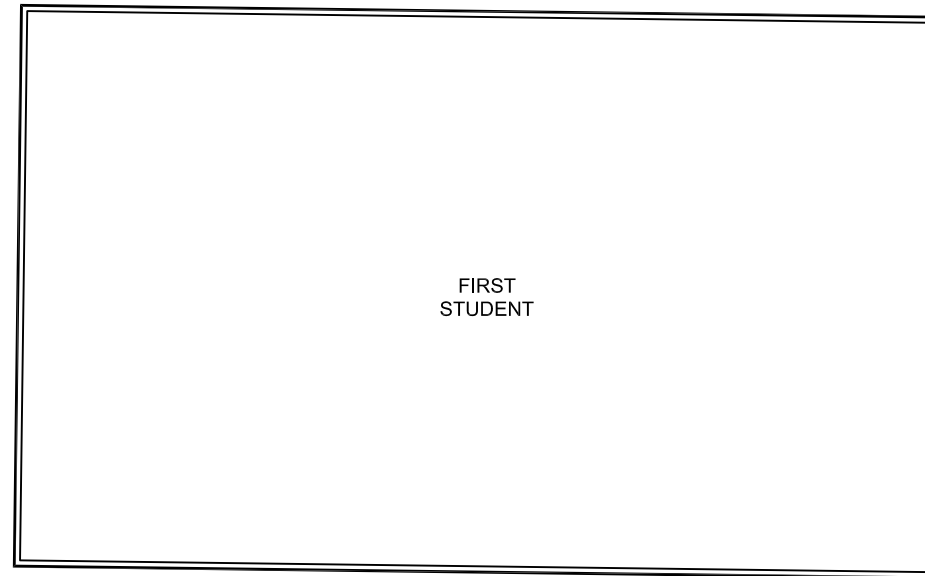


- ⊙ **GEOPROBE BORING LOCATION**
- ▼ **SOIL SAMPLE LOCATION**
- ⊕ **MONITORING WELL LOCATION (BRTTS #02-32-00203)**

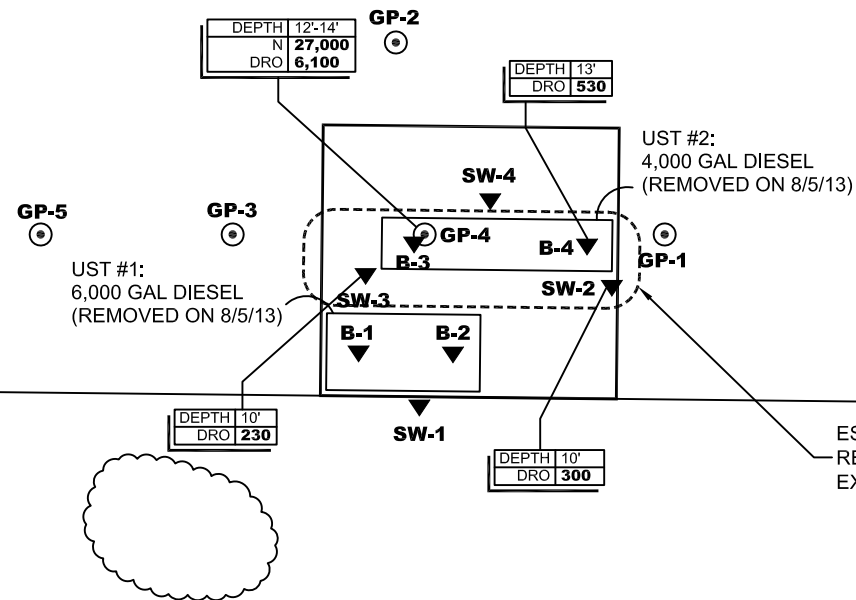
N NAPHTHALENE
DRO DIESEL RANGE ORGANICS

BOLD INDICATES CONCENTRATION EXCEEDS NR720 RCL OR NR746 STANDARD

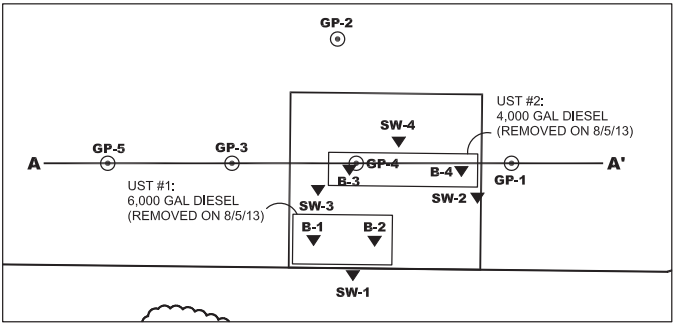
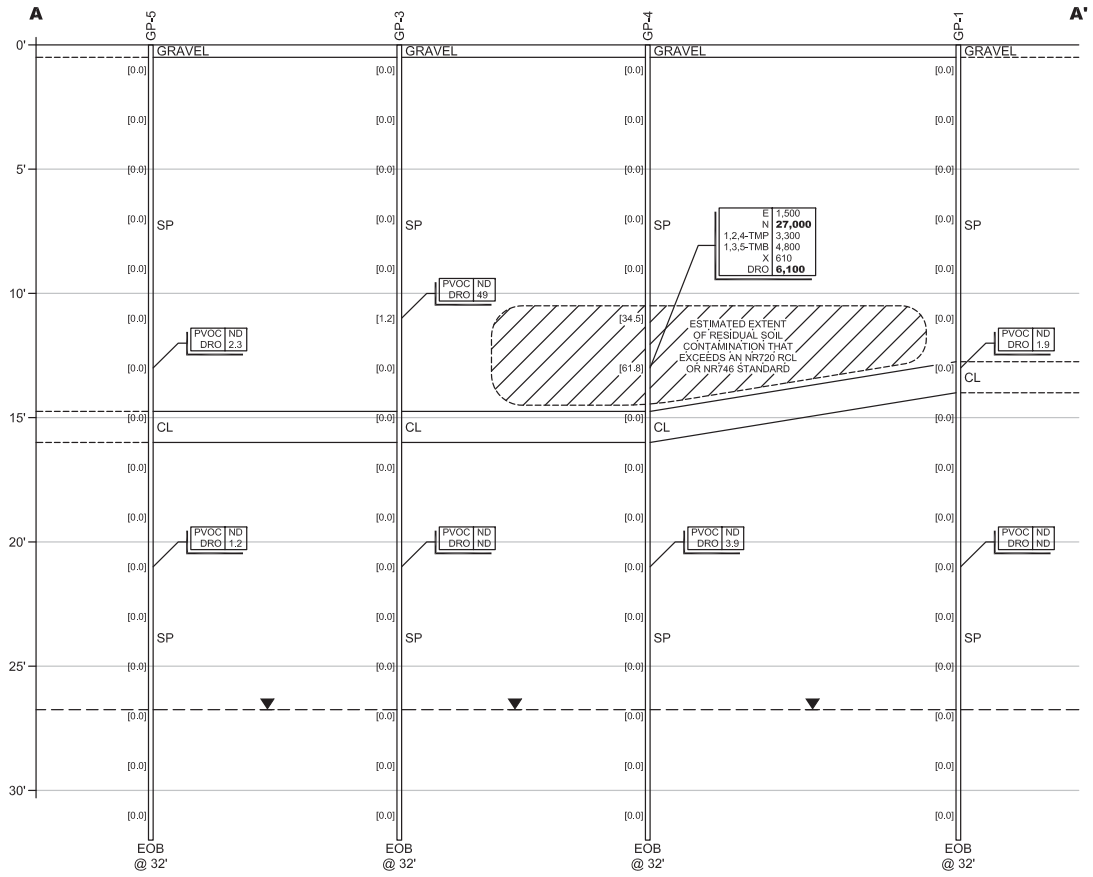
NOTE: ALL CONCENTRATIONS ARE µg/kg EXCEPT DRO (mg/kg)



COMMERCE STREET



ESTIMATED HORIZONTAL EXTENT OF RESIDUAL SOIL CONTAMINATION THAT EXCEEDS AN NR720 RCL OR NR746 STANDARD

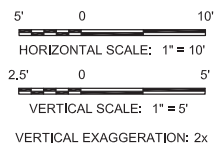


- E ETHYLBENZENE
- N NAPHTHALENE
- TMB TRIMETHYLBENZENE
- X XYLENES TOTAL
- PVOC PETROLEUM VOLATILE ORGANIC COMPOUNDS
- DRO DIESEL RANGE ORGANICS

[0.0] PID READING (ppm)

BOLD INDICATES CONCENTRATION EXCEEDS NR720 RCL OR NR746 STANDARD

NOTE: ALL CONCENTRATIONS ARE µg/kg EXCEPT DRO (mg/kg)



Project No:	LC1207210A
Drawing No:	LC1207210
Scale:	AS SHOWN
Drawn By:	BJS
Date Drawn:	8/13/13
Checked By:	KDN
Last Modified:	11/26/13
Sheet of:	Fig. B.3.a

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Project # LC-12-07210A
First Student
2321 Commerce Street
La Crosse, Wisconsin

B.3. – Groundwater Figures

Note: The additional groundwater figures (B.3.b. Groundwater Isoconcentration, B.3.c. Groundwater Flow Direction, and B.3.d. Monitoring Wells) are not included because groundwater monitoring wells were not warranted or installed as part of the site investigation. All petroleum constituent concentrations analyzed (PVOCs, Naphthalene and DRO) from direct-push borings GP-1 through GP-5 were below the laboratory detection limits or their respective NR 140 ES and PAL.

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First Student
2321 Commerce Street
La Crosse, Wisconsin

B.4. – Vapor Maps and Other Media

Note: The vapor intrusion pathway was not assessed through sample collection because residual DRO and Naphthalene – impacted soil was not identified beneath any building footprints and impacted groundwater was not encountered.

Surface water and sediment was not assessed since the nearest surface waters that could potentially be affected by contamination from the site is the Black River, which flows in a south-southwesterly direction and is located approximately 3,500 feet west of the site and the La Crosse River, which flows in a south-southwesterly direction and is located approximately 3,000 feet east of the site.

Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at dnr.wi.gov/topic/Brownfields/Contact.html



Attachment D Maintenance Plans

Maintenance plans were not included in this closure request because residual DRO and Naphthalene concentrations in the direct-contact zone were not identified. Contaminated soil identified at the site was found between 10 and 14 feet during the UST closure assessment and Site Investigation. Fueling equipment at the site was located directly above the tanks so any surficial soil, if it was contaminated, would have collapsed to the bottom of the tank basin upon removal of the USTs. The tank basin was then backfilled with clean and compacted sand with a surficial gravel layer on the site.

Attachment E
Monitoring Well Information
(Not Applicable – No Permanent Monitoring Wells)

Attachment F
Notifications to Owners of Impacted Properties
(Not Applicable – No Off-Site Impacts)

961059

VOL 732 PAGE 707

APR 3 1985

RECORDED
AT 9:30 A M
DORIS L. PICHHA
REGISTER OF DEEDS
La Crosse County, WI

This Deed, made between Harry L. Woods and
Albert L. Miller

Grantor,
and Jelco Wisconsin, Inc., a Wisconsin corporation

Grantee,
and One Dollar (\$1.00)

conveys to Grantee the following described real estate in La Crosse
County, State of Wisconsin:

Lot 5 in Block 1 of Couleesites Industrial Addition to
the City of La Crosse, EXCEPT the following described
parcel:

Beginning at the Southwest corner of Lot 5, Block 1, Couleesites Industrial Addition;
thence North 0° 15' 20" East 150.06 feet along the West line of said Lot 5; thence
South 89° 13' 20" East 350 feet to the East line of said Lot 5; thence South 0° 15' 20"
West 98.86 feet along said East line to the Southeast corner of said lot; thence South
82° 26' 40" West 353.26 feet along the South line of said lot to the point of beginning
of this EXCEPTION.

The South 26.7 feet of Lot 4 in Block 1 of said plat.

Subject to a 15 foot easement agreement on either side of the centerline of a railroad
spur track which presently is lying on the westerly side of said property.

* * * *

This is a conveyance of unimproved land only, intended for industrial use.

Tax Parcel No:

TRANSFER
270.00
FEE

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Harry L. Woods and Albert L. Miller

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
easements and restrictions of record, specific including that Industrial Track Agreement
recorded in Volume 540 Records, page 832, and all railroad switches, side tracks, spur
tracks and rights-of-way upon or appurtenant to the subject premises and taxes accrued for*
* the current year and will warrant and defend the same.

Dated this 21st day of March, 1985

(SEAL)

Harry L. Woods

(SEAL)

Harry L. Woods

(SEAL)

Albert L. Miller

(SEAL)

Albert L. Miller

AUTHENTICATION

Signature(s)

authenticated this 21st day of March, 1985

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Moen, Sheehan, Meyer & Henke, Ltd.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

La Crosse County, ss.

Personally came before me this 21st day of
March, 1985 the above named
Harry L. Woods and Albert L. Miller

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

Patricia A. Kolk

Notary Public La Crosse County, Wis.
My Commission is permanent (If not, state expiration
date: September 29, 1985.)

GRAVE NO.	LOT NO.	BLOCK NO.	RADIUS	CHORD LENGTH	BEARING	CENTRAL ANGLE	TANGENT BEARING
1	1	1	40.879'	349.29'	S. 27° 29' 50" W.	50° 35'	S. 2° 12' 20" W.
2	1	1	11,459.16'	389.98'	S. 1° 13' 50" W.	1° 57'	S. 0° 15' 20" W.
3	1	1	11,459.16'	64.78'	S. 89° 02' 37" W.	0° 08' 26"	S. 0° 15' 20" W.
4	1	1	11,459.16'	325.2'	S. 89° 02' 37" W.	0° 37' 34"	S. 0° 15' 20" W.

798692

ALL BEARINGS ARE TRUE PLAT BEARINGS REFERENCED TO THE WEST LINE OF SECTION 16, WHICH IS N. 0° 15' 20" E.

IRON PIPE MONUMENTS
 ● 2" PIPE 30" LONG, WEIGHING 3.65 LBS. PER. LIN. FT.
 ○ 1" PIPE 30" LONG, WEIGHING 1.13 LBS. PER. LIN. FT.

SURVEYOR'S CERTIFICATE

I, FRED J. KRAFT, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF LA CROSSE, WISCONSIN AND UNDER THE DIRECTION OF COULEE SITES CORPORATION, OWNER OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED COULEE SITES INDUSTRIAL ADDITION, THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, AND THAT THIS LAND IS LOCATED IN THE NW 1/4-SW 1/4 AND THE SW 1/4-SW 1/4 OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE COUNTY WISCONSIN, TO WIT—

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, THENCE S. 89° 13' 20" E. - 132.14 FT. ALONG THE SOUTH LINE OF SECTION 16 TO THE POINT OF BEGINNING, THENCE CONTINUING S. 89° 13' 20" E. - 410 FT., THENCE N. 0° 15' 20" E. - 748.25 FT., THENCE N. 2° 12' 20" E. - 571.75 FT., THENCE S. 89° 13' 20" E. - 350 FT., THENCE N. 2° 12' 20" E. - 373.38 FT., THENCE S. 89° 13' 20" E. - 331.3 FT., THENCE N. 0° 15' 20" E. - 50 FT., THENCE S. 89° 13' 20" E. - 60 FT., THENCE N. 0° 15' 20" E. - 892.14 FT. TO THE EAST AND WEST QUARTER LINE OF SECTION 16, THENCE N. 88° 48' W. - 528.6 FT. ALONG SAID LINE, THENCE S. 40° 46' 20" W. - 109.72 FT., THENCE S. 52° 47' 20" W. - 482.4 FT., THENCE ALONG THE ARC OF A CURVE WHOSE CHORD BEARS S. 27° 29' 50" W. - 349.29 FT., THENCE S. 2° 12' 20" W. - 1003.23 FT., THENCE ALONG THE ARC OF A CURVE WHOSE CHORD BEARS S. 1° 13' 50" W. - 389.98 FT., THENCE S. 0° 15' 20" W. - 553.25 FT. TO THE POINT OF BEGINNING.

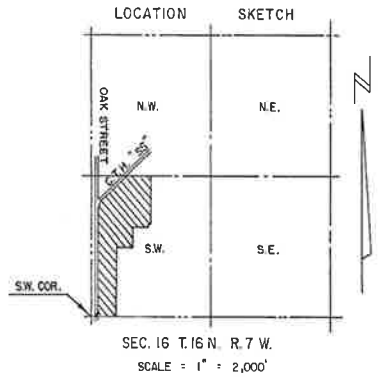
DATED THIS 5TH DAY OF AUGUST 1969
 Fred J. Kraft
 FRED J. KRAFT R.L.S. NO. S-125

REVISED THIS 29TH DAY OF SEPTEMBER 1969
 REVISED THIS 19TH DAY OF OCTOBER 1969



LOT 4 OF SITE ADJUSTED TO ACCOMMODATE ADDITION TO CUNNINGHAM ST. NOW PRESENT ON NORTH PROPERTY BOUNDARY.

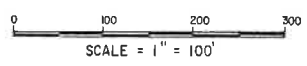
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Statutes.
 Certified this 10th day of OCTOBER, 1969.
 Al J. Karitschke
 Director, Local and Regional Planning
 Department of Local Affairs & Development.



PLAT OF

COULEESITES INDUSTRIAL ADDITION

LOCATED IN PART OF THE N.W. 1/4-S.W. 1/4 AND THE S.W. 1/4-S.W. 1/4 OF SECTION 16 TOWNSHIP 16 NORTH RANGE 7 WEST CITY OF LA CROSSE, LA CROSSE COUNTY, WISC.



SHEET 1 OF 2 SHEETS

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CORPORATE OWNERS CERTIFICATE OF DEDICATION

COULEESITES CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

COULEESITES CORPORATION DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION :- CITY OF LA CROSSE, WISC. COMMON COUNCIL; DIRECTOR, LOCAL AND REGIONAL PLANNING, DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT.

IN WITNESS WHEREOF, THE SAID COULEESITES CORPORATION HAS CAUSED THE PRESENTS TO BE SIGNED BY

Orval Nelson
ORVAL NELSON, ITS PRESIDENT

WITNESSES

Nellie O. Peterson
Nellie O. Peterson

Lois A. Groeschel
Lois A. Groeschel

Jerome Klos
JEROME KLOS, ITS SECRETARY

STATE OF WISCONSIN)
LA CROSSE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 8th DAY OF September, 1969, ORVAL NELSON, PRESIDENT AND JEROME KLOS, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Nellie O. Peterson NOTARY PUBLIC, LA CROSSE COUNTY, WISCONSIN.
MY COMMISSION EXPIRES January 18, 1970

CONSENT OF MORTGAGEE

I, ELMER H. LARSON, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF COULEESITES CORPORATION, OWNER.

WITNESS THE HAND AND SEAL OF Elmer H. Larson, MORTGAGEE, THIS 8th DAY OF September, 1969
IN PRESENCE OF:

Nellie O. Peterson Nellie O. Peterson Elmer H. Larson
Lois A. Groeschel Lois A. Groeschel MORTGAGEE

STATE OF WISCONSIN)
LA CROSSE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 8th DAY OF September, 1969, THE ABOVE NAMED ELMER H. LARSON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Nellie O. Peterson NOTARY PUBLIC, LA CROSSE COUNTY, WISCONSIN.
MY COMMISSION EXPIRES January 18, 1970

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
LA CROSSE COUNTY) SS

I, WESLEY M. DENNY, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF LA CROSSE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 9-9-69 ON ANY OF THE LAND INCLUDED IN THE PLAT OF COULEESITES INDUSTRIAL ADDITION.

9-9-69 Wesley M. Denny
DATE CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
LA CROSSE COUNTY) SS

I, JULIAN M. JOHNSON, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF THE COUNTY OF LA CROSSE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF September 9, 1969 AFFECTING THE LANDS INCLUDED IN THE PLAT OF COULEESITES INDUSTRIAL ADDITION.

9-9-69 Julian Johnson By Leo J. Privett, Deputy
DATE COUNTY TREASURER

COMMON COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF COULEESITES INDUSTRIAL ADDITION IN THE CITY OF LA CROSSE, COULEESITES CORPORATION, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE Nov. 13, 1969 APPROVED Warren Loveland
MAYOR

APPROVAL OF CITY PLAN COMMISSION

APPROVED THIS 3rd DAY OF November, 1969, SIGNED Warren Loveland, CHAIRMAN.

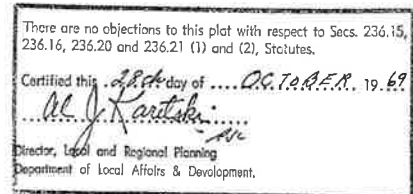
I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LA CROSSE.

DATE Nov. 13, 1969 SIGNED Shirley A. Tomalka
CITY CLERK

CERTIFICATE OF REGISTER OF DEEDS

I HEREBY CERTIFY THAT THE PLAT OF COULEESITES INDUSTRIAL ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, WAS RECEIVED FOR RECORD THIS 19th DAY OF November, 1969, AT 3:30 O'CLOCK P. M.

Emmett B. Rung
REGISTER OF DEEDS



COULEESITES INDUSTRIAL ADDITION

LOCATED IN PART OF THE N.W. 1/4 - S.W. 1/4 AND THE S.W. 1/4 - S.W. 1/4 OF SECTION 16, T.16 N., R.7 W.
CITY OF LA CROSSE, LA CROSSE COUNTY, WISC.

28-A

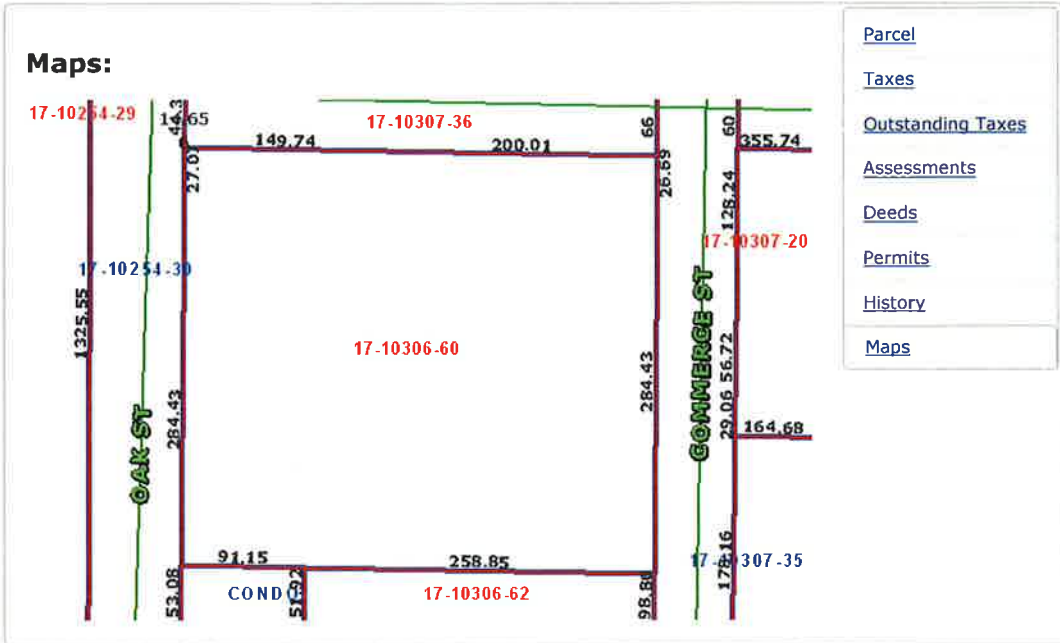


[Parcel Search](#) | [Permit Search](#)

2321 COMMERCE ST LA CROSSE

[Print View](#)

Parcel: 17-10306-60 Internal ID: 27247
Municipality: City of La Crosse Record Status: Current



- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)
- [Maps](#)

La Crosse County Land Records Information
(Ver: 2013 7 26 1400)

[Site Disclaimer](#)

Run Date: November 14, 2013

2012 Property Record
La Crosse County, WI
City of La Crosse

Parcel ID: 17-10306-60

Deed Information:

Property Description:	Assessed Acreage:	Volume	Page	Document	Recorded	Type
2321 COMMERCE ST	2.5	583	691	864232	1976-12-02	Land Contract
**Multiple Addresses on file		670	218	923238	1981-12-01	Warranty Deed
Sec/Twn/Rng/Qtr: 16-16-07 SW-SW		732	707	961059	1985-04-03	Warranty Deed
COULEESITES ADDITION						
S 26.7FT OF LOT 4 BLOCK 1						
& LOT 5 BLK 1 EX COM SW COR						
LOT 5 N0D15M20SE 150.06FT						

Owner(s):	Relation	Mailing Address	City	St	Zip
LAILAW TRANSIT	In Care Of	424 WOODS MILL RD S STE 345	TOWN AND COUNTRY	M	630173480
JELCO WISCONSIN INC	Owner			O	

Districts:

Additional Parcel Information:

Code	Description	Taxation District	Category	Description
2849	LA CROSSE SCHOOL	Y	2012+	2012+ Supervisor District 2
0033	La Crosse TIF 13	N	VOTING SUPERV ISOR	
			2012 +	2012+ Ward 3
			VOTING WARDS	
			POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
			Use	SERVICES

Tax Information:

Tax Year: 2012

General Tax: \$12,437.59	Total Woodlands: \$0.00	Total Due: \$12,357.51	Total Mill Rate: 0.028784072
Lottery Credit: \$0.00	First Dollar Credit: 80.08	Special Charges: \$0.00	
Total Assessed Value: \$432,100.00	Total Fair Market Value: \$438,200.00		

Assessments: Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

Class	Description	Acreage	Land	Improvement	Total	Last Modified
G2	Commercial	2.5	\$300,600.00	\$131,500.00	\$432,100.00	2007-04-05

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)

Re: Geographic Information System Registry for First Student UST, 2321 Commerce Street, La Crosse, Wisconsin, WDNR BRRTS # 03-32-560980

Regulatory file closure has been requested for the above referenced site. Residual DRO impacted soil exceeding Wisconsin Administrative Code (WAC) ch. 720 residual contaminant levels (RCLs) and naphthalene exceeding WAC ch. 746.06 soil screening levels may be still be present beneath the site. Therefore, pursuant to WDNR ch. NR 726, the required Geographic Information System (GIS) registry information must include legal descriptions and/or plat maps. Legal descriptions and/or plat maps must be included for all properties (within or partially within the site's boundaries), which have soil contamination that exceeds the RCLs and/or groundwater contamination that exceeds the ESs at the time closure is requested (no ESs are exceeded for the site). Additionally, the GIS registry information must include a statement signed by the responsible party, which states that he or she believes that the legal description has been attached for each property that is within, or partially within, the contaminated site boundary. (The purpose of this requirement is that a legal description for each of the contaminated properties has been submitted. The responsible party is not required to attest to the accuracy of the attached legal descriptions.) Therefore, the following statement has been included:

I, David Farrar, representing First Student, Inc., certify that to the best of my knowledge the legal description has been attached for each property that is within, or partially within, the contaminated site boundary for the First Student UST site.

Signature: 

Date: 12/4/13