

Source Property Information

CLOSURE DATE: 09/09/2014

BRRTS #:

03-45-561657

ACTIVITY NAME:

Webster Property - WI DOT

FID #:

PROPERTY ADDRESS:

N9505 CTH U

DATCP #:

MUNICIPALITY:

Oneida Tn

PECFA#:

54313910205A

PARCEL ID #:

170012400

***WTM COORDINATES:**

WTM COORDINATES REPRESENT:

X:

663644

Y:

458080

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

Approximate Center Of Contaminant Source

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



September 9, 2014

John & Rosalind Webster
878 Pine Hill Drive
Oneida, WI 54155

Wisconsin Department of Transportation
Attn: Kathie VanPrice
944 Vanderperren Way
Green Bay, WI 54304

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Webster Property – WI DOT, N9505 CTH U, Oneida Tn, WI
DNR BRRTS Activity #: 03-45-561657

Dear Mr. & Mrs. Webster and Ms. VanPrice:

The Department of Natural Resources (DNR) considers Webster Property – WI DOT 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. In this unique case, the Wisconsin Department of Transportation (WDOT) entered into an agreement with Mr. & Mrs. Webster, the Responsible Party, to purchase the above referenced property for future STH 29 road construction purposes. Under this agreement the Webster's maintained responsibility for the environmental cleanup until obtaining this final case closure from the DNR. 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. If a portion of the property with residual contamination, not utilized for road construction purposes, is sold as residential property, you may be required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on July 14, 2014. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on July 21, 2014, and documentation that the conditions in that letter were met was received on September 5, 2014.

This former residential property has soil remaining that is contaminated with volatile organic compounds (VOCs) resulting from petroleum leaking underground storage tanks (LUSTs), formerly located adjacent to the on-site residence. The degree and extent of soil contamination is defined. There is no groundwater contamination present at the site. The continuing obligations are meant to address any potential exposure to the residual contamination. If residual contamination is encountered during the road construction, it will be properly managed and/or disposed. The conditions of closure and continuing obligations required were based on the property being used for right-of-way and/or residential purposes.

Continuing Obligations

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

- 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 Northeast Regional DNR office, at 2984 Shawano Ave, Green Bay, WI 54313. 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
2984 Shawano Avenue
Green Bay, WI 54313

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

Soil contamination remains in the former underground storage tank bed areas as indicated on the attached map Pre-Remedial Soil Contamination Map, Figure B.2.a., July 2014. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules.

Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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

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

PECFA Reimbursement

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

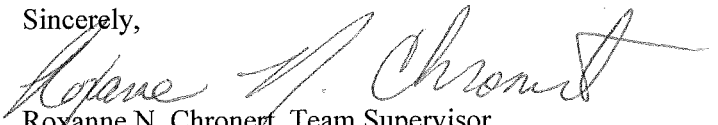
In Closing

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

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, 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 Tauren Beggs at (920) 662-5178, or at tauren.beggs@wisconsin.gov.

Sincerely,


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

Attachments:






- Pre-Remedial Soil Contamination Map, Figure B.2.a., July 2014

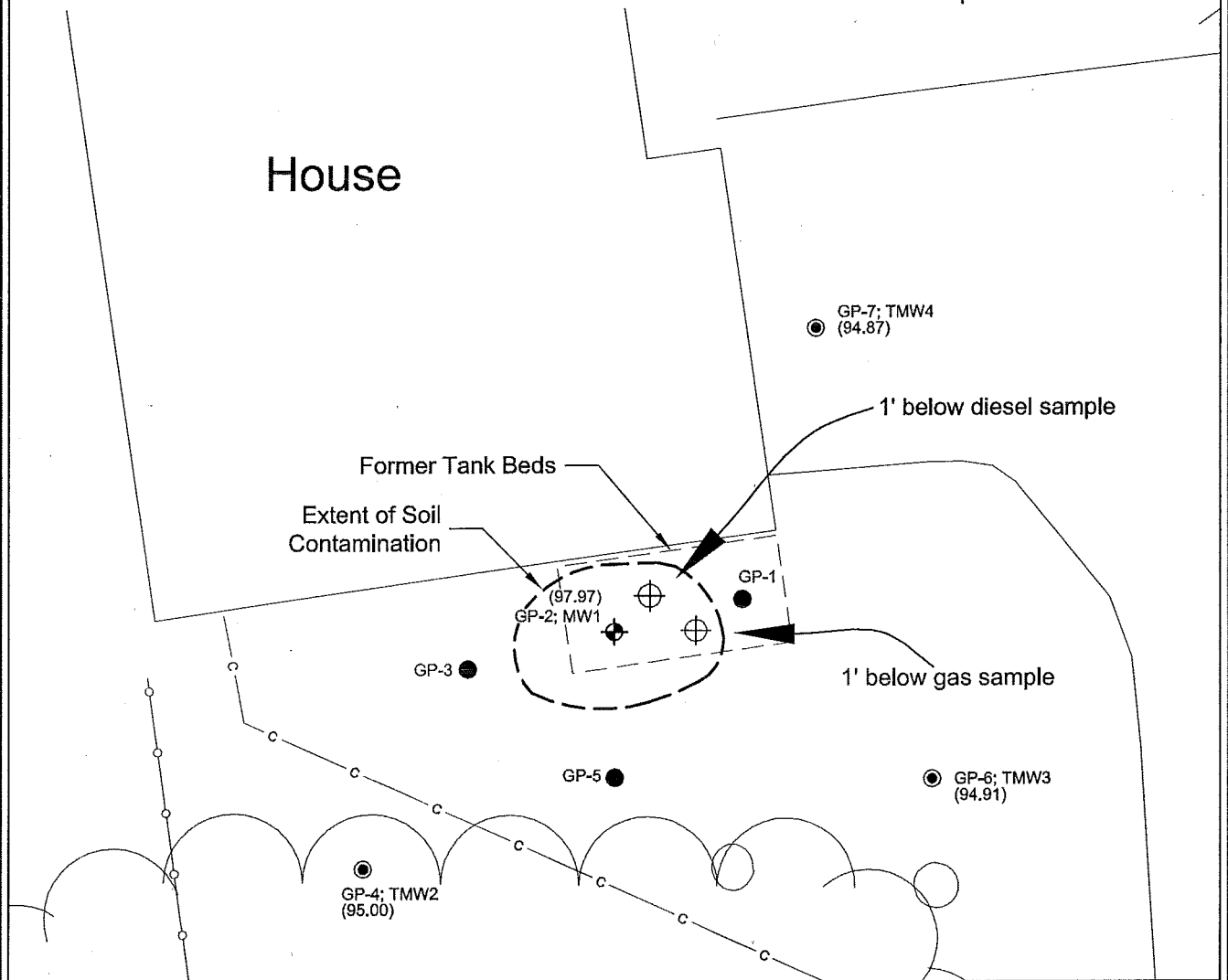
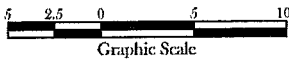
cc: Chad Fradette, Mach IV Engineering (E-copy, cfradette@mach-iv.com)

B.2.a. Pre-Remedial Soil Contamination

Webster Property
 N9505 County Trunk Highway U
 Town of Oneida, Oneida Indian Reservation,
 Brown County, Wisconsin

Legend

- 
 GP-2; MW1 Permanent Well Location (8) Boring Locations
- 
 GP-6; TMW3 Temporary Well Location (2) Boring Locations
- 
 GP-1 Boring Location
- 
 (97.97) Groundwater Elevation
- 
 VSI removal site assessment sample location



R:\Jobs\0721-01-14\TM John Webster Residence-WDOT John Webster\DRAWINGS\0721-01-14 Evnr Borings.dwg 7/15/2014 10:16:02 AM

Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-569-3765 Fax: 920-569-3767

Client: John Webster

Drafted By: RPH

Tax Parcel No.:

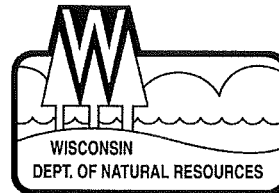
Scale:

1" = 10'

Sheet Three of Five

Project No. 0721-01-14

Drawing No. 936



July 21, 2014

John & Rosalind Webster
878 Pine Hill Drive
Oneida, WI 54155

Wisconsin Department of Transportation
Attn: Kathie VanPrice
944 Vanderperren Way
Green Bay, WI 54304

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
Webster Property – WI DOT, N9505 CTH U, Oneida, Wisconsin
DNR BRRTS Activity # 03-45-561657

Dear Mr. & Mrs. Webster and Ms. VanPrice:

In this unique case, Mr. & Mrs. Webster, the Responsible Party (RP), worked through the environmental investigation of the Leaking Underground Storage Tanks (LUSTs) formerly located on the above referenced property. The LUSTs were discovered during an environmental assessment conducted by the Wisconsin Department of Transportation (WDOT) for future STH 29 road construction purposes. The WDOT entered into a hold harmless and indemnification agreement with the RP to purchase the property for road construction purposes as long as the RP maintains responsibility of the environmental cleanup until final case closure is obtained from the Department of Natural Resources (DNR). An official notification letter for residual contamination was not made to the WDOT; instead, the agreement meets the intent of notification between the WDOT and the RP. If residual contamination is encountered during future STH 29 road construction activities, it will be properly managed and/or disposed and will be documented in a post-road construction Soil Management Documentation Report.

On July 14, 2014, the DNR reviewed your request for closure of the case described above. The DNR reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the DNR has determined that the petroleum contamination on the site from the former underground storage tanks appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to DNR standards in accordance with ch. NR 726, Wis. Adm. Code and will be closed if the following conditions are satisfied.

CONDITIONS

Purge Water, Waste and Soil Pile Removal

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

Documentation: When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment Program's GIS Registry. Information that was submitted with your closure request application will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web). The site may be viewed on the Remediation and Redevelopment Sites Map (RRSM), on the GIS Registry layer. To review the site on BRRTS on the Web, or to view the GIS Registry web page, see <http://dnr.wi.gov/topic/Brownfields/rasm.html>.

CONTINUING OBLIGATIONS

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligation: residual soil contamination exists that must be properly managed should it be excavated or removed.

IN CLOSING

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

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662-5178, or by email at tauren.beggs@wisconsin.gov.

Sincerely,



Tauren R. Beggs
Hydrogeologist
Remediation & Redevelopment Program

cc: Chad Fradette, Mach IV Engineering, (E-copy, cfradette@mach-iv.com)

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. 03-45-561657		Parcel ID No. 170012400	
BRRTS Activity (Site) Name Webster Property-WI DOT		WTM Coordinates X 663644 Y 458080	
Street Address N9505 CTH U		City Oneida	State ZIP Code WI 54313
Responsible Party (RP) Name John Webster			
Company Name			

Street Address 3781 Hillcrest Drive		City Green Bay	State ZIP Code WI 54313
Phone Number (920) 621-1971		Email	

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

Environmental Consultant Name Chad Fradette			
Consulting Firm Mach IV Engineering and Surveying LLC			
Street Address 211 N. Broadway, Suite 144		City Green Bay	State ZIP Code WI 54303
Phone Number (920) 569-5765		Email cfradette@mach-iv.com	
Acres Ready For Use 3.95		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.

- 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
- 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 site is located at N9505 CTH U, in the Town of Oneida, Outagamie County, Wisconsin
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.
The Site was formerly a woodland and is currently a vacant residence that will be removed by the WDOT.
- C. Describe how and when site contamination was discovered.
Contamination was discovered on February 4, 2014, after the underground storage tank and fuel oil tank were removed. There was evidence of soil contamination.
- D. Describe the type(s) and source(s) or suspected source(s) of contamination.
300-gallon gasoline underground storage tank (UST)
- E. Other relevant site description information (or enter Not Applicable).
Not Applicable
- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
None
- 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.
There are no adjacent properties impacted by the contamination of this site.
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
Residential

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.
There is a confining layer of hard clay at approximately 8 feet bgs across the site. Top soil, gravel, sandy clay, and hard clay is soil encountered at 0-8 ft bgs.
 - ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
At soil boring GP-1, the soils encountered below the tank backfill were brown sandy clay to 9 ft bgs, then hard clay. At soil boring GP-2, the soils encountered below the tank backfill were brown sandy clay to 8.5 ft bgs. Soils at the bottom of the excavation may have also been mixed around during the tank removal.
 - iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Bedrock was not encountered during the investigation.
 - iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The current surfaces on the Site are two buildings surrounded by grass and woodlands
- 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.
Three temporary wells were installed in soil borings GP-4, GP-6 and GP-7. MW-1, a standard monitoring well, was also created at soil boring GP-2. The depth to groundwater was 6-10 ft bgs. There was no free product present.
 - ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Ground water was observed in all three temporary shallow wells and the standard monitoring well in the source area. The groundwater flow direction was calculated to be towards the south and east.

Save...

- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
This information was not obtained because groundwater contamination was not observed exceeding NR 140 Standards.
- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.
There is a potable well located on the property near the northwest corner of the house. There are also potable wells located at each residence in the surrounding area. The first potable well is approx. 300ft south west from contamination. There is another potable well west of the site approx. 400ft from contamination. There are potable wells to the east across the street from the site approx. 200ft and 300ft away from contamination.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.
On February 4, 2014, the gasoline underground storage tank and the fuel oil tank were removed from the property. Evidence of soil contamination was observed by the contractor during the tank removal. On April 7, 2014 seven Geoprobe soil borings were installed. The boring locations were placed in the former locations of the two USTs and the surrounding area to determine the extent of soil contamination. Soil contamination was discovered beneath the gasoline UST in soil boring GP-2 and was limited to the location. Groundwater was sampled on April 7, 2014.
- 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.
The contamination does not extend beyond the source property boundary.
- 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.
There were no structural impediments to completion of the site investigation.

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.
Soil sample from GP-2,S-3 laboratory analytical results reported the horizontal extent of soil contaminations were limited to the immediate vicinity of soil boring GP-2. Soil contamination was discovered at 3.5 feet bgs and extended to the vadose zone. No soil contamination was encountered at 10 feet bgs. The field screening results showed a PID reading of 8 ppm at 3.5 feet bgs, a high of 24 ppm at 4 to 6 feet bgs and 8 ppm at 6 to 8 feet bgs. There were also detections of ethylbenzene (155ppb), naphthalene (3230 ppb), 1,2,4 trimethylbenzene (TMB)(1220 ppb), 1,3,5 trimethylbenzene (TMB)(424 ppb) and total xylenes(733 ppb). These detections generally fit a gasoline profile which is consistent with the source as a gasoline underground storage tank. All other soil samples collected reported no detections of petroleum volatile organic compounds (PVOCS) and naphthalene above laboratory method detection limits.
- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.
The soil contamination at soil boring GP-2 began at 3.5 feet bgs and had a PID reading of 8 ppm. Due to the lower PID reading it is inferred that the soils at 3.5 to 4 feet bgs also do not exceed direct contact standards.
- 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 clean up standards used on site were Groundwater RCLs and Non-Industrial Direct Contact Residual Contaminant Levels and were obtained from the WDNR RR Program Soil RCLs spreadsheet which are derived from the US EPA Regional Screening level web calculator.

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.
There was some minor detection of MTBE (0.47 ppb) reported in monitoring well MW-1. There were no detections of other VOCs reported above laboratory detection limits. There were no detections of VOCs reported above laboratory detection limits in the other three wells.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations.
No free product was detected on the site.

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.
Vapor pathway not assessed because the house is being removed by the WDOT in preparation for the construction of a highway exit ramp.
- 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).
Vapor intrusion was not evaluated.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.
There were no surface water or sediment pathways present on the Site, therefore an assessment was not completed.
- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.
There were no surface water or sediment pathways present on the Site.

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.
There will be no remedial action on this proposed site.
- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
There were no immediate or interim actions taken at the proposed site.
- 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.
There will be no remedial action on this site.
- 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.
The minimal soil contamination will remain on site. If contaminated soil is encountered during WDOT road construction, it will be properly handled and/or disposed in compliance with applicable rules and statues. There is no groundwater contamination.
- 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.
The remaining soil contamination is localized to one area and is located at 3.5 feet below the ground surface. If contaminated soil is encountered during WDOT road construction, it will be properly handled and/or disposed in compliance with applicable rules and statues. If there is concern, six inches of soil could be placed over the area during construction of the off ramp. Based on the sample collected from 4-6ft bgs with a PID of 24 ppm eq and analytical results not exceeding a Direct Contact RCL, then it is inferred that the field sample collected from approximately 3.5 ft bgs with a PID of 8 ppm eq would also not exceed the Direct Contact RCL.
- F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.
There is naphthalene contamination within the vadose zone that exceeds limits, however there is no groundwater contamination therefore the naphthalene is staying bound in the soil.
- 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.
The soil will remain in place indefinitely, if contaminated soil is encountered during WDOT road construction, it will be properly handled and/or disposed in compliance with applicable rules and statues and there is no groundwater contamination that exceeds NR 140 Standards.

- 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).
Groundwater reported no contamination that exceeds NR 140 Standards, therefore there is no need for natural attenuation to be employed as a remedy.
- 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.
No remedial actions were implemented.
- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
Not applicable.
- 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.
The groundwater results reported no detections of analyzed compounds that exceeded the NR 140 PAL.
- 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 intrusion pathway was not evaluated for the site.
- 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.
There were no surface water or sediment impacts at the site.

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.

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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)

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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 a 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 checked="" 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 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, 0 (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, ROBERT A. MACH 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."

ROBERT A. MACH P.E.
Printed Name Title

Robert A. Mach 6/19/14
Signature Date

Hydrogeologist Certification

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

Printed Name

Title

Signature

Date

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Attachment A: Data Tables

A.1. Groundwater Analytical Table

A.2. Pre-remedial Soil Analytical Table

A.3. Post-remedial Soil Analytical Table- no attachment because there was no post remedial action taken

A.4. Pre and Post Remaining Soil Contamination Soil Analytical Table- no attachment because there was no post remedial action taken

A.5. Vapor Analytical Table- no attachment because it was not a concern at the site

A.6. Other Media of Concern-no attachment because there were no other media of concern identified

A.7. Water Table Elevations

A.8. Other- no attachment because no additional data was collected as part of the investigation

A.1. Groundwater Sample Laboratory Analytical Results
John Webster Residence/WDOT
N9505 CTH U, Town of Oneida, Outagamie County, Wisconsin
Mach IV Engineering, Project No. 0721-01-14

Well Number	MW-1	TMMW-2	TMW-3	TMW-4	NR 140 Enforcement Standard	NR 140 PAL Standard
Sampling Date	4/21/2014	4/21/2014	4/21/2014	4/21/2014		
Detected and Selected Volatile Organic Compounds (VOCs), ppb						
Benzene	<0.50	<0.50	<0.50	<0.50	5	<i>0.5</i>
Ethylbenzene	<0.50	<0.50	<0.50	<0.50	700	<i>140</i>
Methylene Chloride	<0.23	<0.23	<0.23	<0.23	5	<i>0.5</i>
MTBE	<i>0.47 J</i>	<0.17	<0.17	<0.17	60	<i>12</i>
Naphthalene	<2.5	<2.5	<2.5	<2.5	100	<i>10</i>
Tetrachloroethene	<0.50	<0.50	<0.50	<0.50	5	<i>0.5</i>
Toluene	<0.50	<0.50	<0.50	<0.50	800	<i>160</i>
Trichloroethene	<0.33	<0.33	<0.33	<0.33	5	<i>0.5</i>
1,2,4-Trimethylbenzene	<0.50	<0.50	<0.50	<0.50	480	<i>96</i>
1,3,5-Trimethylbenzene	<0.50	<0.50	<0.50	<0.50		
Xylenes	<1.50	<1.50	<1.50	<1.50	2,000	<i>400</i>

J - estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

A2. Soil Sample Laboratory Analytical Results
Webster Residence-WDOT
N9505 CTH U, Town of Oneida, Outagamie County, Wisconsin
Mach IV Engineering, Project No. 0721-01-14

Analyte	GP-1, S-4	GP-2, S-3	GP-2, S-6	GP-3, S-3	GP-3, S-5	GP-4, S-5	GP-5, S-3	GP-5, S-5	GP-6, S-3	GP-6, S-5	GP-7, S-3	GP-7, S-5	1' Below Gasoline	1' Below Fuel Oil		
Sampling Date	4/7/2014	4/7/2014	4/7/2014	4/7/2014	4/7/2014	4/7/2014	4/7/2014	4/7/2014	4/7/2014	4/7/2014	4/7/2014	4/7/2014	2/4/2014	2/4/2014	Groundwater RCL	Non-Industrial Direct Contact RCL
Depth ft bgs*	6.0 - 8.0	4.0 - 6.0	10.0 - 12.0	4.0 - 6.0	8.0 - 10.0	8.0 - 10.0	4.0 - 6.0	8.0 - 10.0	4.0 - 6.0	8.0 - 10.0	4.0 - 6.0	8.0 - 10.0	4.0-6.0	4.0-6.0		
Photoionization Detector ppm	0.0	24	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
Odor	none	gasoline	none	none	none	none	none	none	none	none	none	none				
Description	sandy clay below tank	sandy clay below tank	clay in vadose zone	sandy clay in vadose	hard clay	hard clay	sandy clay in vadose	sandy clay	silty clay in vadose	clay	sandy clay in vadose	hard clay				
Petroleum Volatile Organic Compounds (PVOCs) and Naphthalene, ppb																
Benzene	<25.0	<50.0	<25.0	<35.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	5.1	1,490
Ethylbenzene	<25.0	155	<25.0	<35.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	4050	57.0J	7,470
MTBE	<25.0	<50.0	<25.0	<35.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	27	59,400
Naphthalene	<25.0	3,230	<25.0	<35.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	838	973	5,150
Toluene	<25.0	<50.0	<25.0	<35.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	1,107	818,000
1,2,4-Trimethylbenzene	<25.0	1,220	<25.0	<35.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	24100	819	89,800
1,3,5-Trimethylbenzene	<25.0	424	<25.0	<35.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	19900	390	182,000
Total Xylenes	<75.0	733	<75.0	<107.1	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	11750	559	258,000

Note:
ppb parts per billion (ug/kg)
ft bgs feet below ground surface
** exceeds direct contact standard, but is located greater than 4 feet below surface
NA Not analyzed

Attachment B: Maps and Figures

B.1. Location Maps

- B.1.a. Location Map
- B.1.b. Detailed Site Map
- B.1.c. RR Site Map

B.2 Soil Figures

- B.2.a. Pre-remedial Soil Contamination
- B.2.b. Post-remedial Soil Contamination
There was no post-remedial done on site
- B.2.c. Pre/Post Remaining Soil Contamination
There is only a figure for Pre-remedial soil contamination

B.3 Groundwater Figures

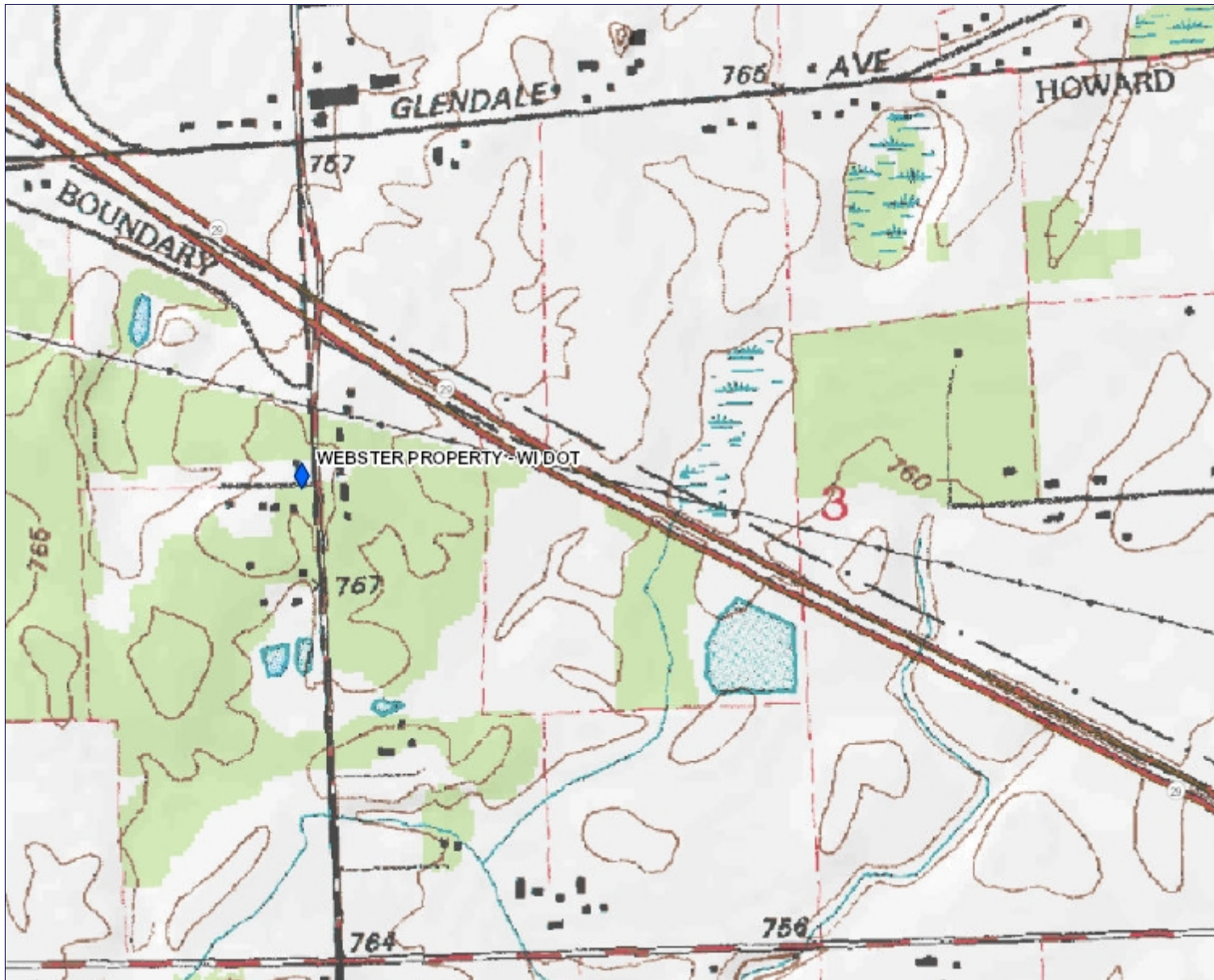
- B.3.a. Geologic Cross Section Figures
- B.3.b. Groundwater Isoconcentration
There was no groundwater contamination
- B.3.c. Groundwater Flow Direction
- B.3.d. Monitoring Wells

B.4. Vapor Maps and Other Media

- B.4.a. Vapor Intrusion Map
No VOCs were encountered that were greater than their NR 720 RCLs Groundwater Pathway Values, NR 746.06 Table 1 Values or NR 746.06 Direct Contact Pathway Values, therefore a vapor intrusion evaluation was not performed
- B.4.b. Other Media of Concern
No other media of concern was encountered during the course of this investigation
- B.4.c. Other
No other data, maps, or figures were collected or prepared during the course of this investigation.



B.1.A Site Location Map



- Legend**
- ◆ Open Site (ongoing cleanup)
 - Open Site Boundary
 - ◆ Closed Site (completed cleanup)
 - Closed Site Boundary
 - Great Lakes
 - Cities
 - Villages



NAD_1983_HARN_Wisconsin_TM

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1: 10,189

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.

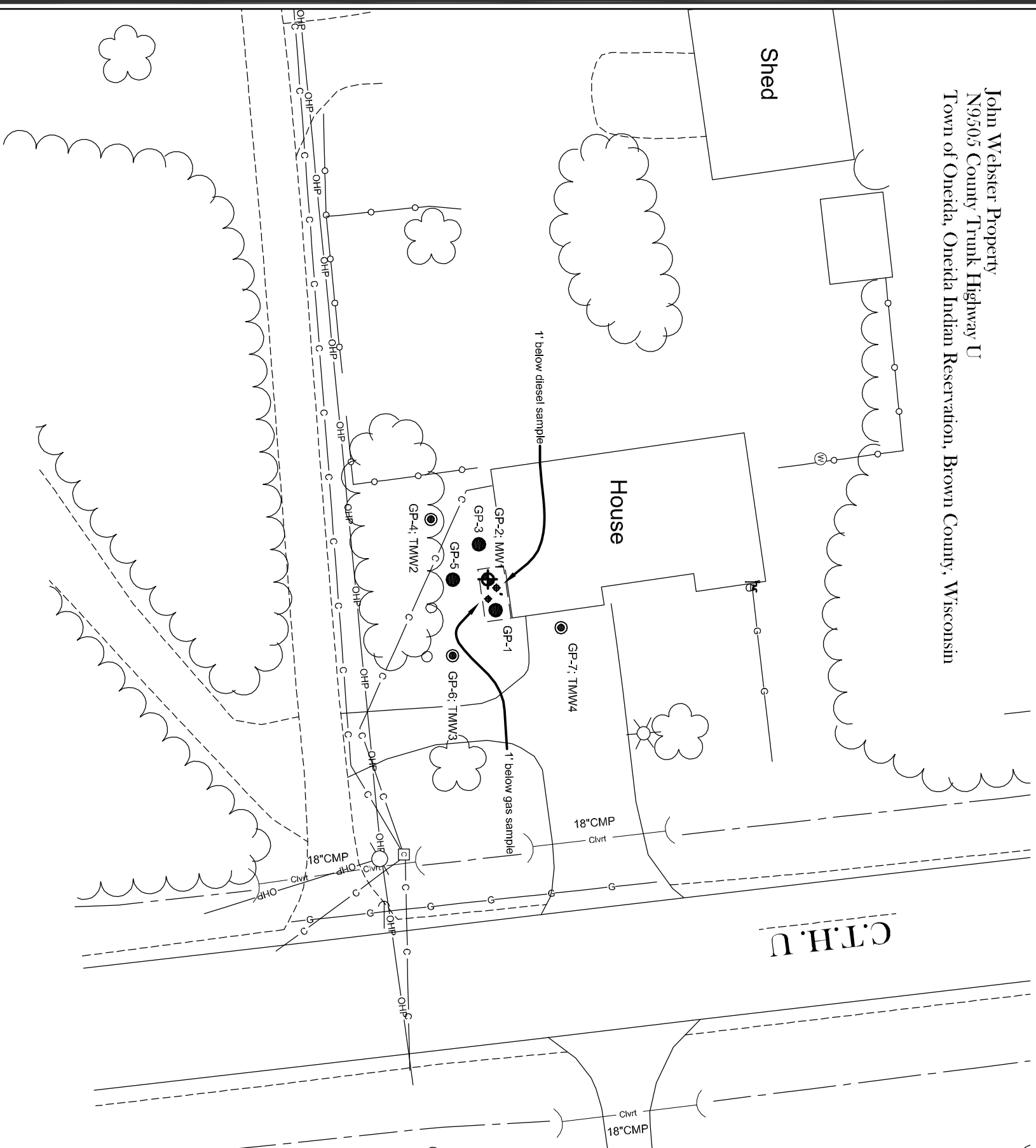
Notes

John Webster Residence/WDOT
 N9505 CTH U
 Town of Oneida, Outagamie County
 Wisconsin

B.1.b. Detailed Site Map

APRIL 21, 2014

John Webster Property
 N9505 County Trunk Highway U
 Town of Oneida, Oneida Indian Reservation, Brown County, Wisconsin

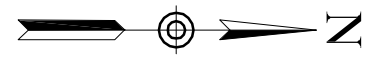


MONITORING WELL INFORMATION

- MONITORING WELL #1**
 Ground Elevation = 101.23
 Rim Elevation = 101.23
 Pipe Elevation =
- TEMPORARY MONITORING WELL #2**
 Ground Elevation = 100.20
 Rim Elevation = 100.15
 Pipe Elevation =
- TEMPORARY MONITORING WELL #3**
 Ground Elevation = 101.55
 Rim Elevation = 101.55
 Pipe Elevation =
- TEMPORARY MONITORING WELL #4**
 Ground Elevation = 100.45
 Rim Elevation = 100.24
 Pipe Elevation =

Legend

- GP-2: MW#1 Permanent Well Location (8) Boring Locations
- GP-6: TMW3 Temporary Well Location (2) Boring Locations
- GP-1 Boring Location
- ⊕ Potable Well Location
- ⊕ VSI removal site assessment sample location





B.1.c Webster Property-WDOT



Legend

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

Notes



NAD_1983_HARN_Wisconsin_TM

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1: 15,931








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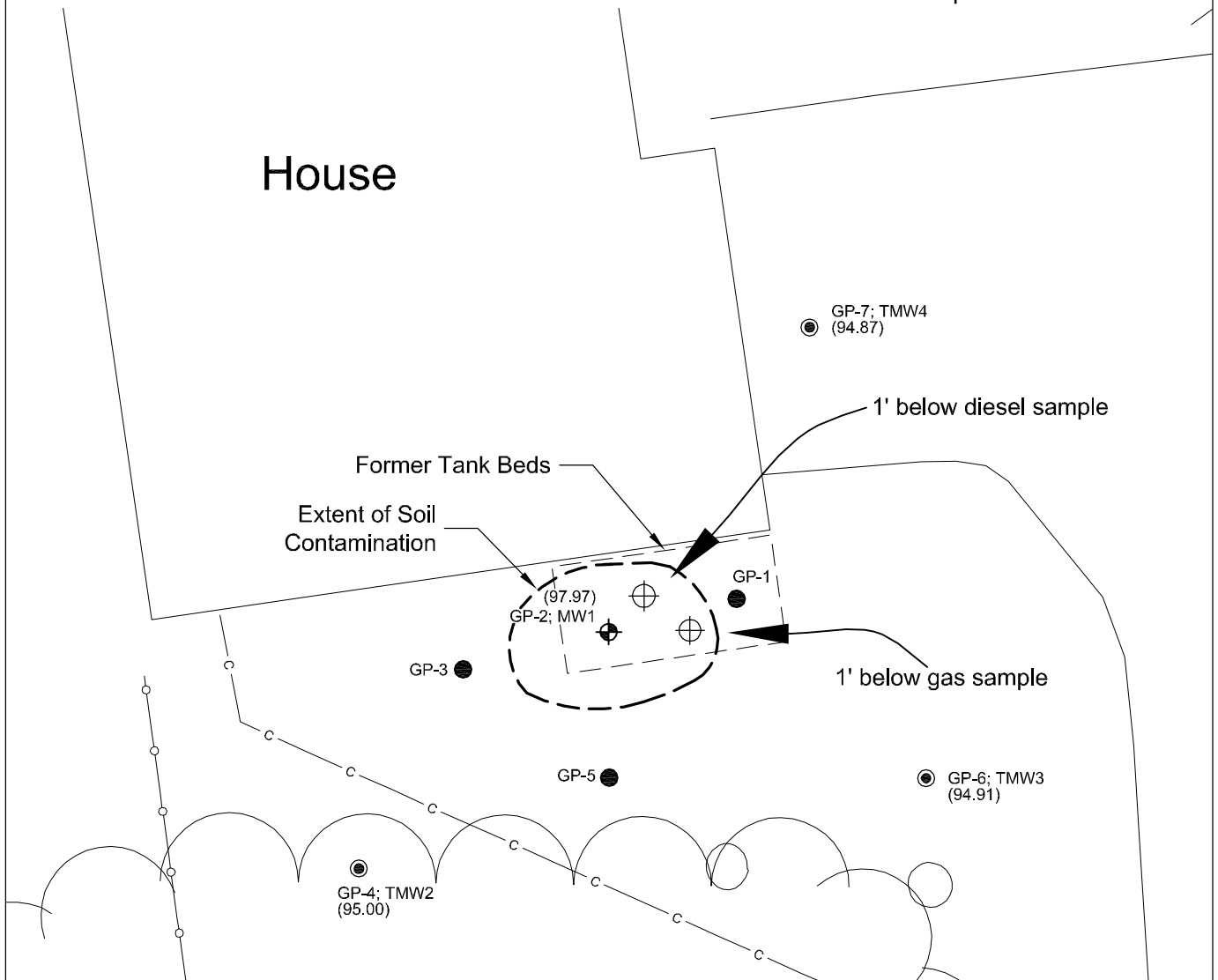
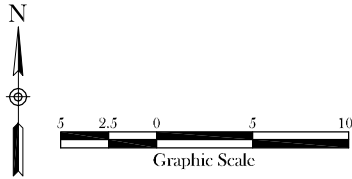
Note: Not all sites are mapped.

B.2.a. Pre-Remedial Soil Contamination

Webster Property
 N9505 County Trunk Highway U
 Town of Oneida, Oneida Indian Reservation,
 Brown County, Wisconsin

Legend

-  GP-2; MW1 Permanent Well Location (8) Boring Locations
-  GP-6; TMW3 Temporary Well Location (2) Boring Locations
-  GP-1 Boring Location
-  (97.97) Groundwater Elevation
-  VSI removal site assessment sample location



R:\Jobs\0721-01-14\TM John Webster Residence-WDOT John Webster\DRAWINGS\0721-01-14 Evnr Borings.dwg 7/15/2014 10:16:02 AM

Mach IV

Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-569-5765 Fax: 920-569-5767

Client: John Webster

Drafted By: RPH

Tax Parcel No.:

Scale:

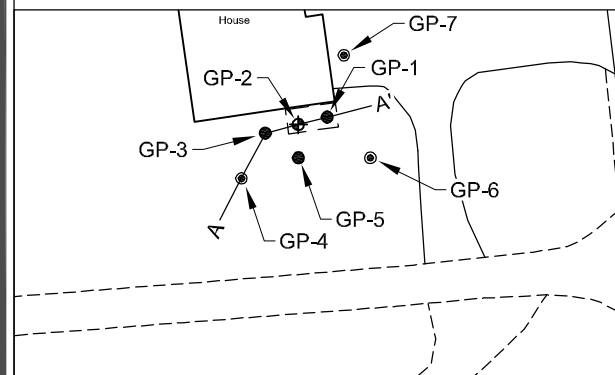
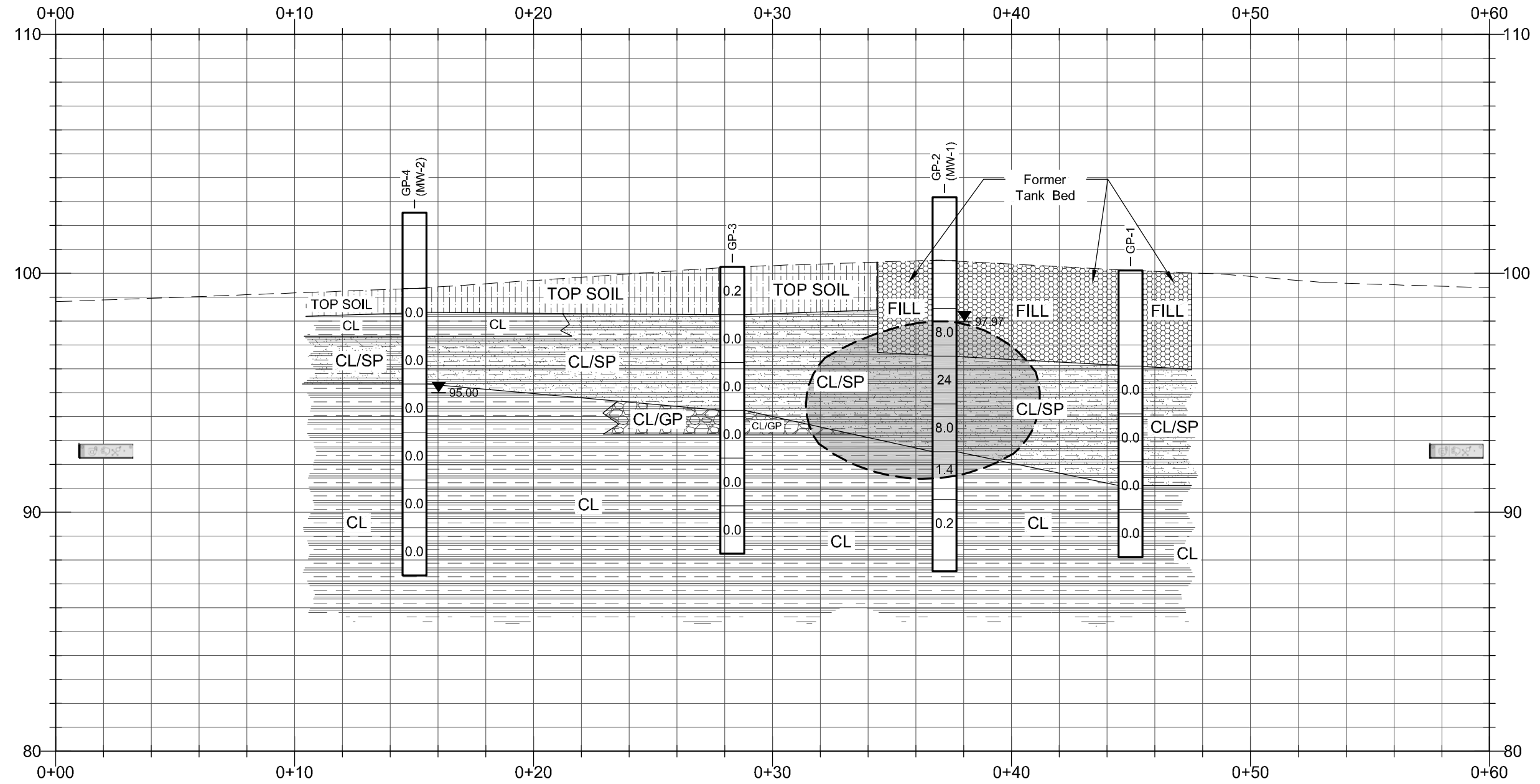
1" = 10'

Sheet Three of Five

Project No. 0721-01-14

Drawing No. 936

B.3.a Geologic Cross Section



Boring Cross Section

Sheet Five of Five
 Project No. 0721-01-14
 Drawing No. 936

Scale:
 Varies

Client: John Webster
 Drafted By: RPH
 Tax Parcel No.:





Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-505-5765 Fax: 920-505-5767

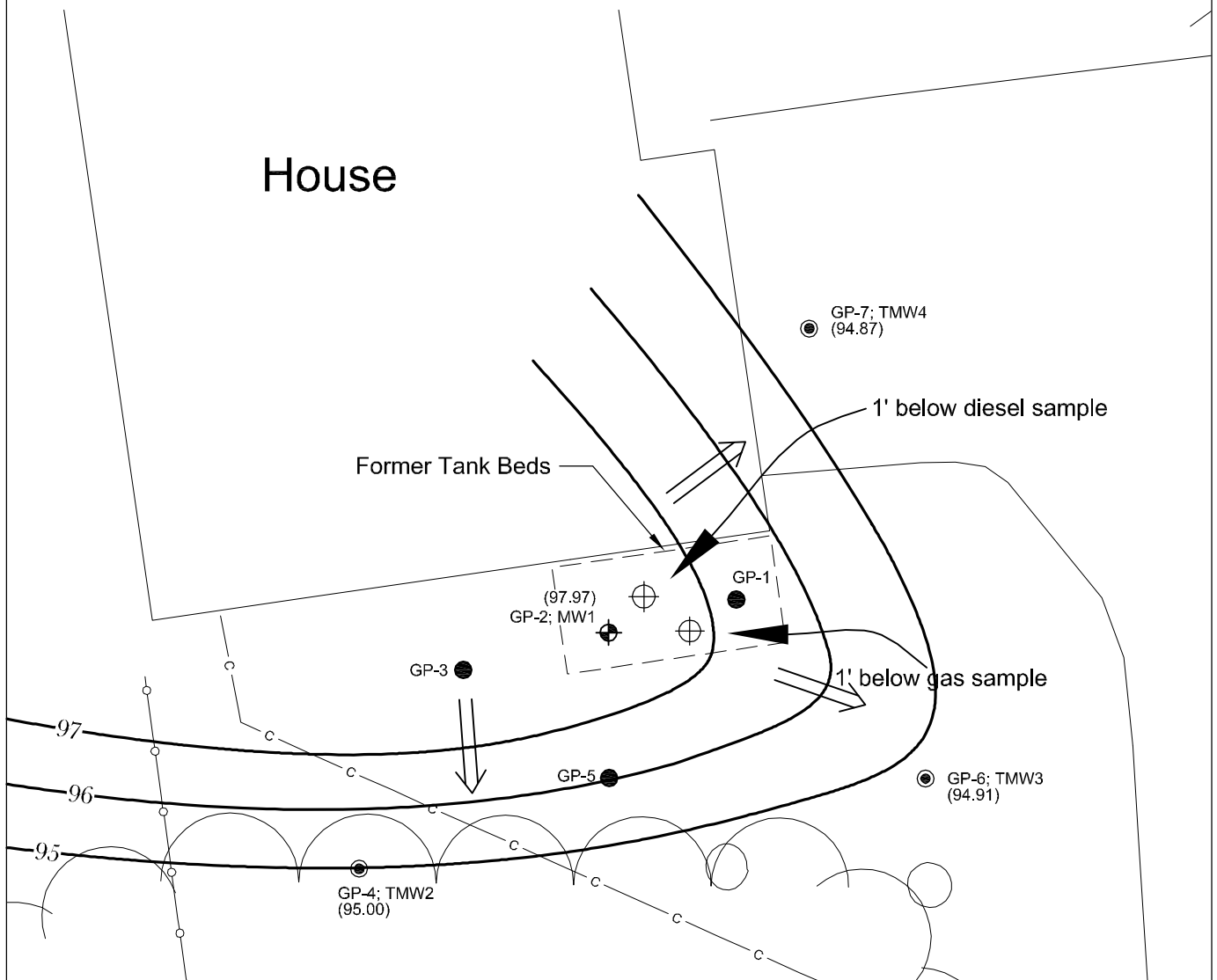
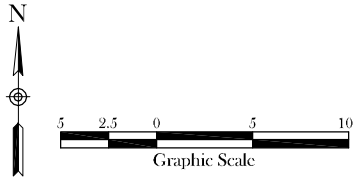
B.3.c. Groundwater Flow Direction

APRIL 21, 2014

Webster Property
 N9505 County Trunk Highway U
 Town of Oneida, Oneida Indian Reservation,
 Brown County, Wisconsin

Legend

-  GP-2; MW1 Permanent Well Location (8) Boring Locations
-  GP-6; TMW3 Temporary Well Location (2) Boring Locations
-  GP-1 Boring Location
-  (97.97) Groundwater Elevation



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Mach IV

Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-569-5765 Fax: 920-569-5767

Client: John Webster

Drafted By: RPH

Tax Parcel No.:

Scale:

1" = 10'

Sheet Four of Five

Project No. 0721-01-14

Drawing No. 936

B.3.d. Monitoring Wells

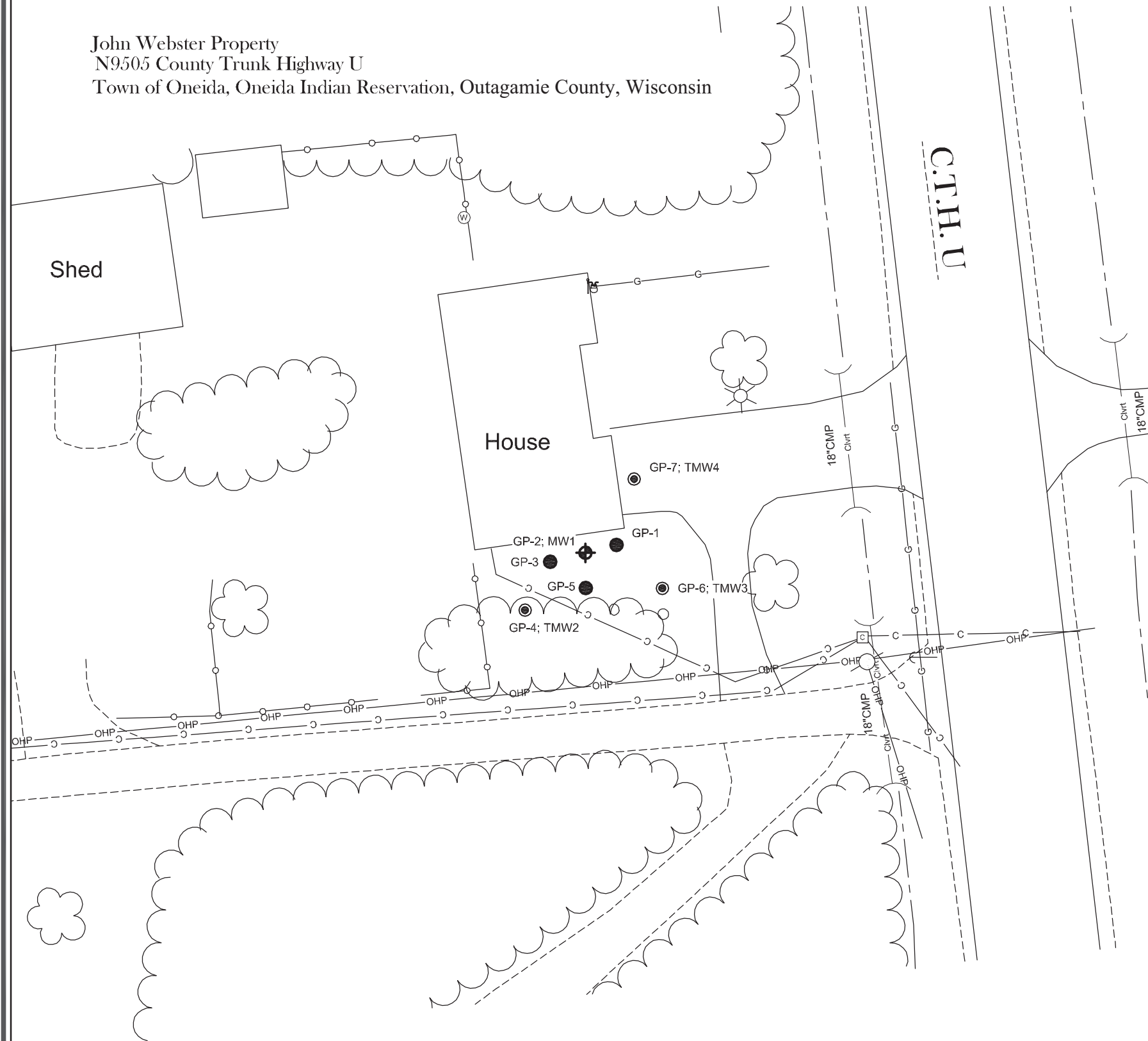
APRIL 21, 2014

John Webster Property
 N9505 County Trunk Highway U
 Town of Oneida, Oneida Indian Reservation, Outagamie County, Wisconsin

MONITORING WELL INFORMATION

- MONITORING WELL #1
 Ground Elevation = 101.23
 Rim Elevation = 101.23
 Pipe Elevation =
- TEMPORARY MONITORING WELL #2
 Ground Elevation = 100.20
 Rim Elevation = 100.15
 Pipe Elevation =
- TEMPORARY MONITORING WELL #3
 Ground Elevation = 101.55
 Rim Elevation = 101.55
 Pipe Elevation =
- TEMPORARY MONITORING WELL #4
 Ground Elevation = 100.45
 Rim Elevation = 100.24
 Pipe Elevation =

*Monitoring wells will be abandoned upon DNR granting conditional closure to the site



Legend

- GP-2; MW1 Permanent Well Location (8) Boring Locations
- GP-6; TMW3 Temporary Well Location (2) Boring Locations
- GP-1 Boring Location
- Potable Well Location



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 <http://dnr.wi.gov/topic/Brownfields/Contact.html>



Attachment D: Maintenance Plan

- D.1. Location Map-not attached because there is no maintenance plan
- D.2. Brief Descriptions-not attached because there is no maintenance plan
- D.3. Description of Maintenance Actions-not attached because there is no maintenance plan
- D.4. Inspection Log- not attached because there is no maintenance plan
- D.5. Contact Information-not attached because no maintenance plan is required for this site
- D.6. Photographs- no photos available for maintenance plan

E. Monitoring Well Information

Soil boring GP-2 was converted into a standard monitoring well and soil borings GP-4, GP-6, and GP-7 were left, with temporary monitoring wells left in place to aid in definition of groundwater contamination. The monitoring wells will be abandoned upon DNR granting conditional closure to the site.

F. Notifications to Owners of Impacted Properties

The WDOT purchased the property from the Responsible Party (Websters) based on an agreement that the Websters would complete the environmental work needed to reach final case closure. Based on this agreement between the WDOT and the Responsible Party, no notification letters were sent.

Attachment G: Deeds

- G.1. Deeds
- G.2. Certified Survey Maps-no certified survey map available
- G.3. Verification of Zoning
- G.4. Signed Statement

G.1. Deeds

WARRANTY DEED

Wisconsin Department of Transportation
Exempt from fee [s. 77.25(2r) Wis. Stats.]
Exempt from filing transfer form [s. 77.255 Wis. Stats.]
DT1560 12/2012

THIS DEED, made by **John A. Webster and Rosalind A. Webster, husband and wife GRANTOR**, conveys and warrants the property described below to the State of Wisconsin, Department of Transportation, **GRANTEE**, for the sum of **One Hundred Ninety-Six Thousand Five Hundred and 0/100 Dollars (\$196,500.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **Associated Mortgage, LLC,**

This is homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

2013652

Recorded

April 25, 2014 10:17 AM

OUTAGAMIE COUNTY
SARAH R VAN CAMP
REGISTER OF DEEDS

Fee Amount: \$30.00
FEE EXEMPT 77.25-(2R)
Total Pages: 2

This space is reserved for recording data

2

Return to
Wisconsin Department of Transportation
944 Vanderperren Way
Green Bay WI 54304

T1-95166

Parcel Identification Number/Tax Key Number
170012400

John A. Webster Date 4/15/14

John A Webster
Print Name

Rosalind Webster Date 4/15/14

Rosalind A Webster
Print Name

Signature Date

Print Name

Signature

Print Name

4/15/14
Date

State of Wisconsin
Brown County) ss.

On the above date, this instrument was acknowledged before me by the named person(s)

John M. Vogel
Signature, Notary Public, State of Wisconsin

John M. Vogel
Print Name, Notary Public, State of Wisconsin

Date Commission Expires 4/17/16

Date
JEROME M. VOGEL
Notary Public, State of Wisconsin

Project ID
9202-12-21

This instrument was drafted by
Wisconsin Department of Transportation

Parcel No
8



Q J 2 2 7 5 7 2

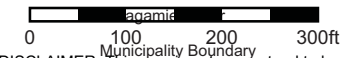
LEGAL DESCRIPTION:

Government Lot Fourteen (14), Section Four (4), Township Twenty-four (24) North, Range Nineteen (19) East, in the Town of Oneida, Outagamie County, Wisconsin.

G.3. Verification of Zoning

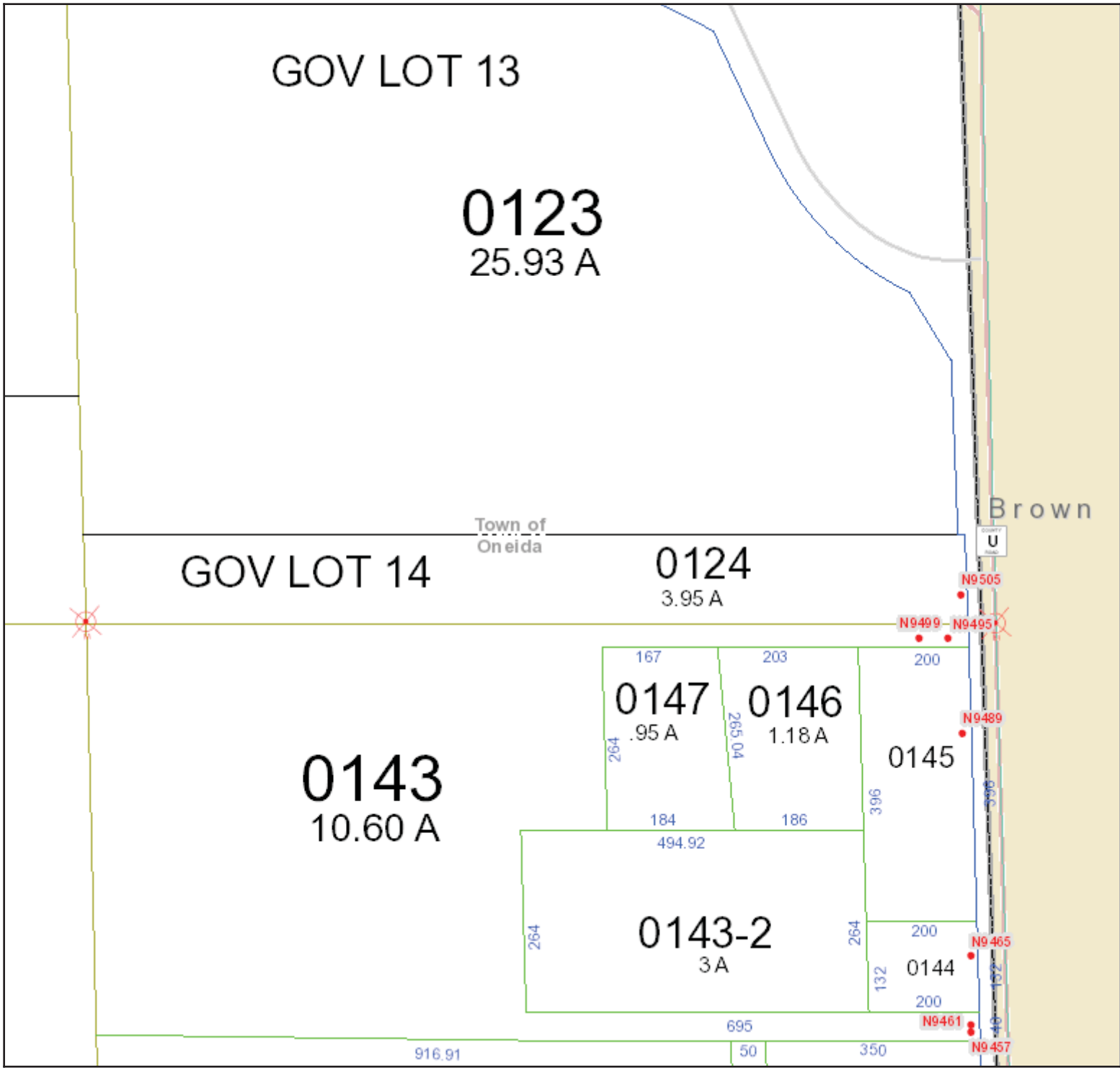
Legend

- Parcel Lines
- Parcel Polygons
- Display Parcel Lines
- Monuments
- Tribal Status
- Plat Boundary Lines
- Delinquent Parcels
- Certified Survey Map
- Acreage
- Block
- Tax Key
- Lot Dimension
- Lot Number
- Government Lot
- Parcel Notes
- Plat Names
- Private Claim
- Right of Way
- Water Name
- Property Address
- PLSS Sections
- Highway Labels
- Streets
- Airports
- County Boundaries
- Unincorporated
- Wisconsin Water
- Water
- Fox River
- Fox River Buffer



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 06/12/14 9:46 AM	
Sources:	





2013 Property Record | Outagamie County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 06/13/2014

Tax Bill
(requires Adobe Reader)

OWNER

WEBSTER, JOHN A & ROSALIND
N9505 COUNTY RD U

GREEN BAY, WI 543030000

CO-OWNER(S)

PROPERTY DESCRIPTION

GOV LOT 14 S3.95AC SE FR NE SEC4 T24N R19E 3.95AC M/L
6415M44

Municipality: TOWN OF ONEIDA
Property Address: N9505 COUNTY RD U

PROPERTY INFORMATION

Parcel ID: 170012400

Document #:

Tax Districts:

PULASKI SCHOOLS

NORTHEAST WI TECH

LAND VALUATION

Code	Acres	Land	Impr.	Total
61	3.95	38,800	167,400	206,200

3.95 38,800 167,400 206,200

Total Acres: 3.95

Assessment Ratio: 1.0111

Fair Market Value: 203,936

TAX INFORMATION

Installment	Amount
<u>First:</u>	1,493.80
<u>Second:</u>	1,587.00
<u>Third:</u>	0.00
<u>Fourth:</u>	0.00

2013 CITY OF APPLETON PARCELS: If today is before July 31st make payment to the City of Appleton Finance Department, all other parcels are payable to the Outagamie County Treasurer.

SPECIAL ASSESSMENT DETAIL

Code	Description	Amount
10P	POWTS	12.00
		12.00

<u>Base Tax:</u>	3,175.94
<u>Special Assessment:</u>	12.00
<u>Lottery Credit:</u>	107.14
<u>Net Tax Due:</u>	3,080.80
<u>Amount Paid:</u>	3,080.80
(View payment history info below)	
<u>Current Balance Due:</u>	0.00
<u>Interest:</u>	0.00
<u>Total Due:</u>	0.00

DELINQUENT TAX SUMMARY

Year	Current Balance	Interest Due	Total Due
------	-----------------	--------------	-----------

2013 CITY OF APPLETON PARCELS: If today is before July 31st make payment to the City of Appleton Finance Department, all other parcels are payable to the Outagamie County Treasurer.

Change month of payoff
[Delinquent Tax Calculator](#)

PAYMENT HISTORY

Date	Receipt #	Amount	Interest	Total
04/15/14	3149	1,587.00	0.00	1,587.00
12/31/13	994	1,493.80	0.00	1,493.80

G.4. Signed Statement

Signed Statement

Legal Description

SE FR NE SEC 24 T24N R19E
N9505 County Trunk Highway U
Town of Oneida, Oneida Indian Reservation
Outagamie County, Wisconsin 54303

I believe, to the best of my knowledge, that the attached legal description accurately describes the correct contaminated property.

John Webster
Responsible Party

6-17-14
Date

John Webster
3781 Hillcrest Drive
Green Bay, WI 54313