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 FEB 26 2018  
 Remediation & Redevelopment

**Notice:** As required by ch. NR 754, Wis. Stats., voluntary parties must complete this form and pay an insurance fee in order to obtain the Voluntary Party Liability Exemption (VPLE) under s. 292.15(2)(ae), Stats., for sites where groundwater contamination exceeds enforcement standards and the department determines that natural attenuation will restore groundwater quality. This form must be completed by parties seeking a Certificate of Completion. The form should not be submitted until the voluntary party has completed the environmental investigation and remedial action and the DNR has approved the request for case closure. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program.

Submit this form and the appropriate insurance fee, as specified in the annual VPLE Insurance Fee Schedule, together to the following address:

VPLE Coordinator - *Michael Prager RR/5*  
 Bureau for Remediation and Redevelopment  
 Department of Natural Resources  
 P.O. Box 7921  
 Madison, WI 53707-7921

**1. Property Information**

VPLE Property Name

REALTY OPUS PROPERTY

BRRTS Activity Numbers (if there are multiple parcels, please list all BRRTS numbers that begin with 06 or 6)

#02-71-555288

Street Address

867 VALLEY RD

City	State	ZIP Code
MENASHA	WI	54952

Size (see fact sheet and fee schedule)

Has the DNR approved the RAP?  1 - 4.99 acres  above 5 acres

Indicate which former use category and fee you think would be appropriate for your site using the definitions and information in the fact sheet and fee schedule. Note, however, that the DNR will make the final determination on the form use category and fee.

Former Use Category	Fee
<input type="radio"/> residential <input checked="" type="radio"/> heavy industrial <input type="radio"/> light industrial <input type="radio"/> commercial <input type="radio"/> agricultural	\$16,028.00

Are you seeking Certificates for more than one legally defined parcel of land?

Yes  No If yes, how many Certificates of Completion are you requesting?

DNR Region	DNR Project Manager (name)
<input type="radio"/> SER <input type="radio"/> SCR <input type="radio"/> NOR <input checked="" type="radio"/> NER <input type="radio"/> WCR	KEVIN MCKNIGHT

**2. Voluntary Party**

Organization / Firm Name	Title
CITY OF MENASHA	COMMUNITY DEVELOPMENT DIR.

Last Name	First	MI	Telephone Number
SCHROEDER	SAM	T	(920) 967-3651

Street Address	Fax Number
100 MAIN ST	

City	State	ZIP Code	E-Mail Address
MENASHA	WI	54952	sschroeder@ci.menasha.wi.us

**2a. Additional Voluntary Parties**

Organization / Firm Name	Title

Last Name	First	MI	Telephone Number

Street Address	Fax Number

City	State	ZIP Code	E-Mail Address
	WI		

**3. Current Property Owner**

Does the voluntary party (listed in #2) currently own the property?

Yes  No (If No, please list the party who currently owns the property.)

Organization / Firm Name			Title
Last Name	First	MI	Telephone Number
Street Address			Fax Number
City	State WI	ZIP Code	E-Mail Address

**4. Future Property Owner**

Does the current property owner (listed in #3) plan to maintain ownership of the property?

Yes  No  Unknown (If No, please list the party who is expected to own the property after the current owner.)

Organization / Firm Name MULTISTORAGE, LLC			Title
Last Name BERGSTROM	First LUKE	MI G	Telephone Number
Street Address 320 NINTH ST			Fax Number
City NEENAH	State WI	ZIP Code 54956	E-Mail Address luke.bergstrom@icloud.com

**Attachments (application will not be considered complete unless all attachments are included)**

Please attach:

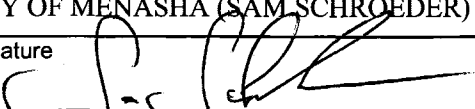
- the applicable insurance fee made payable to the Wisconsin Department of Natural Resources
- the legal property description of the property or properties receiving the certificate of Completion
- a chronological list of all former uses of the property

**Certification**

I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I certify that to the best of my knowledge all the requirements of s. 292.15(2)(ae)1 through 6. Stats., have been met.

I hereby request that the DNR issue a Certificate of Completion for the remedial action completed at the property identified in the application under s. 292.15(2)(ae), Stats.

Voluntary party's Name (type or print) CITY OF MENASHA (SAM SCHROEDER)	Title COMMUNITY DEVELOPMENT DIRECTOR
Signature 	Date Signed 02/19/2018

Any questions regarding this form or the insurance requirements described in ch. NR 754, Wis. Adm. Code., shall be directed to the DNR VPLE site project manager or to the DNR Land Recycling Team Leader at (608) 261-4927. Copies of the Annual VPLE Insurance Fee Schedule can be obtained from the DNR VPLE site project manager or the DNR Land Recycling Team Leader or see our website: <http://dnr.wi.gov/topic/brownfields/vple.html>

## SUMMARY

KEY was retained by WOW Logistics to complete a Phase I ESA for the property located at 867 Valley Road, Menasha, Wisconsin (hereafter referred to as the subject site). The principal findings of the Phase I ESA are as follows:

- The subject site is comprised of one parcel of land identified with the address of 867 Valley Road Menasha, Wisconsin.
- The subject site is located at 44.2358000 latitude, -88.4349000 longitude
- The subject site is associated with parcel number 740075300, and occupies a total of approximately 3.989 acres.
- The subject site is developed with a 25,452-square foot building with areas used for office, manufacturing, wood shop, finishing/paint, and loading dock shipping/receiving. This main building was constructed in 1945 on a concrete slab with masonry walls. An 8,400-square foot steel storage building, with pole frame construction, is south of the main building and was used for warehousing. A covered storage structure is located on the east side of the property. A dirt or gravel path runs through the middle of the property. Grass and other vegetation exists along the perimeter of the property. The site is accessible from Valley Road to the north at two locations.
- Historic use of the subject site has included the following businesses:
  - Kool Bros. Manufacturing (circa 1945-1984)  
Manufacturing of ornamental iron and farm machinery (e.g. forage blowers and mechanical vegetable peelers).
  - Kinetic Systems, Inc. (1984-2000)  
Assembly and distribution of palletizing equipment.
  - Urban Artifacts/Evolutions (2000-2013)  
Collection and re-use of historic architectural items in new home furnishings.
- Relevant regulatory records associated with the subject site include:
  - The subject site is listed on the WDNR's BRRTS database for an "open" ERP that began May 10, 2010. The subject site is also listed on the WDNR's SHWIMS database as a generator of hazardous waste associated with non-listed ignitable wastes and spent non-halogenated solvents.
- Relevant regulatory records associated with the neighboring property includes:
  - The adjacent site to the north with the address 882 Valley Road is listed on the WDNR's BRRTS database for a LUST that occurred June 10, 1992 and was "closed" as of August 24, 1993. The site is listed on WDNR's SHWIMS database with a "solid waste low hazard waste exemption-other" status. The site is also listed on DATCP's TANKS database for a 100-gallon diesel AST, a 7,900-gallon fuel oil UST, a 3,000-gallon leaded gasoline UST all "closed/removed" as of a date listed as January 1, 1111, entered in error, and a 250-gallon diesel UST that was "closed/removed as of January 1, 1960.

- The adjacent site to the east with the address 887 Valley Road is listed on the WDNR's BRRTS database for a LUST that occurred January 13, 1993 and was "closed" as of February 10, 1997. The site is also listed on DATCP's TANKS database for a 550-gallon leaded gasoline UST that was "closed/removed" as of January 12, 1993, and a 550-gallon diesel UST that was "closed/removed" as of January 12, 1993.
- The adjacent site to the west with the address of 835 Valley Road is listed on the WDNR's SHWIMS database as a generator of hazardous waste associated with a "999 unclassified" waste.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM E1527 of 867 Valley Road, Menasha, Wisconsin, the property. Any exceptions to, or deletions from this practice are describes in section 7.4 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with this property, except the following:

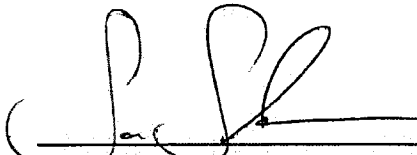
7. Open "ERP" contamination case on file with the WDNR with an incomplete site investigation. The extent of the impacts remain undefined.
8. The current ERP case has not investigated PAHs or RCRA metals in soil or groundwater. The documented use of lead based paint and petroleum, would warrant the collection of data to determine if the existing plume also is impacted with other contaminants. The PAHs would represent the heavier hydrocarbons. The non- inclusion of this data represents a REC.
9. The subject site building to the north had been used for metal manufacturing between about 1945 and 1980. The use of oils, chemicals and other hazardous products commonly used during those times is not documented and there are no disposal records found. The historical use of these products represents a REC.
10. Historical use as an unlicensed junkyard of abandoned automobiles from 1990-2004.
11. KEY opines that the "potential REC" related to the observed oil staining on the compressor room floor still be considered a REC, as KEY's recent site reconnaissance did not allow for any interior inspection of the site buildings.
12. The 2010 Phase I report identified two hydraulic lifts inside the main building. Hydraulic lifts have the potential to release hazardous substances (e.g. hydraulic oils, etc.). Without any interior inspection, it is unknown if these hoists remain.

**STATEMENT OF LEGAL DESCRIPTION ACCURACY**

FOR

City of Menasha Tax/Parcel ID # 4-00753-00  
(Winnebago County Tax/Parcel ID # 704-0753-00)  
Realty Opus Property  
867 Valley Road  
Menasha, Wisconsin 54952  
BRRTS # 02-71-555288

A deed obtained from the Winnebago County Register of Deeds Office provided the legal description of the above-mentioned property. To the best of my knowledge, the legal description provided below is correct.

  
\_\_\_\_\_  
Samuel Schroeder  
Principal Planner  
City of Menasha

1/15/18  
\_\_\_\_\_  
Date

**LEGAL DESCRIPTION:**

Lot One (1) Certified Survey Map No. 3878, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 11, 1997, in Volume 1 on Page 3878, as Document No. 991791, said Survey Map being part of the Northwest ¼ of the Southeast ¼ and part of the Northeast ¼ of the Southwest ¼ of Section 2, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin.