State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

BRRTS ID No. **03-08-001213**

Remediation & Redevelopment Continuing Obligation Review

Reviewer: Tauren Beggs Review Date: 07/29/2014

Site Name: Wink Mart (Winkler Oil) - WI DOT Region: Northeast

See RR5242 for instructions http://intranet.dnr.state.wi.us/int/aw/rr/guidance/RR5242.pdf . Steps with an *denote DNR follow up;
**** denote RP/property owner follow up. If auditing a VPLE site, use the applicable LUST or ERP BRRTS number.**

File Review:

1. Review the file and BRRTS, identify the following:

Address	City	State	ZIP Code
W415 Veterans Ave (STH 55)	Sherwood	WI	54169

County Parcel Identification Number (PIN)	FID Number	Current Property Owner
179400201	308000220	Village of Sherwood

Original Responsible Person

Don Winkler, Winkler Oil Company, Inc. PIN has changed to 179-0120-020010A-000-0-201929-00-3200

Has the property been transferred since the restriction was recorded/condition applied? (●) Yes ( ) No

How was site selected for audit? (AC = BRRTS Action Code)

- [ ] Vapor Mitigation AC 226
- [ ] VPLE with AC 56
- [ ] Enforcement Follow-up
- [ ] Green Space Grant AC 605
- [x] AC 220, 222, 224, 228, or 230
- [ ] Deed Restriction AC 52 or 696 (LGU)
- [ ] Age of Remedy
- [ ] Complaint Received
- [ ] Regional Priority
- [ ] Other:

Date of:

- [x] Final Closure 05/27/2008
- [ ] Certificate of Completion
- [ ] Green Space Grant
- [ ] Remedial Action Plan Approval
- [ ] General Liability Clarification Letter
- [ ] Local Gov't Unit (LGU) Letter

*Select all continuing obligations applied (at case closure or RAP approval or letter to LGU):

Add to BRRTS	Action Code (AC) in BRRTS	AC	AC Meaning
		51	Deed notice
		52	Deed restriction for soil
		730	Groundwater use restriction
		95	Deed instrument conditions met *(for audits, use if deed restriction was updated by filing a deed notice)*
		101	GIS Registry PDF modified - date DNR letter sent
		104	Site removed from GIS Registry - date DNR letter sent
		696	Continuing obligation required of LGU to maintain liability exemption
		605	Green Space Grant awarded (deed restriction)
		56	Continuing Obligation applied *(use with codes 220-238)*
		220	Soil at industrial use level
	X	222	Cover/engineered containment system *(pavement, soil cover, etc.)*
		224	Structural impediment *(buildings or other structures)*
		226	Vapor mitigation/response
		228	Site-specific *(identify in comment field)*
		230	LGU was directed to take a protective action
	X	232	Residual soil contamination > RCLs/SS RCLs *(use with AC 222, 224)*
		234	Monitoring well needs to be abandoned
	X	236	Site closed with groundwater contamination > ES

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Add to BRRTS	Action Code (AC) in BRRTS	AC	AC Meaning
		238	Maintenance and inspection documentation required to be submitted
X		185	Closure Compliance Review completed
		186	Closure Compliance Review - RP follow up needed
		187	Closure Compliance Review follow up completed
		99	use this code with comments, for actions not listed under AC 186

Describe any site-specific requirements that the site owner and/or responsible party needed to address:

Is the site on the GIS Registry? ◉ Yes ○ No - *Add it to the GIS Registry**

Were neighboring properties affected? ◉ Yes ○ No

If yes, are these properties listed on the GIS Registry and in BRRTS? ◉ Yes ○ No - *Update the GIS Registry/BRRTS, use form 4400-246**

Was a maintenance plan required at closure? ◉ Yes ○ No ○ NA

◉ Is it in the file ○ or PDF ○ or missing?

If no maintenance plan was required, offer the property owner the template model with inspection log, and note in the follow up section of the audit that one was provided on the audit date

Was/were the appropriate restriction(s) recorded with the Register of Deeds? ○ Yes ○ No ◉ NA

Has a restriction been amended, or been nullified by DNR? ○ Yes ○ No

If yes, was BRRTS updated? (95) ○ Yes ○ No*

Was the GIS Registry PDF updated? ○ Yes ○ No*

Site Visit:

2. Contact the site owner for access.

3. Walk the site (ideally with the owner or responsible party) to review the site conditions against the conditions documented at closure/other to verify or change answers to questions in #1.

4. With the site owner/RP (if possible), answer the following for DNR RR records:

Did the site owner know about the continuing obligation(s)? ◉ Yes ○ No

Have site conditions changed since closure that would affect either a deed restriction or other restrictions or requirements associated with the site? ◉ Yes ○ No

If yes, explain:
See below, building razed but concrete foundation left in place to preserve the cap. Remediation & Redevelopment program was not notified but Asbestos Program oversaw razing.

Examples: 1)a building has been razed and investigation and remediation occurred. 2.)excavation or residential development has occurred in a restricted area.

Has a pavement (asphalt or concrete) cover, soil cover or other sort of cover, such as a building, been removed or is it in disrepair? ○ Yes ◉ No/NA

Should it be replaced or repaired? ○ Yes ○ No

If a performance standard was the final remedy, has it been altered? ◉ Yes ○ No

If yes, explain:
The Village acquired the property in Dec 2013 and had the building razed in Feb 2014. Mark Chamberlain, DNR Air Management Specialist - Asbestos Program, oversaw razing of the building. R&R not notified. The concrete foundation of the building was left intact to preserve the cap, so cap and maintenance plan did not change. See attached log & pics.

If yes, was the DNR notified? ◉ Yes ○ No

Have local zoning changes occurred since closure? ◯ Yes ◉ No/NA

If yes, does it appear to impact the effectiveness of the restriction? ◯ Yes ◯ No
If yes, describe:

Is soil sampling needed to determine if the final remedy has been modified such that a direct contact threat exists? ◯ Yes ◉ No
If yes, describe:

For example, an asphalt cover has been removed or is in disrepair, or a new contaminated site is present upgradient, etc.

Has additional monitoring or remediation been done since the site was closed? ◯ Yes ◉ No
If yes, describe:

Does a new threat to public health or the environment exist (e.g. new sources or exposure routes)? ◯ Yes ◉ No

If yes, does sampling need to be performed? ◯ Yes ◯ No
If yes, describe what should be done to address the problem, and by whom:

Is the vapor mitigation system or sub-slab depressurization system (SSDS) operating as designed? (pressure gradient being maintained) ◯ Yes ◯ No ◉ NA
If no, describe any follow up needed.

Have any of the exposure assumptions used for closure changed at this site? ◯ Yes ◯ No ◉ NA
If yes, describe any follow up needed.

Has the land use at this site changed such that a vapor intrusion pathway may now exist? ◯ Yes ◉ No
If yes, describe any follow up needed.

COMPLIANCE AND FOLLOW-UP:
5. Identify compliance and any follow up needed.
Is the site in compliance with the continuing obligations/closure approval document? ◉ Yes ◯ No
If no, describe what's not in compliance and the reasons for noncompliance:

May depend on extent of non-compliance, non-maintenance of remedy or changed ownership or conditions. If case is out of compliance, it should be prioritized by the region, for new casework or enforcement, as needed.

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Has the maintenance agreement required at closure been followed? ◉ Yes ◯ No ◯ NA
If no, describe:

6. **Are additional actions by the RP property owner warranted at the site? *The intent is to return the site to compliance with continuing obligation. If further remedial action is needed, determine if the site meets the NR 726 reopening criteria.)* ◯ Yes ◉ No

If yes, describe any actions needed to return the site to compliance and identify who is responsible:

Add AC 186, use AC 99 for actions not listed under AC 186.

7. *Does the site require follow up by DNR? ◯ Yes ◉ No

- ☐ contact or enforcement to return site to compliance with continuing obligation
- ☐ updating the GIS Registry (adding or modifying a packet)
- ☐ reopen site (add ACs 186 and 13)
- ☐ other: _____

8. *Attach photographs of the site, documenting site conditions. Label the photos with the site name/BRRTS Activity number/date/view. If a follow-up letter is sent, include a copy with the audit. (audit/photos/follow-up letter)

9. *Save a copy of the audit using the following naming convention: BRRTS#_COAUDIT_Year.pdf (example: 0365001149_COAUDIT_2008.pdf).

10. Update applicable BRRTS action codes on the Table on page 1. Send a copy of the audit to your Regional EPA for updating ACs and uploading the PDF into BRRTS.

11. *Add a PDF copy of this audit to the case file. Send a copy electronically (PDF) to Central Office.

{Click to Add/Edit Image} Date added: 07/29/2014

Title: View to South from North corner of site.

{Click to Add/Edit Image} Date added: 07/29/2014

Title: View to North from South corner of site.

{Click to Add/Edit Image} Date added: 07/29/2014

Title: View of Concrete Building Foundation Cover

{Click to Add/Edit Image} Date added: 07/29/2014

Title: View to Northwest from Southeast corner of site.

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. 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.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name: Wink Mart (Winkler Oil) - WI DOT

BRRTS No.: 03-08-001213

Inspections are required to be conducted (see closure approval letter):

- ● annually
- ○ semi-annually
- ○ other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
07/29/2014	Randy Friday	☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☒ other:	Bldg/Site purchased Dec., 2013.	n/a	○ Y ○ N N/A	○ Y ○ N
07/29/2014	Randy Friday	☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☒ other:	Bldg. removal by Village Staff — Feb., 2014.	Concrete / Asphalt cap left in place, per DNR Order.	○ Y ○ N	○ Y ○ N
7/29/14	Tauren Beggs	☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:	CO Audit completed w/ photo documentation w/ Village of Sherwood		○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between THE BAUMAN REAL ESTATE LIMITED PARTNERSHIP, BY KARLA K. BLOCK, KRAIG D. BAUMAN, AND KURT B. BAUMAN, GENERAL PARTNERS ("Grantor," whether one or more), and VILLAGE OF SHERWOOD, CALUMET COUNTY, WISCONSIN, A WISCONSIN MUNICIPALITY AND BODY POLITIC, ("Grantee," whether one or more).

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

Lot Number One (1), Block Number Two (2) of Henry Stuhser's Addition to the Village of Sherwood, Calumet County, Wisconsin, according to the recorded plat thereof.

Less and excepting therefrom premises conveyed to State of Wisconsin Department of Transportation recorded in Jacket 3033, Image 22-23, as Document No. 248587.

Recording Area

Name and Return Address
Richard J. Carlson, Silton Law Firm
331 E Washington St
Appleton WI 54911

179-0120-020010A-000-0-201929-00-3200
(Loc. ID 13757)
Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: easements and restrictions of record and will warrant and defend the same.

Dated DECEMBER 13, 2013

THE BAUMAN REAL ESTATE LIMITED PARTNERSHIP

* KARLA K. BLOCK, GENERAL PARTNER (SEAL)

* KRAIG D. BAUMAN, GENERAL PARTNER (SEAL)

* (SEAL)

* KURT B. BAUMAN, GENERAL PARTNER (SEAL)

AUTHENTICATION

Signature(s) of KARLA K. BLOCK, KRAIG D. BAUMAN & KURT B. BAUMAN
authenticated on December 2013

*

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

THIS INSTRUMENT DRAFTED BY:
Richard J. Carlson, Silton Law Firm
331 E Washington St, Appleton WI 54911

ACKNOWLEDGMENT

STATE OF WISCONSIN)
FOND DU LAC) ss.
COUNTY)

Personally came before me on December 13 2013, the above-named KARLA K. BLOCK, KRAIG D. BAUMAN & KURT B. BAUMAN to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* MARY L. BERNIER
Notary Public, State of WISCONSIN
My commission (is permanent) (expires: 12/27/15)

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

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

WARRANTY DEED

*Type name below signatures.

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FORM NO. 1-2003

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ELECTRONIC REAL ESTATE TRANSFER RECEIPT

WISCONSIN DEPARTMENT OF REVENUE

2QC28

INSTRUCTIONS

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities.
2. Mail or deliver the following items to:
   ***Calumet County** Register of Deeds, 206 COURT ST, CHILTON, WI 53014*
   - This receipt page, along with a transfer fee of $225.00.
   - The deed or instrument of conveyance, along with a recording fee of $30.00 regardless of the number of pages.

To view the details of the real estate transfer return online, go to https://ww2.revenue.wi.gov/RETRWebPublic/application. You will need to know the receipt number, the total value of the real estate transferred, and the last name of one grantor or grantee.

Receipt **2QC28**. Filed December 13, 2013, 8:53 AM - **Calumet County**. Conveyance date **2013-12-13**.

Value transferred	**$75,000**	Transfer fee	**$225.00**
Value subject to fee	**$75,000**	Fee exemption number	

Grantors	THE BAUMAN REAL ESTATE LIMITED PARTNERSHIP
Grantees	VILLAGE OF SHERWOOD
Tax bill address	VILLAGE OF SHERWOOD, PO BOX 279, SHERWOOD, Wisconsin 54169
Property Location	W415 VETERANS AVENUE (**Village of Sherwood**)
Parcels	179-0120-020010A-000-0-201929-00-3200 (S29/T20N/R19E) (HENRY STUHSER'S ADDITION TO THE VILLAGE/1/2)
Short legal description	Lot Number One (1), Block Number Two (2) of Henry Stuhser's Addition to the Village of Sherwood, Calumet County, Wisconsin, according to the recorded plat thereof. Less and excepting therefrom premises conveyed to State of Wisconsin Department of Tr

Grantor responsibilities: Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.[1]

Grantee responsibilities: Grantees assert that this property is not a primary residence[2], and that the property is not subject to weatherization standards with exclusion code "W-7".[3]

Preparer	RICHARD J. CARLSON, (920) 739-2366, lissaf@sscglaw.com
Grantor agent	KRAIG BAUMAN, (920) 745-7122
Grantee agent	RICHARD J. CARLSON, (920) 739-2366

If you have any questions about the Real Estate Transfer Return visit the Real Estate Transfer Web site at http://www.dor.state.wi.us/ust/retn.html. You can also contact your County Register of Deeds (see http://www.wrdaonline.org/).

Information on the real estate transfer return is used to administer Wisconsin's laws of income tax, real estate transfers, rental unit energy efficiency, lottery tax credit and general property tax. The transfer of Wisconsin real estate in a taxable transaction must be reported on your Wisconsin income tax return. This is true whether you were a resident, a part-year resident, or a nonresident of Wisconsin. If you are a nonresident of Wisconsin, you must file Form 1NPR to report the sale.

1 Penalties for use of an improper exemption are imposed per s. 77.26(8), Stats. Penalties for falsifying the property value are imposed per s. 77.27, Stats.

2 Penalties for improperly claiming the Lottery & Gaming Credit as Primary Residence are imposed per Chapter Tax 20.19.

3 Penalties relating to Weatherization claims are imposed per s. 101.122. Stats.

* For more information see Chapter COMM67, s. 67.03 and 67.04.

Village Administrator

From: Chamberlain, Mark H - DNR [Mark.Chamberlain@wisconsin.gov]
Sent: Friday, January 17, 2014 2:46 PM
To: administrator.sherwood@newbc.rr.com
Subject: Asbestos removal at the former gas station located at W415 Veteran's Avenue
Attachments: 62113_NotificationSummary[1].pdf

Mr. Friday:

I am requesting permission to access the former gas station located at W415 Veteran's Avenue in Sherwood Wisconsin. Under the authority of Wisconsin State Statute 285.19, I need to inspect the property to ensure that the contractor has removed all of the regulated asbestos containing material prior to demolition of the building as required by NR 447. The attached Asbestos Notification was filed with the DNR regarding the project and I need to verify that the contractor has employed proper removal, waste transportation, & disposal techniques during the course of the project.

I look forward to hearing from you.

*NOTICE: **This e-mail and any attachments may contain confidential information. Use and further disclosure of this information by the recipient must be consistent with applicable Wisconsin and federal laws, regulations and agreements. If you received this e-mail in error, please notify the sender; delete the e-mail; and do not use, disclose, or store the information it contains.***

Mark H. Chamberlain
Air Management Specialist - Asbestos Program
Wisconsin Department of Natural Resources
625 East County Road Y, Suite 700
Oshkosh WI 54901-9731
(☎) phone: (920) 424-7898
(🕓) Cell phone: (608) 575-5634
(☎) fax: (920) 424-4404
(✉) e-mail: mark.chamberlain@wisconsin.gov

Quality Customer Service is Important to Us. Tell Us How We Are Doing.
Click here to evaluate how I did.

Asbestos Notification Summary

State of Wisconsin Department of Natural Resources
Bureau of Air Management

PROJECT INFORMATION

Project No: 14-0102

Invoice to: Abatement Contractor
Notification ID: 14-1679
Notification Status: Submitted
Notification Type: Original
Project Type: Abatement/Demolition
Insp Start Date: 10/22/2013
Insp End Date: 10/22/2013
Inspector: DAVIS MARK No:14093
Asbestos Present: Yes
Postmark Date: 01/09/2014
Abtment Start Date: 01/16/2014
Abtment End Date: 01/17/2014
Ren/Dem Start Date: 01/27/2014
Ren/Dem End Date: 03/31/2014
Working Days: Mo,Tu
Start Hours: 7:00am
End Hours: 5:00pm
Ordered Demolition: No
Emergency: No
Emergency Date:
Project Schedule/Comments: Removal and Disposal of Approx. 800 Square Feet of Asbestos Containing Linoleum Floor Covering.

Submitted By: CRYSTA FONT 01/09/2014 10:31:20

FACILITY INFORMATION

Name: Former Gas Station
Address 1: W415 Veteran's Avenue
Address 2:
City: Sherwood
County: CALUMET
Zip Code: 54169
Prior Use: Commercial
Current Use: Vacant
Age: 1980
Size (sqft): 1200
Stories No: 1
Unit No: 0
Contact:
Phone No:
Single family home/garage/less than 5 apartment units?: NO
Does the project have two or more houses as part of an urban renewal, commercial, or a highway construction project?: NO

Owner Name: Village of Sherwood
Address 1: W482 Clifton Road
Address 2:
City: Sherwood
State: WI
Zip Code: 54169
Contact: Randy Friday
Phone No: 920-989-1589
Email:

ASBESTOS REPORT

Structures Demolished: 1

Inspection Procedures: Inspection performed on October 22, 2013. Linoleum Floor Covering is Asbestos Containing.
Description of ACM: 800 Square Feet of Asbestos Containing Linoleum Floor Covering
Description of work: Approx. 800 Square Feet of Asbestos Containing Linoleum Floor Covering
Work Practices: Wet Methods, Hand tools, HEPA vac
If new ACM discovered: Stop project. Notify owner & regulatory agencies

Asbestos Notification Summary

State of Wisconsin Department of Natural Resources

Bureau of Air Management

NAME	A. Friable RACM to be Removed	B. NonFriable to be Removed CAT I	B. NonFriable to be Removed CAT II	C. Nonfriable not removed CAT I	C. Nonfriable not removed CAT II
Pipes (linear feet)	0	0	0	0	0
Surface (square feet)	800	0	0	0	0
Volume (cubic feet)	0	0	0	0	0

ABATEMENT CONTRACTOR

Project No: 14-0102

Contractor: DJK Environmental LLC
Address 1: 498 River Street
Address 2:
City: Wild Rose
State: WI
Contact:
E-mail: djk environmental@yahoo.com

County: WAUSHARA
Zip Code: 54984
Phone No: 920-774-1035

Project Manager or Supervisor:

First Name:	Last Name:	Phone:
Crysta	Font	414-578-6804

DEMOLITION CONTRACTOR

Contractor:

Address 1:
Address 2:
City:
State:
Contact:
E-mail:

County:
Zip Code:
Phone No:

TRANSPORT INFORMATION

Contractor:
Address 1:
Address 2:
City:
State:
Contact:
E-mail:

County:
Zip Code:
Phone No:

State of Wisconsin Department of Natural Resources

Bureau of Air Management

DISPOSAL INFORMATION

Disposal Site:
Address 1:
Address 2:
City:
State:
Contact:
E-mail:

County:
Zip Code:
Phone No:

FEE INFORMATION

Fee: 400 **Paid:** 0 **Date:**
Owed: 400
Reported Agency: DEPARTMENT OF NATURAL RESOURCES