

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

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

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-05-000887 PARCEL ID #: VA-228-14 -K- 61 (obtained 4/2008)

ACTIVITY NAME: Medix Inc WTM COORDINATES: X: 672356 Y: 445611

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- 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 parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Location Diagram
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, 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) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: Various Title: Various - 2 pages total
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all 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) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 03-05-000887

ACTIVITY NAME: Medix Inc

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: Soil Analytical Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-05-000887

ACTIVITY NAME: Medix Inc

NOTIFICATIONS

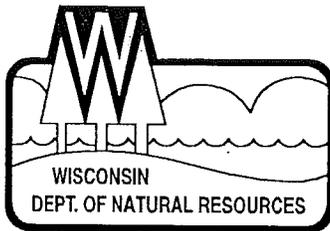
Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
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.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson,
Governor
George E. Meyer, Secretary
William R. Selbig, Regional
Director

Northeast Regional
Headquarters
Solid Waste Office
PO Box 10448, 1125 N.
Military Ave.
Green Bay, Wisconsin
54307-0448
TELEPHONE 414-492-5916
FAX 414-492-5859
TDD 414-492-5812

August 6, 1998

Jack Richards, Sr.
Medix, Inc.
P.O. Box 44407
Madison, WI 53744-4407

SUBJECT: Medix, Inc. Property; 969 Waube Lane; Ashwaubenon, WI
WDNR LUST CASE#03-05-000887

Dear Richards:

On July 10, 1991, the Wisconsin Department of Natural Resources provided a notice to you that the degree and extent of the petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On July 21, 1997, the above-named site was reviewed by the Northeast Region Closure Committee for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wis. Adm. Code.

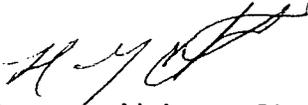
The Department has received a copy of the completed Deed Restriction for the Medix, Inc. site and proof of filing this record with the Brown County Register of Deeds. Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above-named site has been remediated to the extent practicable under current site conditions. Therefore, closure of this site has been granted and no further action is necessary at this time. In the future, this deed restriction may be amended with approval from the Department if conditions change at the site and the residual contamination has been remediated.

If you have any additional relevant information which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.



The Department's records will reflect final "closure." If you have any questions regarding this determination, please contact me in fourteen (14) days at (920) 492-5592.

Sincerely,



Roxanne Nelezen Chronert
Spills Coordinator / Hydrogeologist
Remediation and Redevelopment Program

cc: Patrick J. McCarey; STS Consultants, Ltd.; 1035 Kepler Dr.; Green Bay, WI
54311-8320
file

encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

One or more petroleum discharges have occurred at this property. Structural impediments existing at the time of cleanup made complete remediation of the contamination impracticable. Petroleum contaminated soil may remain on this property at the following locations: from the southeast corner extending north along the east wall, not extending beyond the boundaries established by soil borings one, two, three, four, five, and monitoring well number three. See Attachment One. Pursuant to the requirements of s. 292.11, Stats., any future work on this property which removes the structural impediments which currently exist shall provide for an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions and Covenants, this _____ day of July 13, 1998.

By signing this document Jack Richards, Sr., acknowledges that he is duly authorized to sign this document on behalf of Medix Associates.

Signature: Jack Richards Sr

Printed Name: Jack Richards Sr

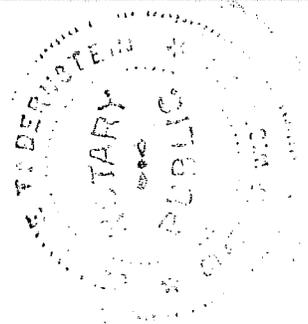
Title: CEO + President Medix Associates Inc

Subscribed and sworn to before me this 13 day of July, 1998.

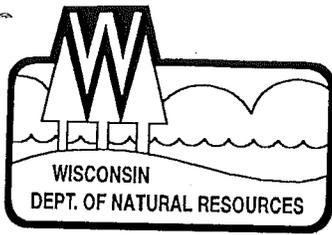
Janine J. Bernstein

Notary Public, State of Wisconsin

My commission expires 4-14-02



This document was drafted by the Wisconsin Department of Natural Resources.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Northeast Regional Headquarters
Solid Waste Office
PO Box 10448, 1125 N. Military Ave.
Green Bay, Wisconsin 54307-0448
TELEPHONE 414-492-5916
FAX 414-492-5859
TDD 414-492-5812

August 28, 1997

Mr. Jack Richards
Medix, Inc.
PO Box 44407
Madison WI 53744

SUBJECT: Closure of WDNR LUST Case with Groundwater Standard Exemption
for Benzene in Groundwater Sump.
Medix, Inc.; 969 Waube Lane; Green Bay, Wisconsin
WDNR BRRTS CASE #03-05-000887

Dear Mr. Richards:

The Department's Case Closeout Committee in the Northeast Region completed a review of the above referenced contamination case and has approved it for closure. Your case closure letter has the following significant parts:

1. General case closure criteria
2. Exemption issued to State Groundwater Quality Standard (NR 140)
3. Deed Restriction for remaining soil contamination

Please read this entire letter; it addresses each of these topics with subtitled indented paragraphs.

General Case Closure

The case closure panel reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. At the present time it appears that actions have been taken to the extent practicable to restore the environment and minimize the harmful effects from this discharge to the air, lands, and waters of this state. Please be aware that this letter does not absolve the current, or any future owner of this property from future decisions regarding this site or impacts which may be discovered and/or traced back to past or future activities at this site. If additional information in the future indicates that further investigation or cleanup is warranted, the Department will require that appropriate action be taken at that time.

Groundwater Quality Exemption

The most recent groundwater monitoring data at this site indicates an exceedance of the NR 140 preventive action limit (PAL) for benzene but compliance with the NR 140 enforcement standard. The Department may grant an exemption pursuant to s. NR 140.28(2), Wis. Adm. Code, if the following criteria are met:

- a) The anticipated increase in the concentration of benzene will be minimized to the extent technically and economically feasible.
- b) Compliance with the PAL is either not technically or economically feasible.
- c) The enforcement standard for benzene will not be attained or exceeded at the point of standards application.
- d) Any increase in the concentration of benzene above background does not present a threat to public health or welfare.

The Department believes that the above criteria have been or will be met because of the remediation which has occurred at this site. Therefore, pursuant to NR 140.28, an exemption for the benzene PAL is granted to monitoring sump. This letter serves as your exemption. At this time the Department is not requiring any further investigation or other action concerning this specific site.

Deed Restriction

Results from post excavation sample S-5 indicate that petroleum contamination remains in this area. Therefore, a deed restriction shall be filed stating that inaccessible soil contamination remains at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

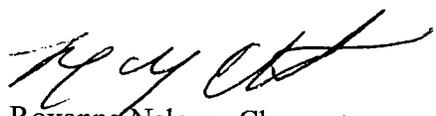
Please submit a complete (unabbreviated) legal description of the property, this may be obtained from the Brown County Register of Deeds. Also submit a map, labeled Attachment 1, depicting the area of remaining petroleum contamination. As soon as these are submitted, I will send you a copy of the deed restriction, containing language regarding the remaining petroleum contamination for your review and signature. If it is acceptable, you are to sign it and return a signed copy with proof of filing for our files. If you find errors please notify me as soon as possible so I may correct the errors.

Only when the deed restriction has been finalized and filed with Brown county can this site be closed on the WDNR tracking system.

This deed restriction is an option which the Department can offer in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. Within **14 days** please submit a letter to the Department documenting your intentions.

The Department appreciates the actions you have undertaken to restore the environment at this site. This case will appear as closed on the Department's case tracking system after our receipt of the monitoring well abandonment forms (Form 3300-05B) for all the site wells. If you have questions regarding this letter please do not hesitate to contact me at (920) 492-5592.

Sincerely,


Roxanne Nelezen Chronert
Hydrogeologist

NR 140 Exemption Approval R. C. Stoll 9-3-97
Richard C. Stoll (Date)
District Hydrogeologist, PG

cc: Dave Lindorff, WR/2
Rick Stoll - NER
Patrick McCarey, STS Consultants, Ltd; 1035 Kepler Drive; Green Bay WI 54311
File

777720 Vol 1040 REC 404

This Indenture Made by TOWN OF ASHWAUBENON Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor, of Brown County, Wisconsin, hereby conveys and warrants to Medi-Associates, a co-partnership consisting of Edmund B. Johnson, A. B. Kores, William G. Richards and John P. Richards a/k/a Wm. G. Richards grantee, of Dane County, Wisconsin, for the sum of One Dollar and other good and valuable consideration the following tract of land in Brown County, State of Wisconsin:

Lot Forty-four (44), according to the recorded Plat of Ashwaubenon Industrial Park, First Addition, in the Town of Ashwaubenon, West Side of Fox River, Brown County, Wisconsin.

REGISTER'S OFFICE, Brown County, Wis. Received for record the 5th day of Sept. A. D. 1973 at 2:20 o'clock P.M. and recorded in Vol. 1040 of Records on page 404. Harold P. Losh, Register of Deeds

This transfer is exempt pursuant to Section 77.25 (2) of the Wisconsin Statutes.

In Witness Whereof, the said grantor has caused these presents to be signed by John J. Monfort, Jr., its Town President and countersigned by Charlotte E. Nelson, its Town Clerk, Green Bay, Wisconsin, and its corporate seal to be hereto affixed, this 30th day of AUGUST, A. D., 1973.

Signed and Sealed in Presence of TOWN OF ASHWAUBENON Municipal Corporation Name JOHN J. MONFORT, JR. Town Chairman CHARLOTTE E. NELSON Town Clerk

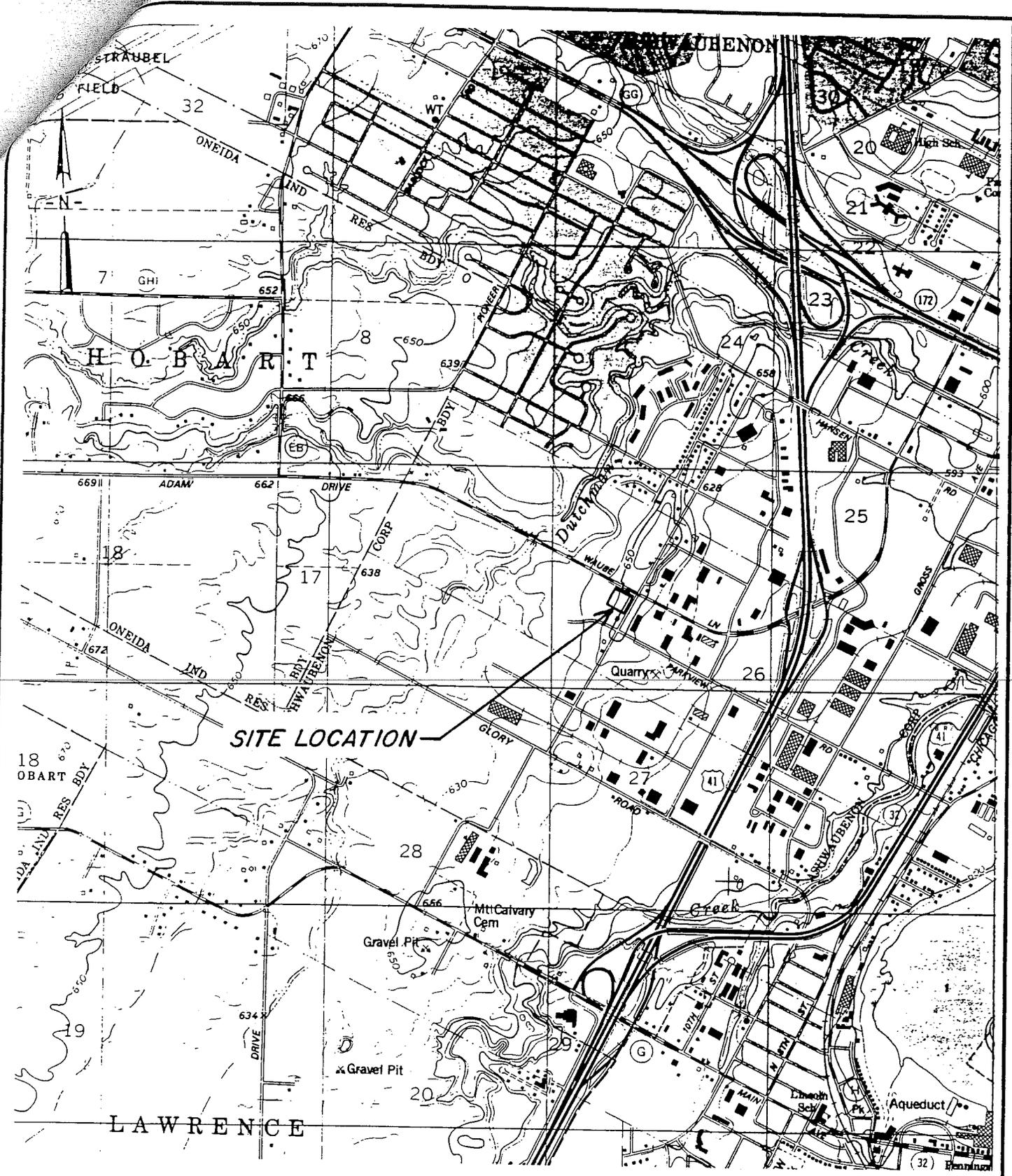
State of Wisconsin, Brown County, Wis. Personally came before me this 30th day of AUGUST, A. D., 1973.

John J. Monfort, Jr., Town Chairman and Charlotte E. Nelson, Town Clerk of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Town Chairman and Town Clerk of said Corporation, and they acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Sylvester J. Kuster, Notary Public, Brown County, Wis. My Commission expires 12/11 A. D., 1975.

Drafted by ATTORNEY DONALD D. MILLER

(M.R.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or type written thereon the names of the grantor, grantee, witness and notary.)



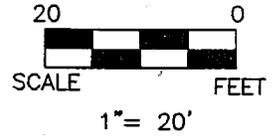
PROJECT/CLIENT

MEDIX INC.
969 WAUBE LANE
ASHWAUBENON, WISCONSIN

SITE LOCATION DIAGRAM

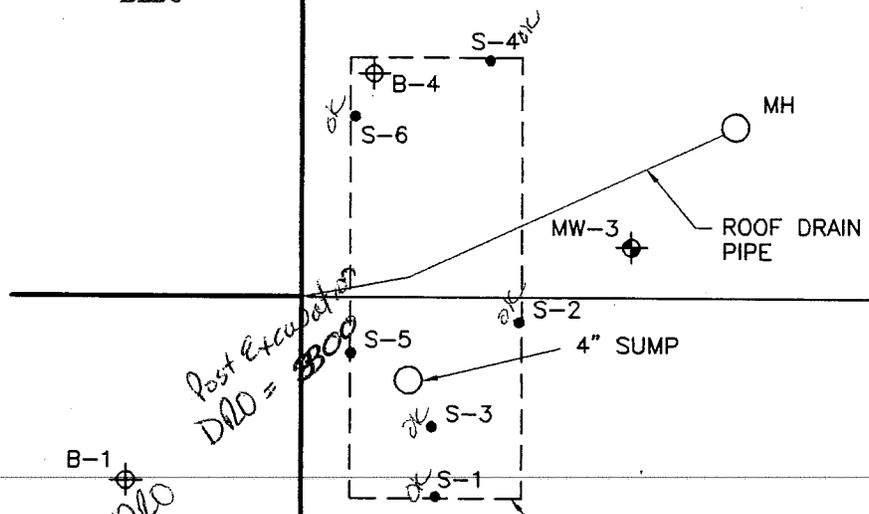
DRAWN BY	JDS	8-17-94
CHECKED BY	PJM	8-19-94
APPROVED BY	MBS	7/29/96
SCALE	FIGURE NO.	1

STS DRAWING NO.
C:\JDS\20768W\FIG1



OLD
MEDIX
BLDG

B-5
*GROUNDED
LI
SI*



B-1
*GROUNDED
LI
SI*

NEW
ADDITION

B-2
*GROUNDED
LI
SI*

LEGEND

- S-3 SOIL SAMPLE LOCATION - *Post Excavation*
- ⊕ SOIL BORING - *SI*
- ⊕ MONITORING WELL - *SI*
- Sump - *Post Excavation*

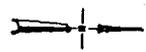


STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

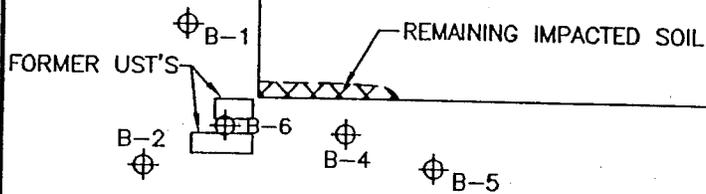
SOIL SAMPLE LOCATION DIAGRAM
MEDIX INC.
969 WAUBE LANE
ASHWAUBENON, WISCONSIN

DRAWN BY	D.J.M.	6-20-96
CHECKED BY	<i>PJM</i>	<i>7/17/96</i>
APPROVED BY	<i>MBS</i>	<i>7/20/96</i>
SCALE 1" = 20'	FIGURE NO.	2
STS DRAWING NO. 20768W		



MEDIX, INC.
(GREEN BAY
HOSPITAL
SUPPLY)

WAUBE LN.



LEGEND

-  B-4 SOIL BORING
-  MW-3 MONITORING WELL

ALLIED AVE.



STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

ATTACHMENT 1
LOCATION OF REMAINING IMPACTED SOIL
MEDIX INC.
969 WAUBE LANE
ASHWAUBENON, WISCONSIN

DRAWN BY	D.J.M.	10-14-97
CHECKED BY	P.J.M.	10-14-97
APPROVED BY	PJB	10-16-97
SCALE	1" = 50'	FIGURE NO. 1
STS DRAWING NO.		
W:\DWG97\20768\W\FIG3.DWG		

Table 1
Soil Analytical Results
MEDIX, Inc.
969 Waube Lane
Ashwaubenon, Wisconsin

Boring Number	Depth (Feet)	PID Reading (PID Units)	DRO (mg/kg)	GRO (mg/kg)	Benzene (µg/kg)	Ethylbenzene (µg/kg)	Toluene (µg/kg)	Xylenes (µg/kg)	Total PVOC (µg/kg)
S-1	5.5	<1	<1.9	<0.9	<25	<25	<25	<50	30*
S-2	5	<1	<2.8	<0.9	<25	<25	<25	<50	ND
S-4	5.5	<1	2.8	<0.9	<25	<25	<25	<50	ND
S-5	5.5	65	3300	17	<25	<25	<25	<50	ND
S-6	6	35	7.2	5.9	<25	<25	<25	<50	96*
Residual Contaminant Level (RCL)			250	250	5.5	2900	1500	4100	

Notes:
3300 : RCL exceedance
* : Check analytical sheets for PVOC
ND : No detection