

# 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*



BRRTS #: 03-36-546753

ACTIVITY NAME: Cher-Make Sausage Co

**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 #: 3**                      **Title: Sample Location Map**

**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 #: 5**                      **Title: Ground Water Flow**

**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 Analytic Test Results (April and May 2006)**

**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 #: 2**                      **Title: Groundwater VOC Data**

**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 #: 3**                      **Title: Groundwater Elevations**

**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 #: 03-36-546753

ACTIVITY NAME: Cher-Make Sausage Co

## 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:**



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
Jim Doyle, Governor  
Jack L. Fischer, A.I.A., Secretary

August 4, 2008

Mr. Larry Franke  
Cher-Make Sausage Company  
2915 Calumet Avenue  
Manitowoc, WI 54220

RE: **Final Closure**

**Commerce # 54220-5550-15-A**      DNR BRRTS # 03-36-546753  
Cher-Make Sausage Co., 2915 Calumet Ave., Manitowoc

Dear Mr. Franke:

The Wisconsin Department of Commerce (Commerce) has received the items required as the condition for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink that reads "Robert H. Klauk". The signature is written in a cursive style with a large initial 'R'.

Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section

cc: Jane A. Kettler - Miller Engineers & Scientists



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
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Jim Doyle, Governor  
Jack L. Fischer, A.I.A., Secretary

July 8, 2008

Mr. Larry Franke  
Cher-Make Sausage Company  
2915 Calumet Avenue  
Manitowoc, WI 54220

RE: **Conditional Case Closure**

**Commerce # 54220-5550-15-A DNR BRRTS # 03-36-546753**  
Cher-Make Sausage Co., 2915 Calumet Ave., Manitowoc

Dear Mr. Franke:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure, prepared by Miller Engineers and Scientists, for the site referenced above. It is understood that residual soil and groundwater contamination remain on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

**The following condition must be satisfied to obtain final closure:**

- Documentation of the abandonment (WDNR Abandonment Form 3300-5B) of groundwater

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk". The signature is written in a cursive, flowing style.

Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section

cc: Jane A. Kettler - Miller Engineers and Scientists

499657

535-352

Item 1

RECEIVED FOR RECORD  
1975 MAY 21 PM 3 21  
Robert B. Brandt  
REGISTER OF DEEDS

THIS INDENTURE, Made by Servenius Schelfhout and  
Lorraine Schelfhout, his wife, and each in his  
and her own right grantor. S.  
of Manitowoc County, Wisconsin, hereby quit-claims to  
Cher-Make Sausage Co., a Wisconsin Corporation,

grantee. S. of Manitowoc County, Wisconsin, for the sum of  
One (\$1.00) Dollar and other good and valuable consideration, ~~XXXX~~

the following tract of land in Manitowoc County, State of Wisconsin:

All that part of the West One Hundred Ten (110') feet of Lot Numbered One (1) of the Re-subdivision of Lots Numbered Fifteen (15) to Twenty-five (25) inclusive in Berner's Re-subdivision of Lot Numbered Two (2) of the Subdivision of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Numbered Twenty-five (25), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, lying East of South 30th Street in the City of Manitowoc, as extended and as described in that certain Warranty Deed from the grantors to the City of Manitowoc dated December 4, 1973 and recorded in the office of the Register of Deeds for Manitowoc County, Wisconsin, on January 11, 1974 in Volume 514 of Records, on page 326, as Document No. 487630. The premises being conveyed having a frontage on said 30th Street of 155.49 feet more or less and a maximum depth of 25 feet more or less.

This property is being conveyed subject to any special assessments against said premises and the real estate taxes assessed and levied against said premises for the year 1975, which the grantee assumes and agrees to pay.

FEE EXEMPT: 77.25(13)

Phase closest published

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor. S. ha. VE hereunto set their hands and seal. S. this 12<sup>th</sup> day of May, A. D., 19 75

SIGNED AND SEALED IN PRESENCE OF

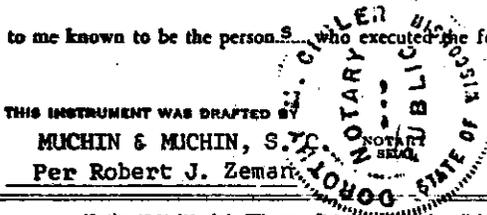
Bettie B. Muchin  
Bettie B. Muchin  
Dorothy M. Cigler  
Dorothy M. Cigler

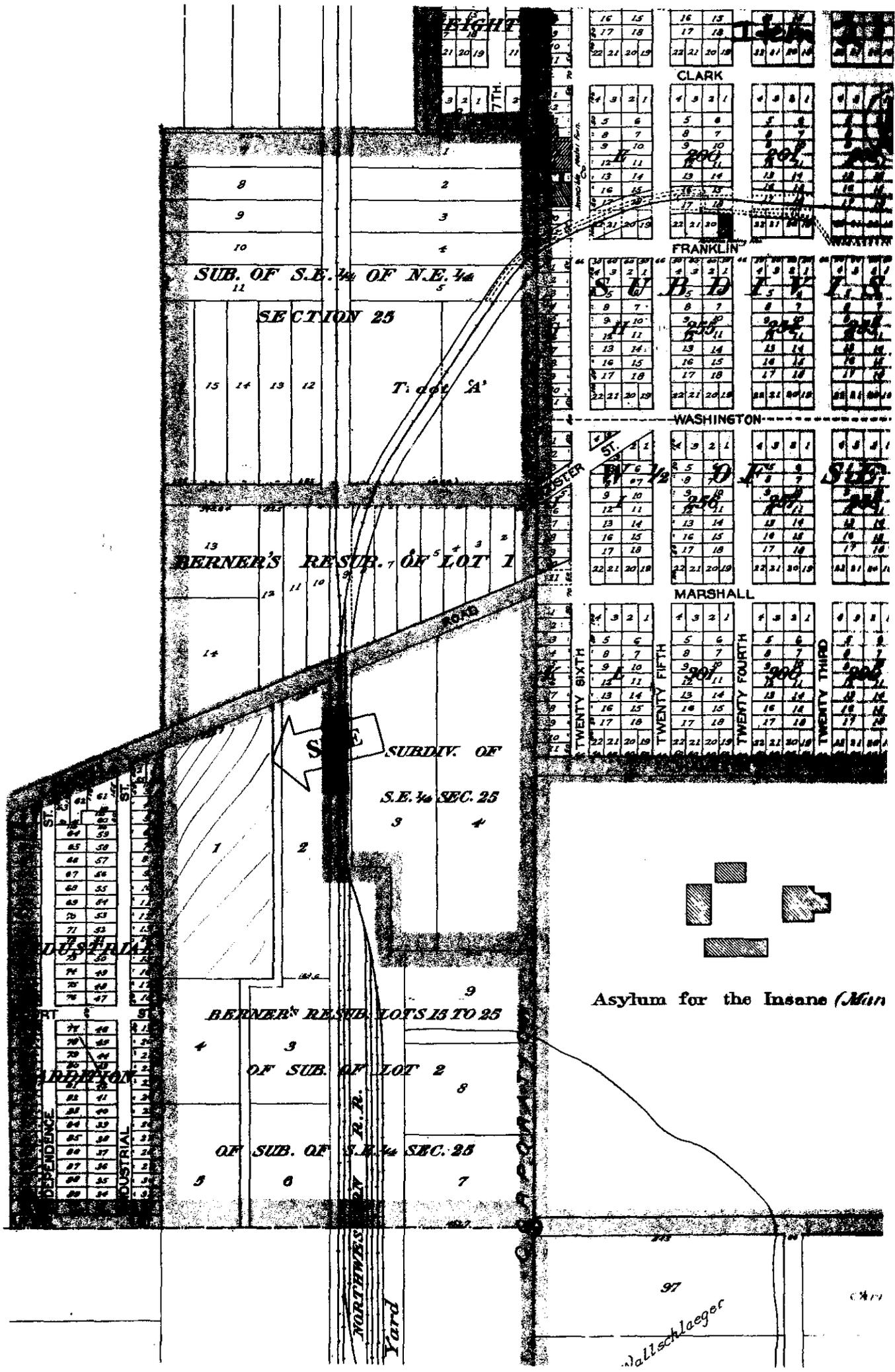
Servenius Schelfhout (SEAL)  
Servenius Schelfhout  
Lorraine Schelfhout (SEAL)  
Lorraine Schelfhout  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

State of Wisconsin, }  
Manitowoc County. } ss. Personally came before me, this 12<sup>th</sup> day of May, A. D., 19 75, the within named Servenius Schelfhout and  
Lorraine Schelfhout, his wife,

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

THIS INSTRUMENT WAS DRAFTED BY Dorothy M. Cigler  
Dorothy M. Cigler  
Notary Public, Manitowoc County, Wis.  
My commission (expires) May 25, 1978





**MILLER**  
ENGINEERS  
SCIENTISTS  
An Employee-Owned Company

December 3, 2007

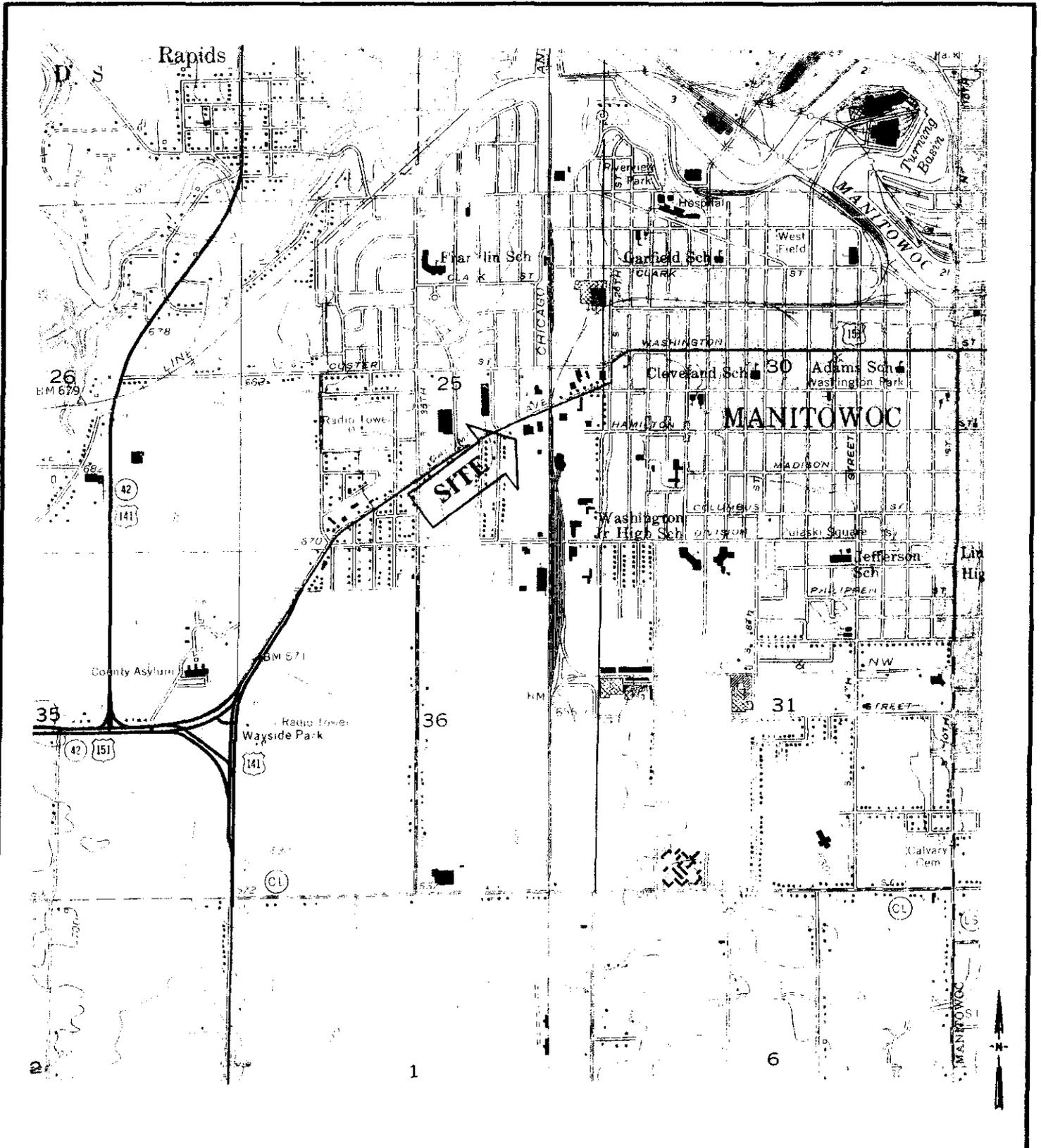
Wisconsin Dept. of Natural Resources  
Northeast Region Headquarters  
2984 Shawano Avenue  
Green Bay, WI 54307

Subject: **Legal Description for 2915 Calumet Avenue,  
Manitowoc, Wisconsin.  
Cher-Make Sausage Co.  
WDNR BRRTS # 03-36-546753 Commerce #54220-555015**

A legal description for the above-referenced property is provided in the attached documents. To the best of my knowledge, these documents describe the only property on which residual contamination remains as a result of the release at the Cher-Make facility at 2915 Calumet Avenue. The property will be included in the WDNR GIS Registry of contaminated sites.

  
Signed

12/18/07  
Date



DATE	05/12/2006	BY	JAK	CLIENT:	Cher-Make Sausage Company
PROJECT NO.	06-1-17165	CK	PGP	JOB:	LUST Site Investigation
7.5-minute Topographic Map Manitowoc, Wisconsin Quadrangle 1973				LOCATION:	2915 Calument Ave Manitowoc, Wisconsin

**Figure 1: Site Location Map**

item 5

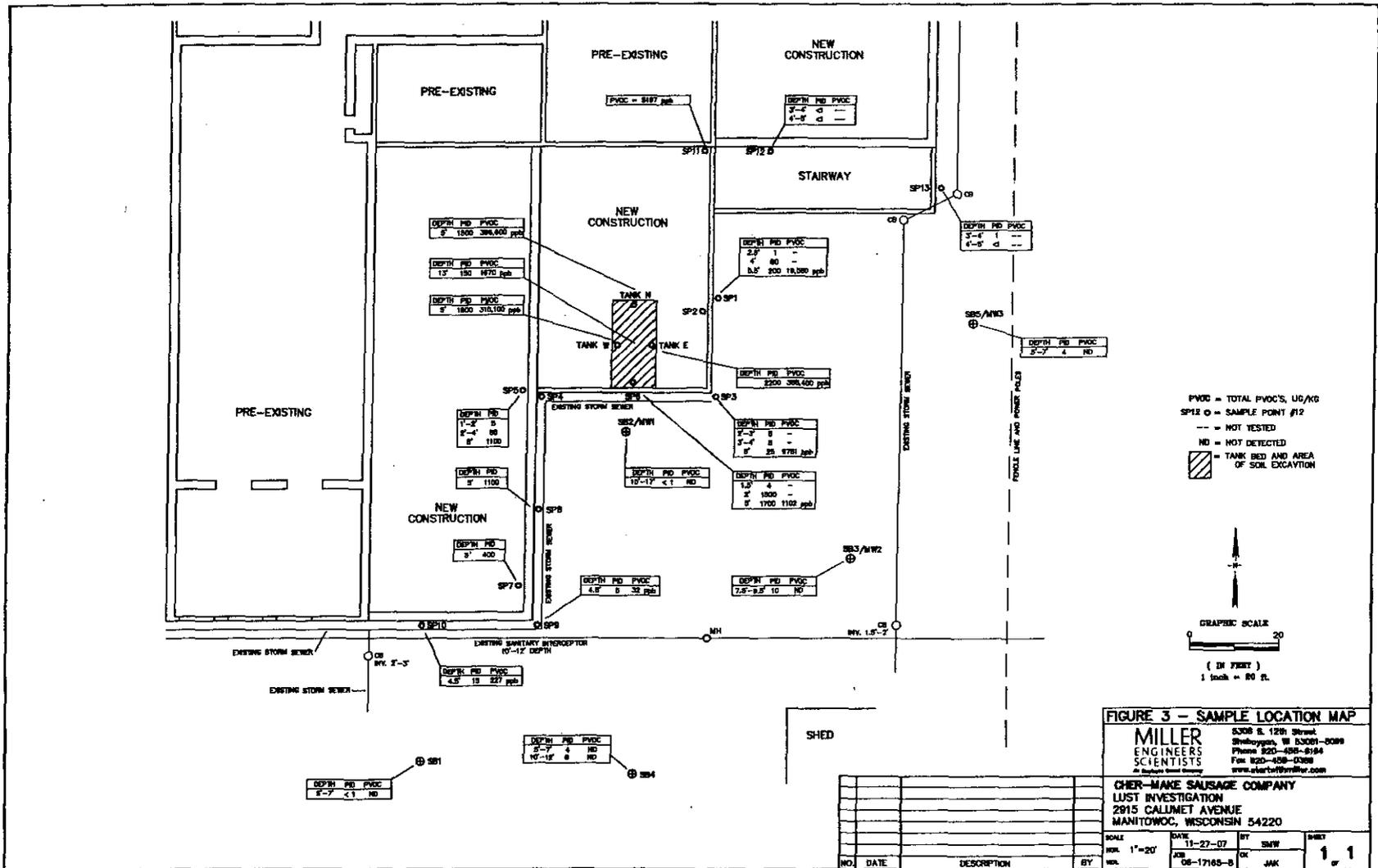


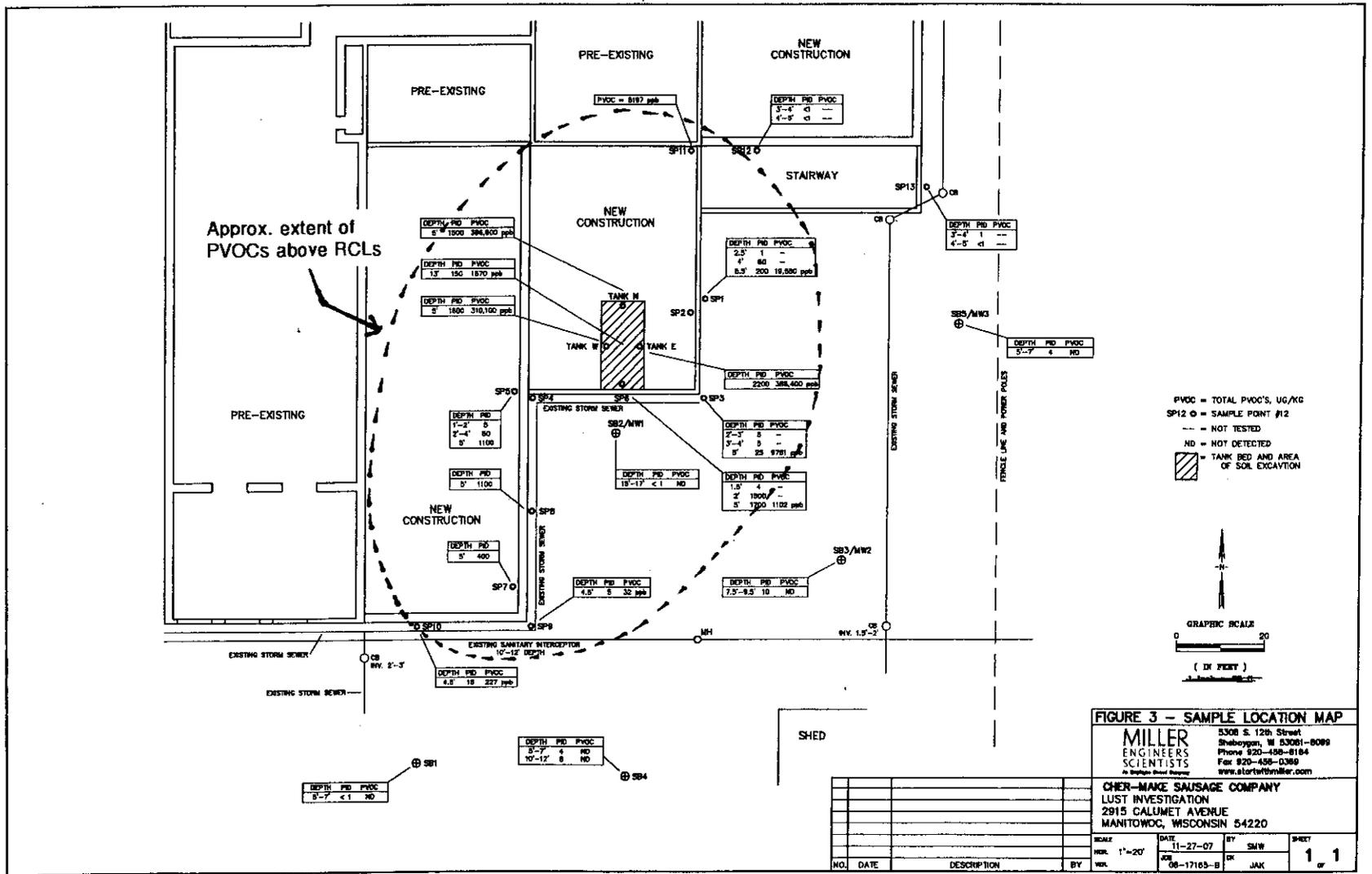
FIGURE 3 - SAMPLE LOCATION MAP

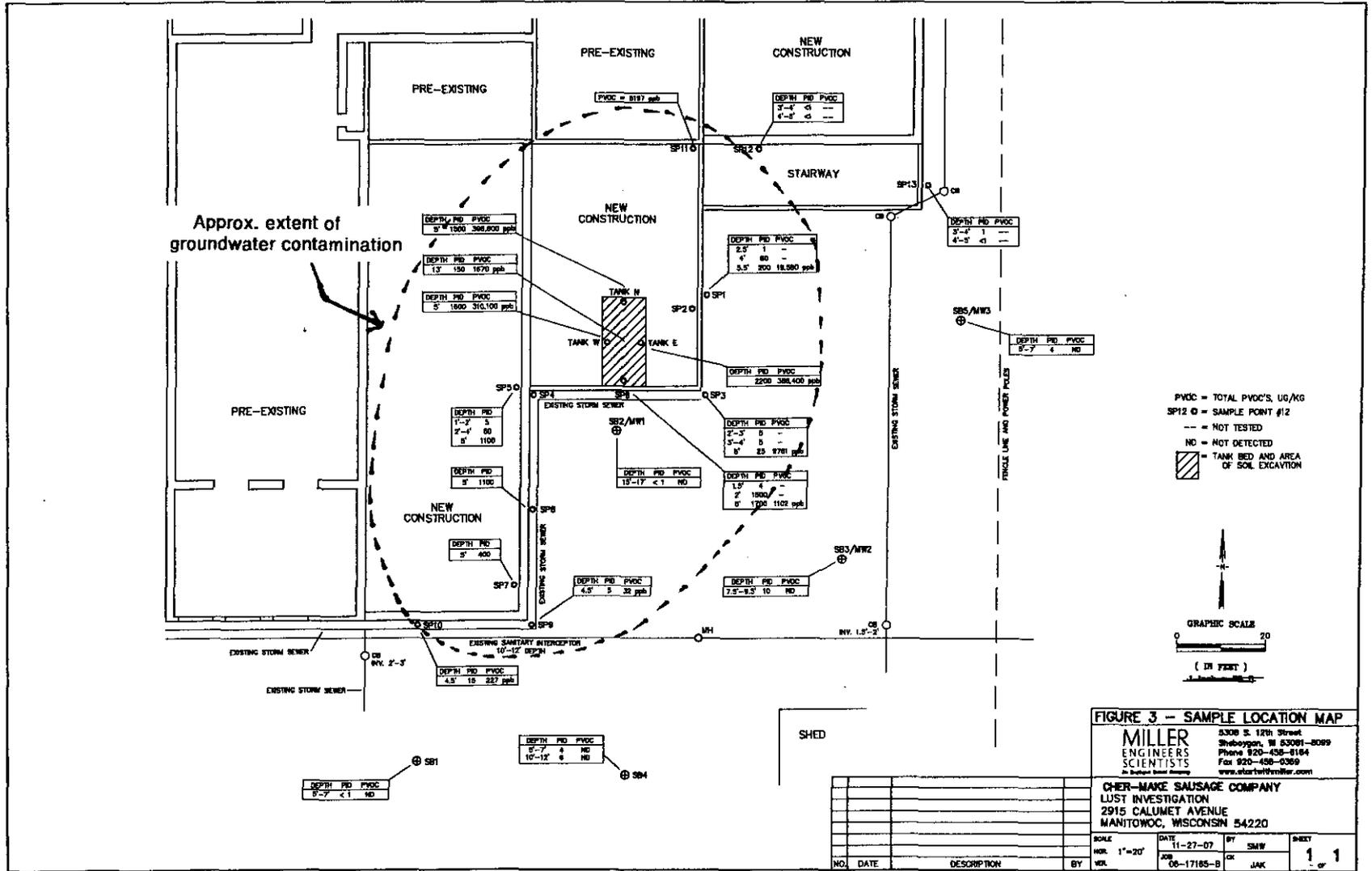
**MILLER ENGINEERS SCIENTISTS**  
 5308 E. 12th Street  
 Sheboygan, WI 53081-0098  
 Phone 920-458-8184  
 Fax 920-458-0308  
 www.millerscientists.com

**CHER-MAKE SAUSAGE COMPANY**  
 LUST INVESTIGATION  
 2915 CALUMET AVENUE  
 MANITOWOC, WISCONSIN 54220

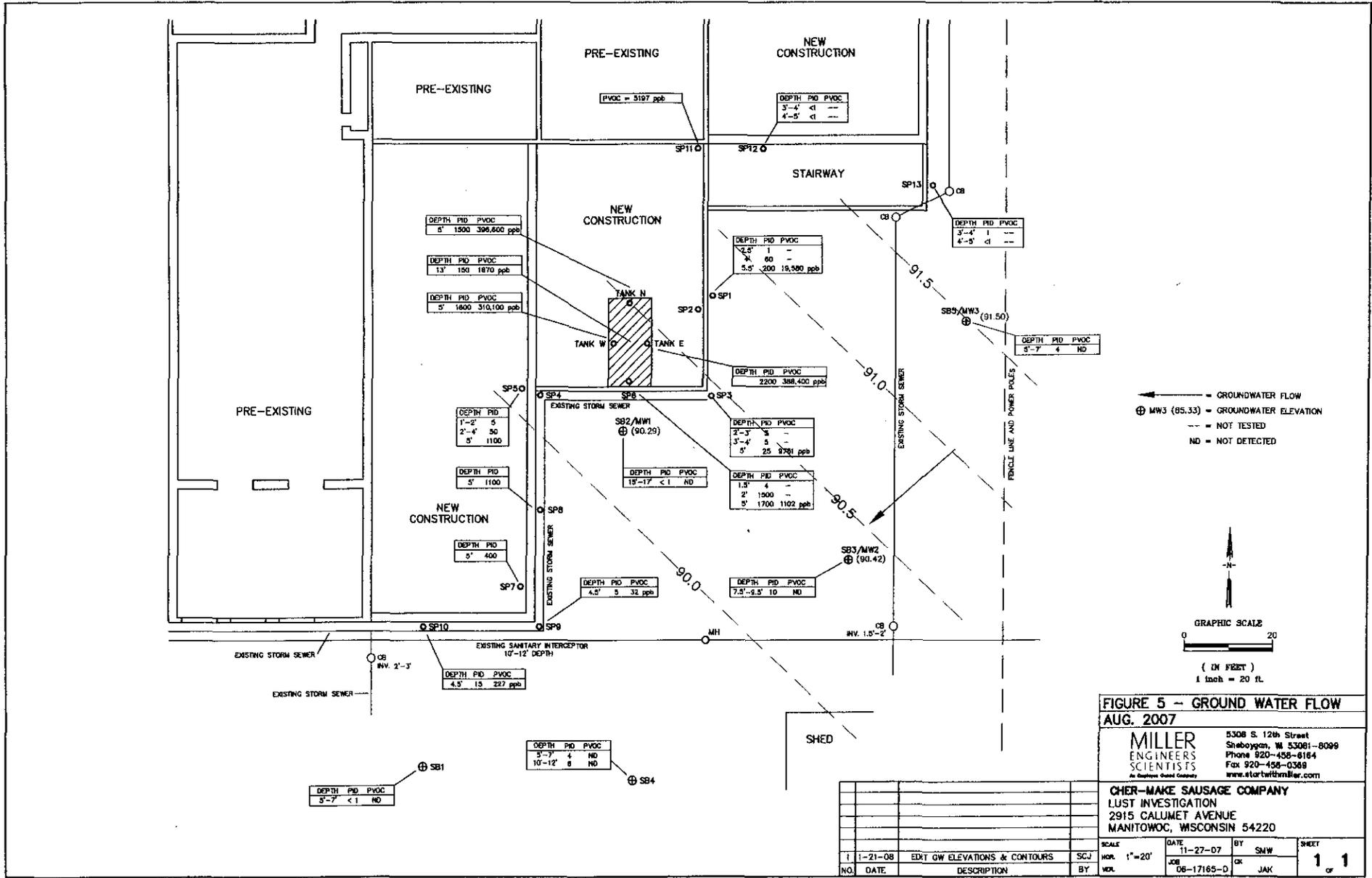
NO.	DATE	DESCRIPTION	BY	CHK	DATE	BY	CHK	SHEET
								1 of 1

C. W. H. T.





G13 LHM 1



**FIGURE 5 -- GROUND WATER FLOW  
AUG. 2007**

**MILLER ENGINEERS SCIENTISTS**  
 8308 S. 12th Street  
 Sheboygan, WI 53081-8099  
 Phone 920-458-6164  
 Fax 920-458-0369  
 www.startwithmiller.com

**CHER-MAKE SAUSAGE COMPANY**  
 LUST INVESTIGATION  
 2915 CALUMET AVENUE  
 MANITOWOC, WISCONSIN 54220

**TABLE 1**  
**Soil Analytic Test Results (April and May 2006)**

Cher-Make Sausage Company  
2915 Calumet Drive, Manitowoc, Wisconsin  
WDNR BRRTS ID# , WDComm ID #  
Miller Project #06-1-17165

Sample Date	4/19/2006	4/19/2006	4/19/2006	4/20/2006	4/20/2006	4/28/2006	4/20/2006	4/20/2006	4/20/2006	4/20/2006	4/20/2006	NR 720 gw Protection Standards	NR 746 Table 2 Direct Contact Standards (ind.)	NR746 Table 1 Indication of Residual Free Product
Sample ID	SP1	SP3	SP6	SP9	SP10	SP11	UST TP	Tank Exc	Tank N	Tank E	Tank W			
Sample Depth	5.5'	5.5'	5'	4.5	4.5	4'	13	10'	4-5'	4-5'	4-5'			
PID reading	200	25	1700	5	15	NT	150	300	1500	2200	1600			
<b>PVOCs, ug/kg</b>														
Benzene	470	301	17,100	<25	73	154	1,460	8,700	22,100	4,000	11,300	5.5	1,100	8,500
Ethylbenzene	1,880	780	79,000	<25	<25	167	<25	3,900	33,000	27,300	25,100	2,900	****	4,600
MTBE	<25	<25	<250	<25	<25	<25	55	<25	<250	<250	<250	****	****	****
Toluene	830	790	128,000	32	54	75	41	820	72,000	19,100	39,000	1,500	****	38,000
1,2,4-Trimethylbenzene	6,000	2,990	258,000	<25	33	1,990	64	3,010	70,000	111,000	65,000	****	****	83,000
1,3,5-Trimethylbenzene	2,110	1,000	89,000	<25	<25	710	<25	1,360	23,500	37,000	22,700	****	****	11,000
Total Xylenes	8,290	3,920	531,000	<75	67	2,111	50	7,700	176,000	190,000	147,000	4,100	****	42,000
Total PVOC	19,580	9,781	1,102,100	32	227	5,207	1,670	25,290	396,600	388,400	310,100	****	****	
<b>Analyte (mg/kg)</b>														
GRO	83	48	4,300	<10	<10	23	<10	61	1,410	1,380	970	250	****	****
													<b>NR 720 Table 2 Direct Contact (non-Ind.)</b>	
Lead, mg/kg	<5	<5	15	NT	NT	NT	<5	NT	NT	NT	NT		<b>500</b>	

NT = not tested

\*\*\*\* = no established standards

Exceeds Soil Standards Indicative of Free Product

Exceeds Generic Direct Contact Soil Standards (Wisconsin Administrative Code)

PVOC= Volatile Organic Compounds (EPA Method 8260).

GRO = Gasoline Range Organics (WDNR modified method)

Item 6

**TABLE 2**  
**Groundwater VOC Data**  
**Cher-Make Sausage Company**  
**2915 Calumet Drive**  
**Manitowoc, Wisconsin**  
**Project # 06-1-17165**

Sample Location Date	MW1				MW2				MW3				PAL NR 140	ES NR 140
	11/9/2006*	2/21/2007	6/6/2007	8/24/2007	11/9/2006	2/21/2007	6/6/2007	8/24/2007	11/9/2006	2/21/2007	6/6/2007	8/24/2007		
<b>VOCs (<math>\mu\text{g}\cdot\text{L}^{-1}</math>)</b>														
Benzene	<b>2800</b>	<b>5200</b>	<b>7100</b>	<b>6600</b>	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	0.5	5
Chloroethane	0.68 ▯	<47	<23.5	<23.5	<0.54	<0.47	<0.47	<0.47	<0.54	<0.47	<0.47	<0.47	80	400
Di-isopropyl ether	35	<130	<65	<65	<0.71	<1.3	<1.3	<1.3	<0.71	<1.3	<1.3	<1.3	NA	NA
Ethylbenzene	19.8	56 ▯	102	114	<0.38	<0.38	<0.38	<0.38	<0.38	<0.38	<0.38	<0.38	140	700
Methyl tert-butyl ether	3.5	<52	<26	<26	<0.52	<0.52	<0.52	<0.52	<0.52	<0.52	<0.52	<0.52	12	60
Toluene	156	112 ▯	47 ▯	90	<0.59	<0.46	<0.46	<0.46	<0.59	<0.46	<0.46	<0.46	200	1000
Trimethylbenzenes	3.77	<157	<78.5	<78.5	<1.6	<1.57	<1.57	<1.57	<1.6	<1.57	<1.57	<1.57	96	480
Vinyl chloride	<b>0.37</b> ▯	<20	<10	<10	<0.17	<0.2	<0.2	<0.2	<0.17	<0.2	<0.2	<0.2	0.02	0.2
Total xylenes	65.5	68 ▯	105	153 ▯	<1.4	<0.99	<0.99	<0.99	<1.4	<0.99	<0.99	<0.99	1000	10,000

PAL = Preventive Action Limit

ES = Enforcement Standard

\* Higher of duplicate results listed

0.5 = Value exceeds PAL

2800 = Value exceeds ES

NT = not tested, NA = not applicable

▯ = estimated value – concentration is between the limit of quantitation and limit of detection

Item 6

**TABLE 3**  
**Groundwater Elevations**  
 Cher-Make Sausage Company  
 2519 Calumet Drive  
 Manitowoc, Wisconsin  
 Project # 06-1-17165  
 Revised 1/21/08

Location	Top of Flush		10/25/2006	10/25/2006	11/9/2006	11/9/2006	2/21/2007	2/21/2007	6/6/2007	6/6/2007	8/24/2007	8/24/2007
	Mount Cover (ft)	Top PVC (ft)	Depth to Water (ft)	Water Elevation (ft)								
MW1	96.33	96.13	6.11	90.02	6.34	89.79	7.25	88.88	6.01	90.12	5.84	90.29
MW2	95.66	95.21	5.32	89.89	5.42	89.79	7.55	87.66	5.22	89.99	4.79	90.42
MW3	96.12	95.54	4.62	90.92	6.17	89.37	6.71	88.83	4.89	90.65	4.04	91.50