

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 fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: 03-43-000646 PARCEL ID #: 265-14-19016575

ACTIVITY NAME: Scotts's Bait & Tackle WTM COORDINATES: X: 688606 Y: 492433

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**. 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: Block 1 of Milledge's Addition To The City of Oconto**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that ALL legal descriptions attached to the statement are complete and accurate.
Note: The point here is that the legal descriptions are describing the correct (i.e., contaminated) properties.

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 #: 2-1 Title: Site Location Map
- Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows 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 Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3-2 Title: Verification Soil Sample Locations
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: E-1 Title: Plot View Of Three Areas of Residual Contamination

BRRTS #: 03-43-000646

ACTIVITY NAME: Scotts's Bait & Tackle

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Generic Residual Contaminant Level (GRCL) 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 #: E-2 Title: Cross Section Of First Area Of Residual Contamination

Figure #: E-3 Title: Cross Section Of Second and Third Area Of Residual Contamination

- 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 #: 2 Title: Water Table Contours - April 1, 1993

Figure #: 3 Title: Water Table Contours - July 8, 1993

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 #: 3-1 Title: Soil Laboratory Results For GRO And PVOCS

- 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 #: 03-43-000646

ACTIVITY NAME: Scotts's Bait & Tackle

NOTIFICATIONS

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

- 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 the RP received confirmation for notifying current source property owner.
- 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 the RP received confirmation 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 boundaries of the contaminated site, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Generic Residual Contaminant Level (GRCL) 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, District Director

647 Lakeland Road
Shawano, Wisconsin 54166
TELEPHONE 715-524-2183
FAX 715-524-3214

March 19, 1996

IN REPLY REFER TO:

Ms. Linda Belongia - Clerk
City of Oconto
1210 Main St.
Oconto, WI 54153

Subject: Scott's Bait and Tackle PECFA Form 4 Review, WDNR LUST ID # 43-00646

Dear Ms. Belongia:

I have received the copies of the deed restrictions that were filed at the Oconto County Clerk's Office. Therefore I will be removing this case from our case tracking system and will consider the case closed.

I have also received the application for reimbursement under the State's Petroleum Storage Remedial Action Fund (PSRAF) for the site. Based on a review of the information submitted, I am approving Form 4-B of the PSRAF Claim. I am returning the form to your consultant so the remainder can be completed accurately; they will send you a copy of the completed form for your records. The original signed form will be submitted with your claim which is for the costs associated with the completion of the remedial action and closure of the site.

As required under the provisions of PSRAF, evidence of a release was reported to the Department of Natural Resources in accordance with the requirements of s. 144.76(2) Wisconsin Statutes. The work to date was not performed by the Department with Federal LUST Trust funding (42 USC 6991).

I appreciate the actions the City of Oconto has taken to protect our groundwater resource. Please contact me if you have any questions.

Sincerely,

Tom Sturm
Hydrogeologist
715-526-4230

cc: Philip Brochocki - Foth and Van Dyke, PO Box 19012, Green Bay, WI, 54307-9012

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 7th day of February, 1996.

The undersigned certify he/she is authorized by the County of Oconto to execute such Declaration of Restrictions and Covenant on its behalf.

Signature: Harold Mork

Printed Name: Harold Mork

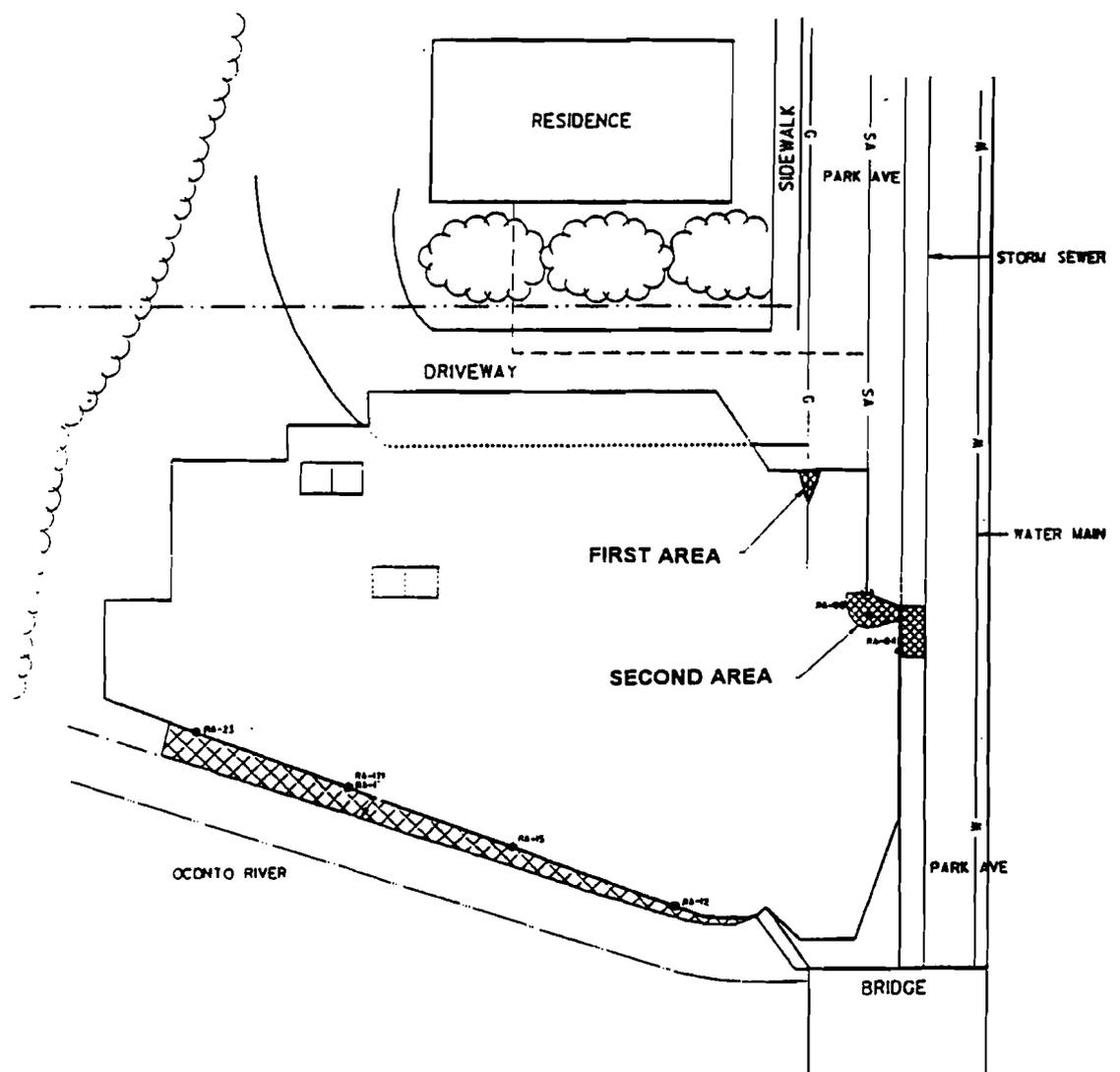
Title: Chairman, Oconto County Highway Committee

Subscribed and sworn to before me this 7th day of February, 1996.

Robert J. May
Notary Public, State of Wisconsin.

My commission is permanent.

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



LEGEND

-  ESTIMATED APFA OF RESIDUAL PETROLEUM CONTAMINATION
-  RA-04 SOIL VERIFICATION SAMPLE LOCATION AND NUMBER
-  GAS MAIN
-  MANHOLE
-  WATER MAIN
-  SANITARY SEWER (ESTIMATED)
-  SANITARY SEWER
-  PROPERTY LINE
-  TREES OR BRUSH
-  APPROXIMATE DREST OF SLOPE TO RIVER
-  APPROXIMATE RIVER EDGE
-  EXCAVATION PERIMETER
-  ABANDONED AND PREVIOUSLY UNIDENTIFIED USTS
-  USTS REMOVED IN 1984 BY SCHROEDER OIL AND EXCAVATING

NOTE:
 UTILITIES HAVE BEEN SHOWN ON THE EXISTING CONDITIONS PLAN WHERE INFORMATION IS AVAILABLE. ACCURACY AND COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED.

CITY OF OCONTO - 101 PARK AVE	
FIGURE E-1	
PLOT VIEW OF THREE AREAS OF RESIDUAL CONTAMINATION	
Scale: 1" = 20'	Date: FEBRUARY, 1992
Prepared By: Foth & Van Dyke	By: BE

435046
DOCUMENT NUMBER

FEB 20 1996

Declaration of Restrictions and Covenants

Loralee Lasley
REGISTER

*14 dec
City of
Oconto*

In Re: Property previously recorded in Volume 576 page 528 Oconto County Register of Deeds Office and Volume 599 page 677 Oconto County Register of Deeds Office and other lands all being in Block 1 of Millidge's Addition to the City of Oconto, Wisconsin and being part of Government Lot 1, Section 19, Township 28 North, Range 22 East, City of Oconto, Wisconsin, except that property lying within the Right of Way of County Trunk Highway S, also known as Park Ave., described as follows:

STATE OF WISCONSIN)
) ss
COUNTY OF OCONTO)

WHEREAS, the City of Oconto is the owner of the above-described property; and

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time;

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or 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. Gasoline contaminated soil may remain on this property at the following locations (map attached) : The first area of residual contamination is located along the Oconto River from approximately eight to 13 feet below grade along the southern limit of the excavation. The southern extent of the excavation is located at the approximate crest of the river bank. River water would have seeped into the excavation if the soil would have been removed any closer to the river. The second area of residual contamination is small, four by five feet, beneath a four-inch high-pressure gas main lying outside the Right of Way of County Trunk S, also known as Park Ave. Residual levels of contamination exist in a two-foot thick zone approximately 11 to 13 feet below grade. This area contained an estimated two-thirds of a cubic yard of petroleum-contaminated soil. Removal of the soil could have created an explosive situation. Pursuant to the requirements of s. 144.76, Stats., any future subsurface work on this property which removes the structural impediments which currently exist shall provide for an investigation of the degree and extent of gasoline 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 13 day of February, 1996.

The undersigned certify he/she is authorized by the City of Oconto to execute such Declaration of Restrictions and Covenant on its behalf.

Signature: Dwaine M. Konshak

Printed Name: Dwaine M. Konshak

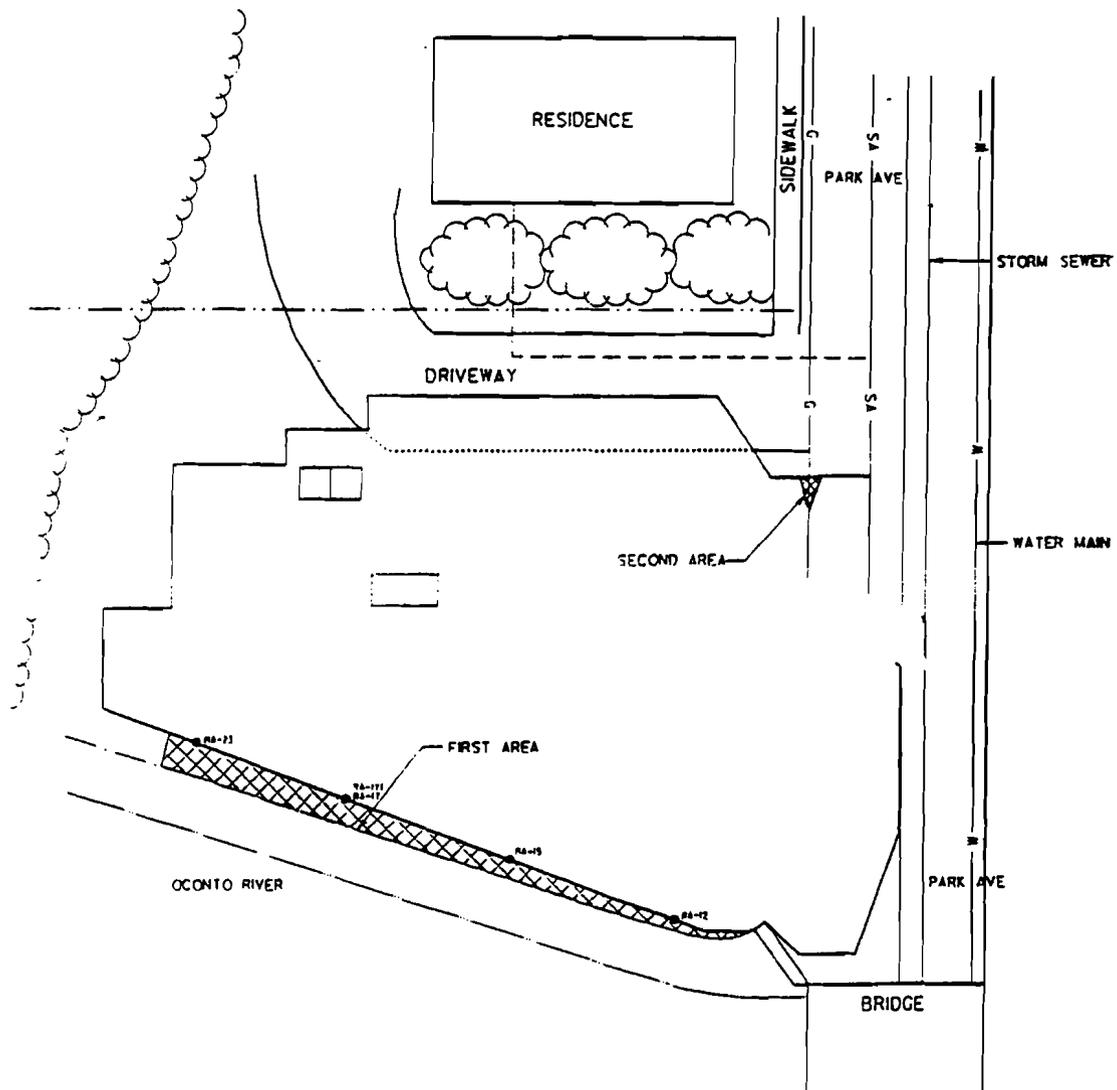
Title: Mayor - City of Oconto

Subscribed and sworn to before me this 30 day of February, 1996.

Linda M. Belgio
Notary Public, State of Wisconsin

My commission 7-7-96

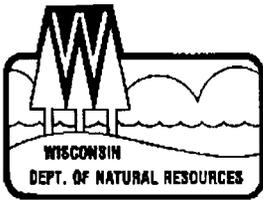
This document was drafted by the Wisconsin Department of Natural Resources.



- LEGEND**
-  ESTIMATED APFA OF RESIDUAL PETROLEUM CONTAMINATION
 -  RA-04 SOL VERIFICATION SAMPLE LOCATION AND NUMBER
 -  GAS MAIN
 -  WATER MAIN
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 -  ABANDONED AND PREVIOUSLY UNIDENTIFIED USTS
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NOTE:
 UTILITIES HAVE BEEN SHOWN ON THE EXISTING CONDITIONS PLAN WHERE INFORMATION IS AVAILABLE. ACCURACY AND COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED.

CITY OF OCONTO - 101 PARK AVE		
FIGURE E-1		
PLOT VIEW OF THREE AREAS OF RESIDUAL CONTAMINATION		
Scale:	1" = 20'	Date: FEBRUARY, 1992
Prepared By:	Foth & Van Dyke	By: BS



State of Wisconsin\ DEPARTMENT OF NATURAL RESOURCES

Shawano Field Office
647 Lakeland Road
Shawano, WI 54166

George E. Meyer, Secretary
William R. Selbig, District Director

Telephone # 715-524-2183
FAX # 715-524-3214

February 20, 1995

COPY

City of Oconto
Linda Belongin
PO Box 315
Oconto, WI 54153

SUBJECT: Deed Restriction
Scott's Bait & Tackle (Former), 101 Park Ave., Oconto
WDNR LUST ID# 43-646

Dear Ms. Belongin:

On February 13, 1995, the Lake Michigan District Close Out Committee met to discuss various sites. The committee has agreed to close this site pending a deed restriction. This deed restriction will state that inaccessible soil contamination may remain 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.

Only when the deed restriction has been finalized and filed with Oconto County can this site be closed. To complete the deed notification, the Department requires a complete (unabbreviated) legal description of the property be provided. This may be obtained from the Oconto County Register of Deeds.

When this is submitted, the Department will send you a draft copy of the deed restriction, containing language regarding the remaining petroleum contamination. A revised copy will be sent 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. At that time, and after we have received documentation of the soil disposal, the site may be closed.

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.

If you have any questions, you may contact me at the number shown below.

Sincerely,

Charlene L. Stuewer

Charlene L. Stuewer, Program Assistant
Leaking Underground Storage Tank Unit
(715) 526-4230

cc: Rebecca J. Koepke and Janis Schallhorn Kesy; Foth and Van Dyke, 2737 S. Ridge Road, PO Box 19012, Green Bay, WI 54307-9012

43-646

Scott's Day & Mackie

DOCUMENT NO.
394381

STATE BAR OF WISCONSIN FORM 3-1982
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

VOL. **599** PAGE **677**

REGISTER OF DEEDS
OCONTO COUNTY

AT 9 O'CLOCK AM

OCT 4 1991

Joyce B. Behling
REGISTER

10 due

TOM MC CLANAHAN and ELSA MC CLANAHAN, his wife,

quit-claims to CITY OF OCONTO, a Wisconsin municipal corporation,

the following described real estate in Oconto County, State of Wisconsin:

Lot one (1) Block one (1) of Millidge Addition to the City of Oconto.

Grantee accepts this property subject to all existing underground and environmental conditions.

RETURN TO City Clerk
1210 Main Street
Oconto, Wis. 54153

Tax Parcel No:

265-14-19016575

FEE
77.25-3
EXEMPT

RECEIVED
MAY 4 1995
Ans'd _____

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

Dated this 12th day of September, 1991

Sharon J. Dake (SEAL)

Tom Mc Clanahan (SEAL)

Linda M. Belongue (SEAL)

• Tom Mc Clanahan

City Clerk

✓ *Elsa Mc Clanahan* (SEAL)

• Elsa Mc Clanahan

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN



Stock No. 26273

RECEIVED

FEB 7 1995

Ans'd _____

18-28-638

SURVEYOR'S CERTIFICATE

I, Donald H. Nerenhausen, Registered Land Surveyor, do hereby certify that by and under the order and direction of Steve Hannot, City of Oconto Assessor, I have surveyed and mapped lands previously recorded in Volume 576 page 528 Oconto County Register of Deeds Office and Volume 599 page 677 Oconto County Register of Deeds Office and other lands all being in Block 1 of Millidge's Addition to the City of Oconto, Wisconsin and being part of Government Lot 1, Section 19, Township 28 North, Range 22 East, City of Oconto, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 4 of Block 5 of Millidge's Addition to the City of Oconto; thence South 00 degrees 38 minutes 15 seconds West along the West line of Park Avenue a distance of 380.28 feet to the Northeast corner of Block 1 of said Millidge's Addition; thence North 71 degrees 54 minutes 30 seconds West along the North line of said Block 1 being also the South line of Pecor Street (formerly Water Street) a distance of 104.94 feet (recorded 104.88) to the point of beginning; thence continuing North 71 degrees 54 minutes 30 seconds West along the South line of said Pecor Street a distance of 140.04 feet to the centerline of vacated Cross Street (a/k/a Simmons Avenue) also being the Northeast corner of Volume 11 certified survey maps page 136 Oconto County Register of Deeds Office; thence South 00 degrees 01 minutes 04 seconds East along the said centerline and the East line of said Vol. 11 C.S.M. page 136 a distance of 232.17 feet (recorded 232.35 feet) to a meander line along the Oconto River; thence South 55 degrees 01 minutes 47 seconds East along the said meander line a distance of 119.62 feet; thence South 69 degrees 04 minutes 26 seconds East along the said meander line a distance of 140.91 feet to the West line of Park Avenue; thence North 00 degrees 38 minutes 15 seconds East along the West line of Park Avenue a distance of 48.86 feet to the South line of Lamkey Street (formerly an alley); thence North 89 degrees 21 minutes 45 seconds West along the said South line a distance of 132.27 feet to the beginning of a vacated portion of Lamkey Street (formerly an alley); thence North 00 degrees 38 minutes 15 seconds East along the end of Lamkey Street a distance of 33.00 feet; thence North 00 degrees 24 minutes 21 seconds West along the West line of Lot 3 of Block 1 of Millidge's Addition a distance of 91.79 feet; thence South 89 degrees 18 minutes 36 seconds East a distance of 33.90 feet (recorded 32.5 feet); thence North 00 degrees 38 minutes 39 seconds East a distance of 132.87 feet (recorded 132.71 feet) to the point of beginning;

Including all lands lying between the meander line of the Oconto River and the existing shore line, bounded on the East and West by the Southerly extensions of the boundary lines thereof.

Containing 32,549 square feet/0.74 acres, not including lands lying South of the meander line.



Stock No. 26273

RECEIVED

FEB 7 1995

Ans'd _____

18-28-638

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP

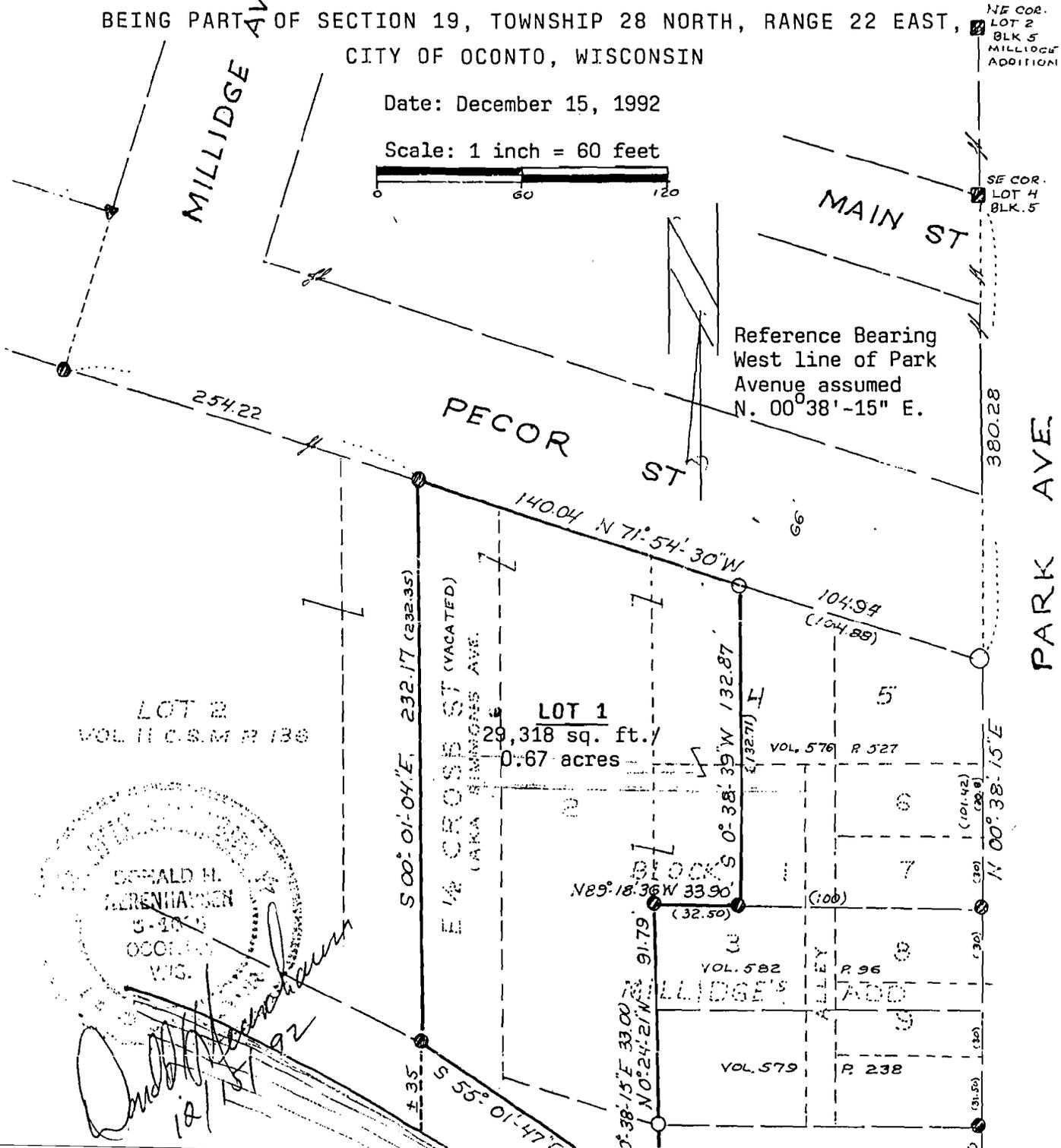
BLOCK 1 OF ^{AVE}MILLIDGE'S ADDITION TO THE CITY OF OCONTO, WI
BEING PART OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 22 EAST,
CITY OF OCONTO, WISCONSIN

Date: December 15, 1992

Scale: 1 inch = 60 feet



Reference Bearing
West line of Park
Avenue assumed
N. 00° 38' - 15" E.



LOT 2
VOL II C.S.M. P. 136

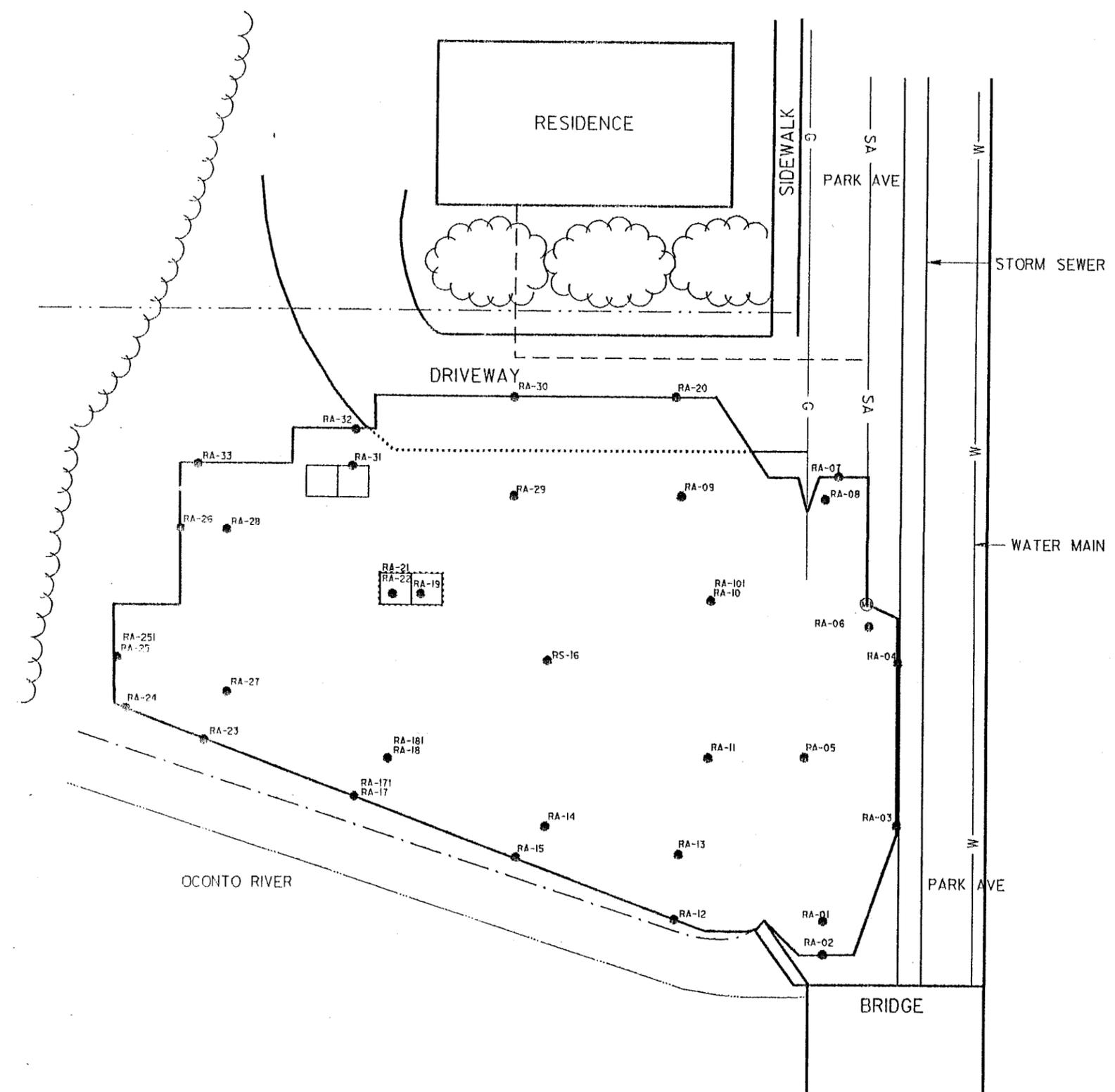
LOT 1
29,318 sq. ft.
0.67 acres

DONALD H. BERENHAYSEN
S-10-1
OCONTO
WIS.
Donald H. Berenhayesen
12/15/92

NE COR.
LOT 2
BLK 5
MILLIDGE
ADDITION

SE COR.
LOT 4
BLK. 5

PARK AVE

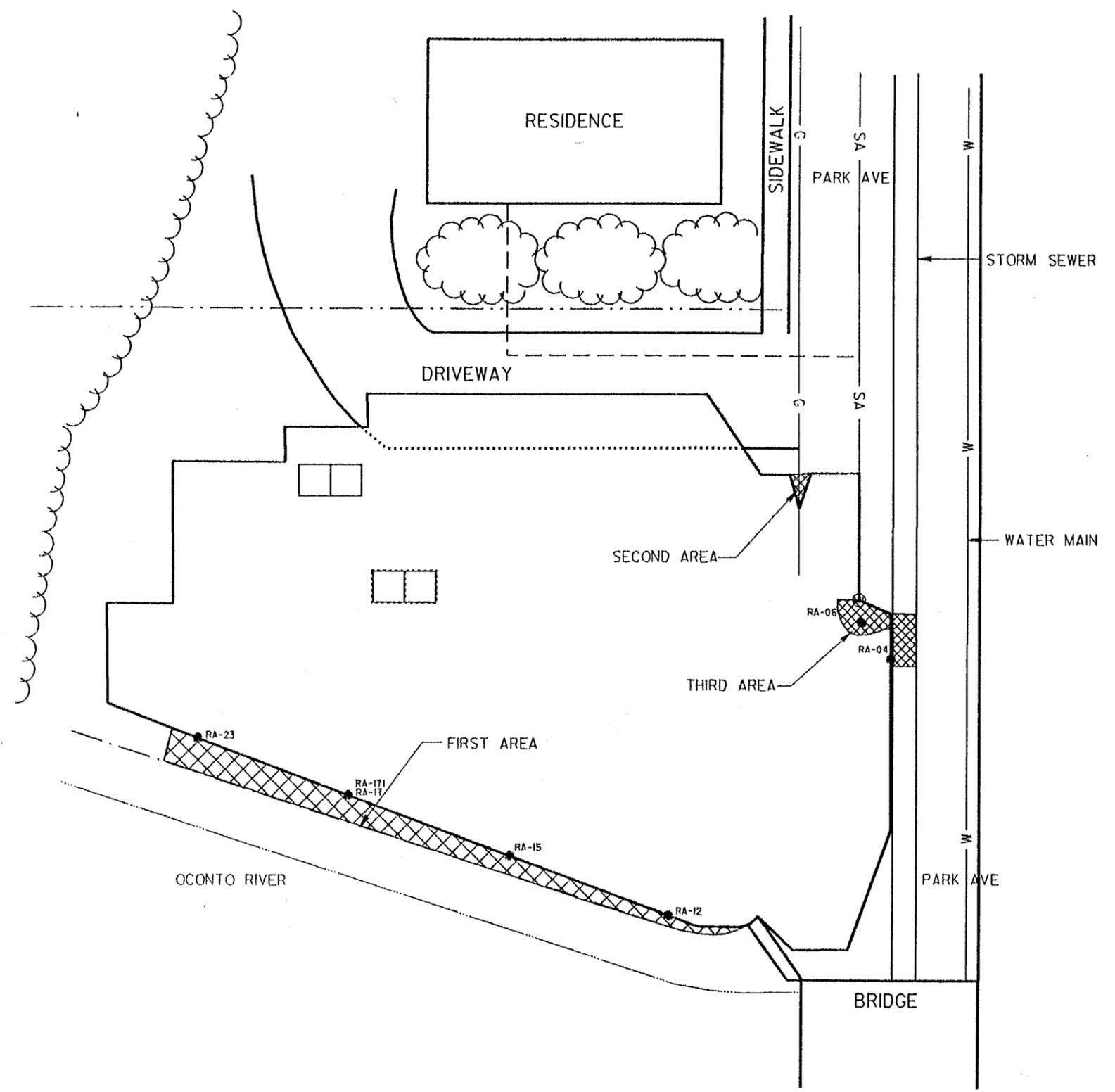


LEGEND

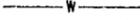
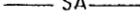
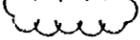
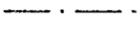
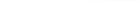
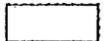
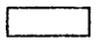
- RA-01 SOIL VERIFICATION SAMPLE LOCATION AND NUMBER
- G — GAS MAIN
- ⊕ MANHOLE
- W — WATER MAIN
- - - SA - - - SANITARY SEWER (ESTIMATED)
- SA — SANITARY SEWER
- — — — — PROPERTY LINE
- ☁ TREES OR BRUSH
- - - - - APPROXIMATE CREST OF SLOPE TO RIVER
- — — — — APPROXIMATE RIVER EDGE
- — — — — EXCAVATION PERIMETER
- ▭ ABANDONED AND PREVIOUSLY UNIDENTIFIED USTS
- ▭ USTS REMOVED IN 1984 BY SCHROEDER OIL AND EXCAVATING

NOTE:
 UTILITIES HAVE BEEN SHOWN ON THE EXISTING CONDITIONS PLAN WHERE INFORMATION IS AVAILABLE. ACCURACY AND COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED.

CITY OF OCONTO - 101 PARK AVE		
FIGURE 3-2		
VERIFICATION SOIL SAMPLE LOCATIONS		
Scale:	1" = 20'	Date: FEBRUARY, 1993
Prepared By:	Foth & Van Dyke	By: BBV



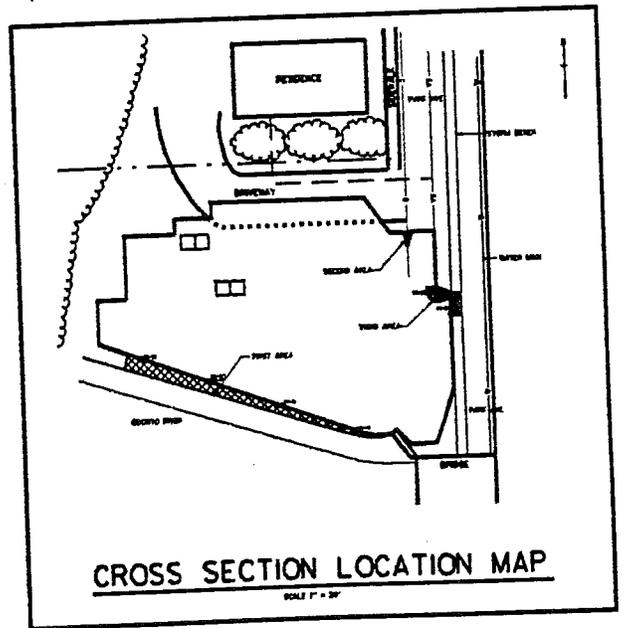
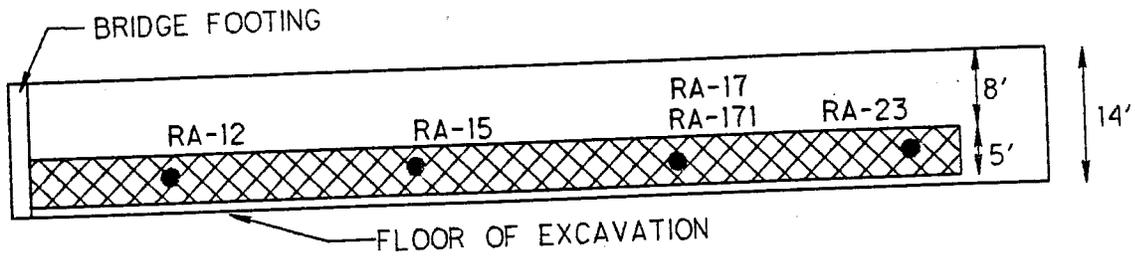
LEGEND

-  ESTIMATED AREA OF RESIDUAL PETROLEUM CONTAMINATION
-  RA-04 SOIL VERIFICATION SAMPLE LOCATION AND NUMBER
-  GAS MAIN
-  MANHOLE
-  WATER MAIN
-  SANITARY SEWER (ESTIMATED)
-  SANITARY SEWER
-  PROPERTY LINE
-  TREES OR BRUSH
-  APPROXIMATE CREST OF SLOPE TO RIVER
-  APPROXIMATE RIVER EDGE
-  EXCAVATION PERIMETER
-  ABANDONED AND PREVIOUSLY UNIDENTIFIED USTs
-  USTs REMOVED IN 1984 BY SCHROEDER OIL AND EXCAVATING

NOTE:
 UTILITIES HAVE BEEN SHOWN ON THE EXISTING CONDITIONS PLAN WHERE INFORMATION IS AVAILABLE. ACCURACY AND COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED.

CITY OF OCONTO - 101 PARK AVE		
FIGURE E-1		
PLOT VIEW OF THREE AREAS OF RESIDUAL CONTAMINATION		
Scale:	1" = 20'	Date: FEBRUARY, 1993
Prepared By:	Foth & Van Dyke	By: BBV

CROSS SECTION OF FIRST AREA OF RESIDUAL PETROLEUM CONTAMINATION (VIEWING SOUTH)



LEGEND



ESTIMATED AREA OF RESIDUAL
PETROLEUM CONTAMINATION

● RA-12

SOIL VERIFICATION SAMPLE
LOCATION AND NUMBER

CITY OF OCONTO - 101 PARK AVE

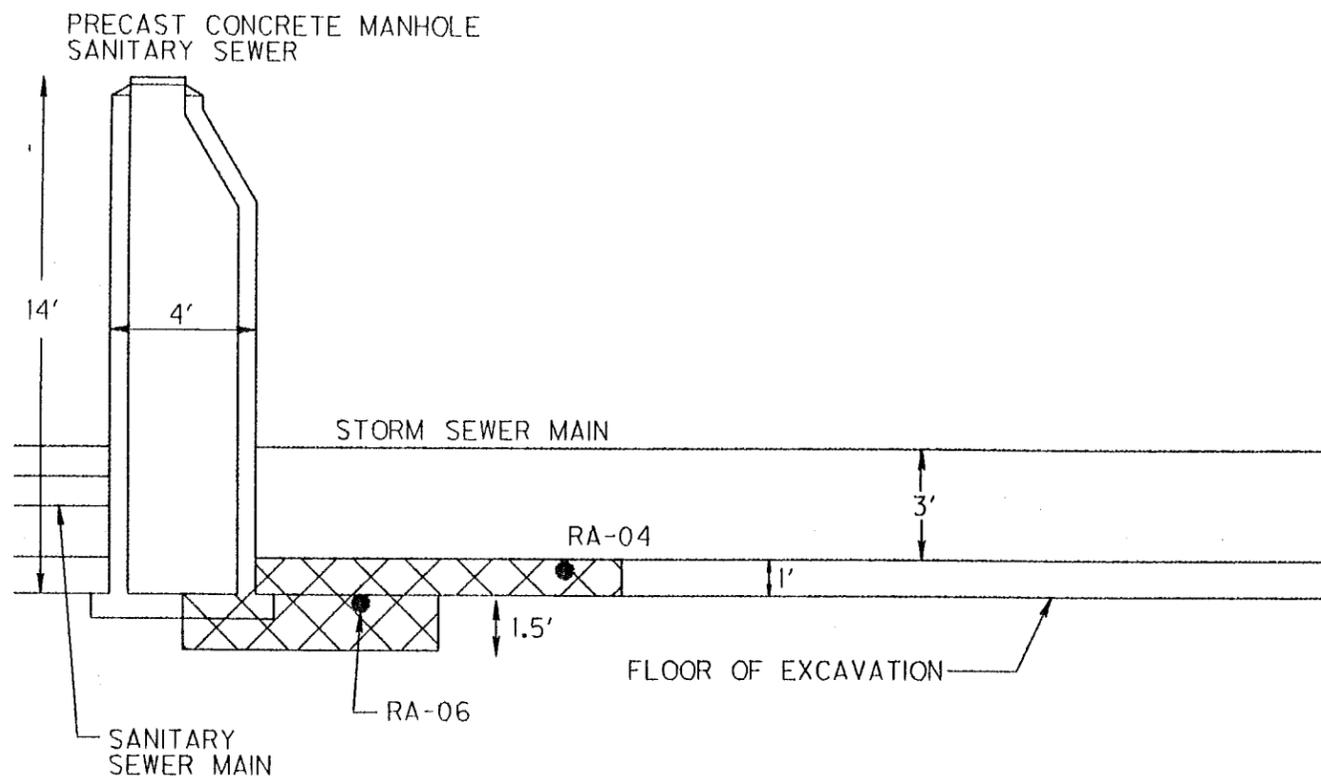
FIGURE E-2

CROSS SECTION OF FIRST
AREA OF RESIDUAL CONTAMINATION

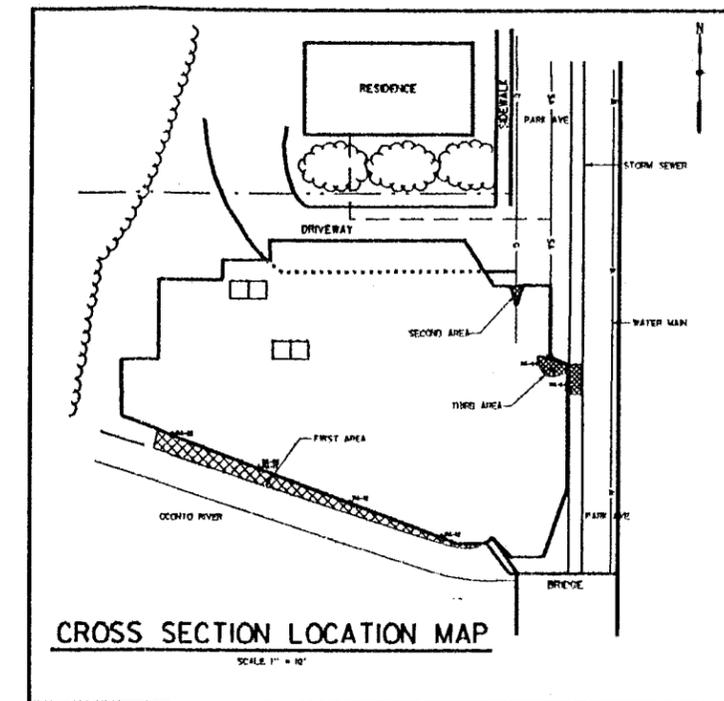
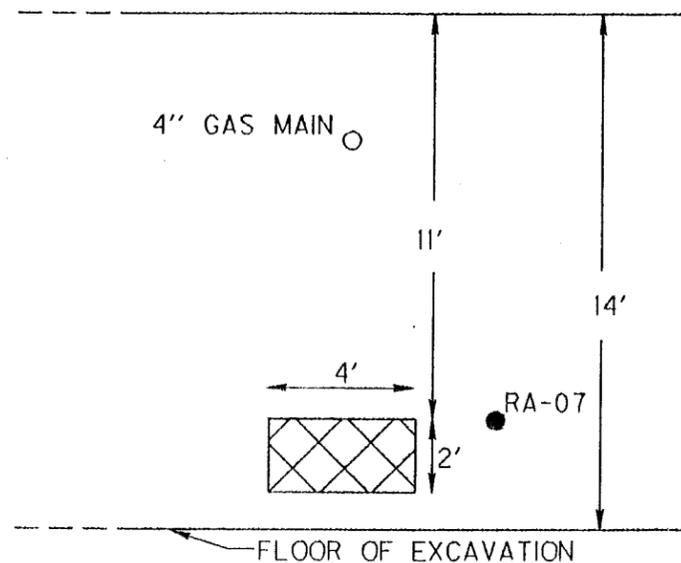
Scale:	1" = 20'	Date: FEBRUARY, 1993
Prepared By:	Foth & Van Dyke	By: BBV

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CROSS SECTION OF THIRD AREA OF RESIDUAL PETROLEUM CONTAMINATION (VIEWING EAST)



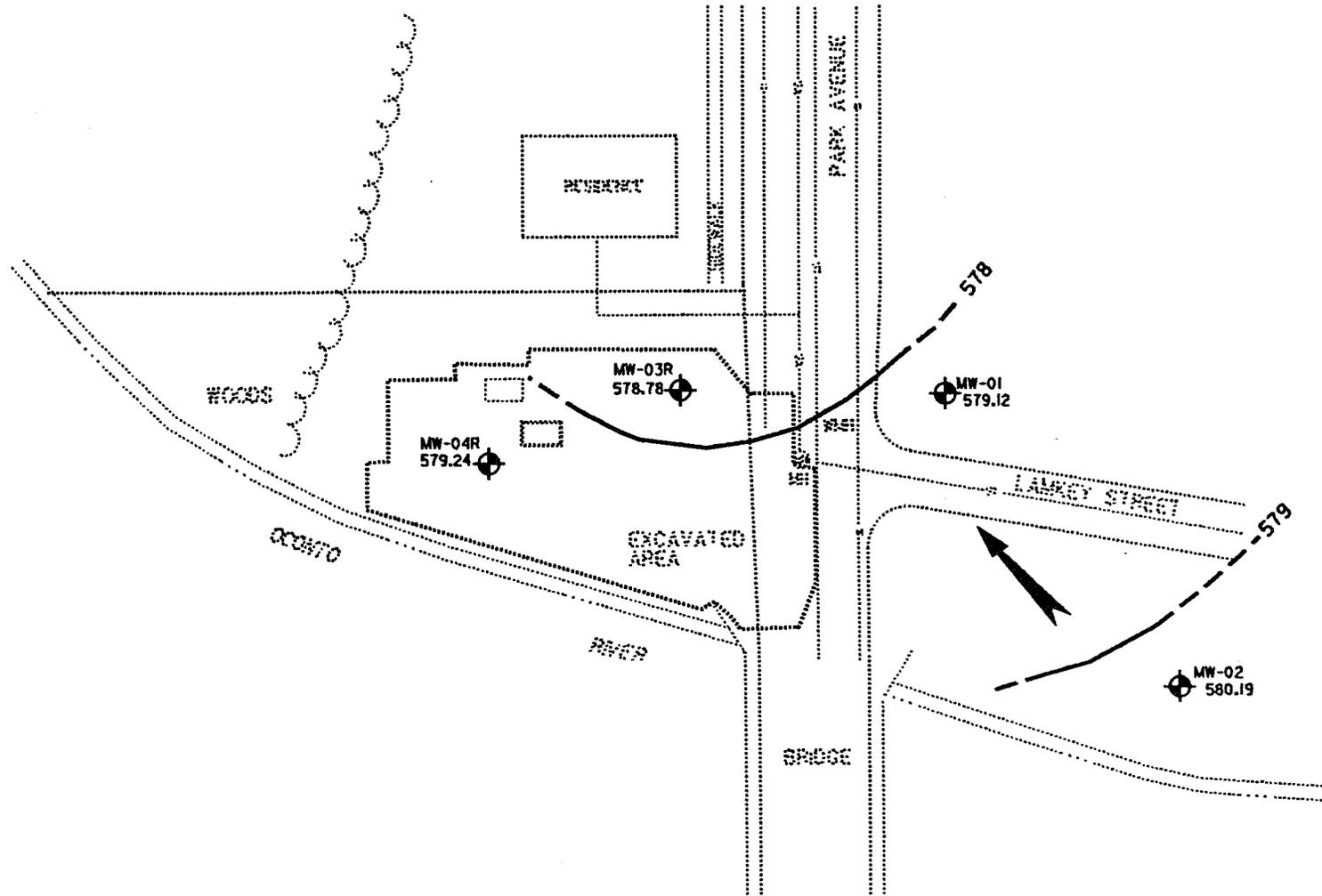
CROSS SECTION OF SECOND AREA OF RESIDUAL PETROLEUM CONTAMINATION (VIEWING NORTH)



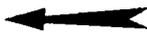
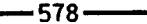
LEGEND

-  AREA OF RESIDUAL PETROLEUM CONTAMINATION
-  RA-04 SOIL VERIFICATION SAMPLE LOCATION AND NUMBER

CITY OF OCONTO - 101 PARK AVE		
FIGURE E-3		
CROSS SECTION OF SECOND AND THIRD AREA OF RESIDUAL CONTAMINATION		
Scale:	1" = 5'	Date: FEBRUARY, 1993
Prepared By:	Foth & Van Dyke	By: BBV



LEGEND

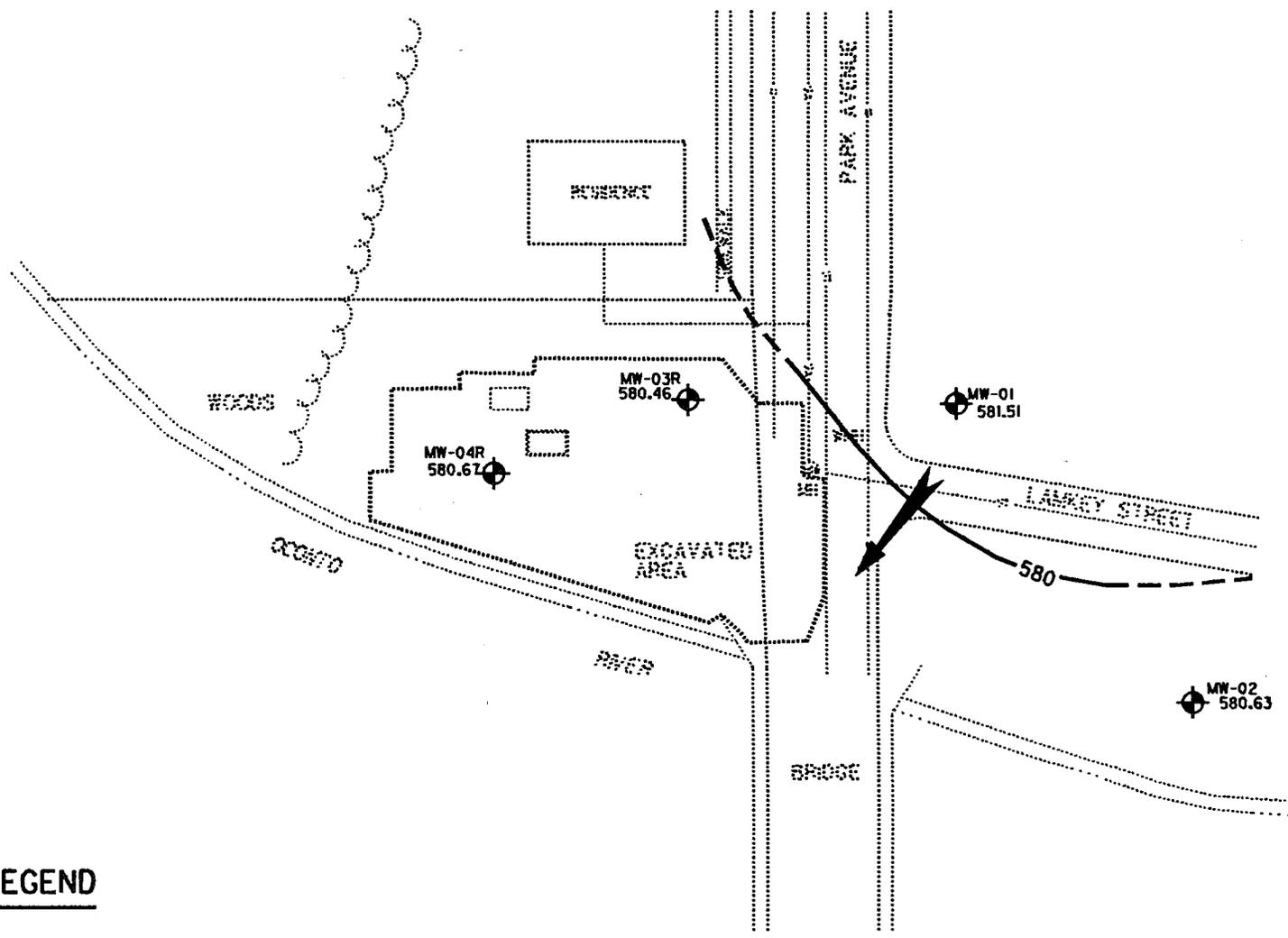
-  MW-02
580.19 MONITORING WELL LOCATION NUMBER,
AND WATER TABLE ELEVATION (MSL)
-  GROUNDWATER FLOW DIRECTION
-  578 WATER TABLE ELEVATION CONTOUR (MSL)

CITY OF OCONTO - 101 PARK AVENUE

FIGURE 2
WATER TABLE CONTOURS
APRIL 1, 1993

Scale:	1" = 50'	Date:	JULY, 1993
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Prepared By:	Foth & Van Dyke	By:	BBV
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LEGEND

-  MW-01
581.50
-  GROUNDWATER FLOW DIRECTION
-  580 — WATER TABLE ELEVATION CONTOUR (MSL)
- MONITORING WELL LOCATION NUMBER,
WATER TABLE ELEVATION (MSL)

CITY OF OCONTO - 101 PARK AVENUE

FIGURE 3
WATER TABLE ELEVATION CONTOURS
JULY 8, 1993

Scale: 1" = 50'	Date: JULY, 1993
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Prepared By: Foth & Van Dyke	By: BBV
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Table 3-1

Soil Laboratory Results for GRO and PVOCs
 July 28 through August 5, 1992
 101 Park Avenue
 Oconto, Wisconsin

Sample Name/Depth (feet)	GRO (mg/kg)	Benzene (ug/kg)	Ethyl benzene (ug/kg)	Toluene (ug/kg)	m/p xylene (ug/kg)	o-xylene (ug/kg)	1,2,4-Trimethyl benzene (ug/kg)	1,3,5-Trimethyl benzene (ug/kg)	tert-Butylmethyl ether (ug/kg)
<u>Remediation Verification Soil Samples</u>									
RA-01/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-02/12	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-03/11	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-05/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-07/11	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-08/14	<2	85	<30	<30	<30	<30	<30	<30	<30
RA-09/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-10/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-11/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-13/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-14/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-16/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-18/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-20/10	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-22/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-24/10	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-25/10	<2	<30	<30	<30	<30	<30	<30	<30	<30

Table 3-1 (Cont.)

Sample Name/Depth (feet)	GRO (mg/kg)	Benzene (ug/kg)	Ethyl benzene (ug/kg)	Toluene (ug/kg)	m/p xylene (ug/kg)	o-xylene (ug/kg)	1,2,4-Trimethyl benzene (ug/kg)	1,3,5-Trimethyl benzene (ug/kg)	tert-Butylmethyl ether (ug/kg)
RA-26/9	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-27/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-28/11	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-29/13	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-30/8	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-31/12	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-32/9	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-33/9	<2	<30	<30	<30	<30	<30	<30	<30	<30
<u>Residually Contaminated Verification Samples (See Section 3.3 for Discussion of Location)</u>									
RA-04/13 ^a	<2	32	<30	44	30	<30	<30	<30	<30
RA-06/14 ^a	11	7,800	<30	<30	<30	<30	<30	<30	<30
RA-12/10 ^b	68	180	<150	240	1,200	<150	1,300	1,800	<150
RA-15/10 ^b	140	3,300	6,700	<600	22,000	1,600	11,000	2,700	<600
RA-17/10 ^b	74	<300	2,100	<300	5,300	<300	6,700	1,900	<300
RA-23/10 ^b	7	56	<30	50	270	52	260	63	<30
<u>Soil Samples from Beneath the Unknown Abandoned USTs (See Section 3.4 for Discussion)</u>									
RA-19/9	68	<300	1,500	310	1,900	<300	9,700	3,100	<300
RA-21/9	310	<300	1,900	2,100	5,500	6,000	12,000	3,600	<300

Table 3-1 (Cont.)

Sample Name/Depth (feet)	GRO (mg/kg)	Benzene (ug/kg)	Ethyl benzene (ug/kg)	Toluene (ug/kg)	m/p xylene (ug/kg)	o-xylene (ug/kg)	1,2,4-Trimethyl benzene (ug/kg)	1,3,5-Trimethyl benzene (ug/kg)	tert-Butylmethyl ether (ug/kg)
<u>QA/QC Samples</u>									
RA-101/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-171/10	86	<300	2,800	<300	6,600	<300	7,600	2,200	<300
RA-181/14	<2	<30	<30	<30	<30	<30	<30	<30	<30
RA-251/10	<2	<30	<30	<30	<30	<30	<30	<30	<30
Trip Blank	NA	<30	<30	<30	<30	<30	<30	<30	<30
Trip Blank	<2	<30	<30	<30	<30	<30	<30	<30	<30
Trip Blank	<2	<30	<30	<30	<30	<30	<30	<30	<30

GRO Gasoline Range Organics

mg/kg milligram/kilogram

ug/kg microgram/kilogram

< Compound not detected at the detection limit behind the < symbol.

a The soil sample was collected on the south side of the sanitary sewer manhole or adjacent to the storm sewer main. (See a schematic map located in Appendix D)

b The soil sample was collected along the south wall of the final excavation.