

GIS REGISTRY

Cover Sheet

May, 2009
(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:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial 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:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

BRRTS #: 02-45-553236

ACTIVITY NAME: Grand Chute Fire Department (Former)

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: Summary of Lab Analysis Soil Samples

- 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: Summary of Lab Analysis Groundwater Samples

- 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 #: 02-45-553236

ACTIVITY NAME: Grand Chute Fire Department (Former)

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: 0

- 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: 0



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
375 City Center, Suite I
Oshkosh, Wisconsin 54901-1805
TTY: Contact Through Relay
Fax: (920) 424-0217
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

March 2, 2010

Tom Marquardt
Town of Grand Chute
1900 Grand Chute Blvd
Grand Chute, WI 54913

RE: **Final Closure**

Commerce # 54911-1928-02-A DNR BRRTS # 02-45-553236
Grand Chute Fire Dept (Former), 502 W Northland Ave, Appleton

Dear Mr. Marquardt:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, OMNI Associates Inc, for the site referenced above. Commerce has determined that this site does not pose a significant threat to human health or the environment. No further investigation or remedial action is necessary.

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 contamination. To review sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must determine if residual contamination remains. If contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA 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) 424-0025.

Sincerely,

A handwritten signature in black ink that reads "Tom Verstegen". The signature is written in a cursive style with a large, stylized initial "T".

Tom Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Dave Fries - OMNNI Associates Inc

1592521

STATE BAR OF WISCONSIN FORM 2 - 2000
WARRANTY DEED

Document Number

File

This Deed, made between Town of Grand Chute, Grantor,
and 430 Partners, LLP, Grantee.

Grantor, for a valuable consideration, conveys and warrants to
Grantee the following described real estate in Outagamie County,
State of Wisconsin (if more space is needed, please attach
addendum):

See legal description attached as Exhibit A

Exceptions to warranties: Except for easements, restrictions
and covenants of record.

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

DEC 23 2003

AT 9:50 O'CLOCK A.M. P.M.
JANICE FLENZ
REGISTER OF DEEDS

Recording Area

Name and Return Address

430 Partners, LLP
3315-A North Ballard Road
Appleton, WI 54911

red 1300

FA-652841-1

FEE
2
EXEMPT

10-1-0561-00-0

Parcel Identification Number (PIN)

This is not homestead property.

Dated this 22 day of December, ~~2002~~ 2003

TOWN OF GRAND CHUTE

BY: *Michael Marsden*
*Michael Marsden, Town Chairman

BY: *Judith Christjohn*
*Judith Christjohn, Town Clerk

AUTHENTICATION

Signature(s) Michael Marsden and Judith Christjohn
authenticated this 22 day of December, 2003.

Charles D. Koehler
*Charles D. Koehler
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Charles D. Koehler
800 North Lyndale Drive, Appleton, WI 54914
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ County)

Personally came before me this _____ day of _____, _____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

*

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____)

*Names of persons signing in any capacity must be typed or printed below their signature.

8/299

The land referred to in this Commitment, situated in the Town of Grand Chute, County of Outagamie, State of Wisconsin, is described as follows:

388A 291

A parcel of land in the Southwest 1/4 of Section 14, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, described as follows, beginning at a point in the South line of said Southwest 1/4 and 837.75 feet East of the Southwest corner of said Section 14; thence North 417.4 feet to an iron; thence East and parallel to the South line of the Southwest 1/4, 128.25 feet to an iron; thence South and parallel to the West line of the parcel as hereon described 417.4 feet to the Section line; thence West on said Section line, 128.25 feet, to the place of beginning.

AND

S.W. SW

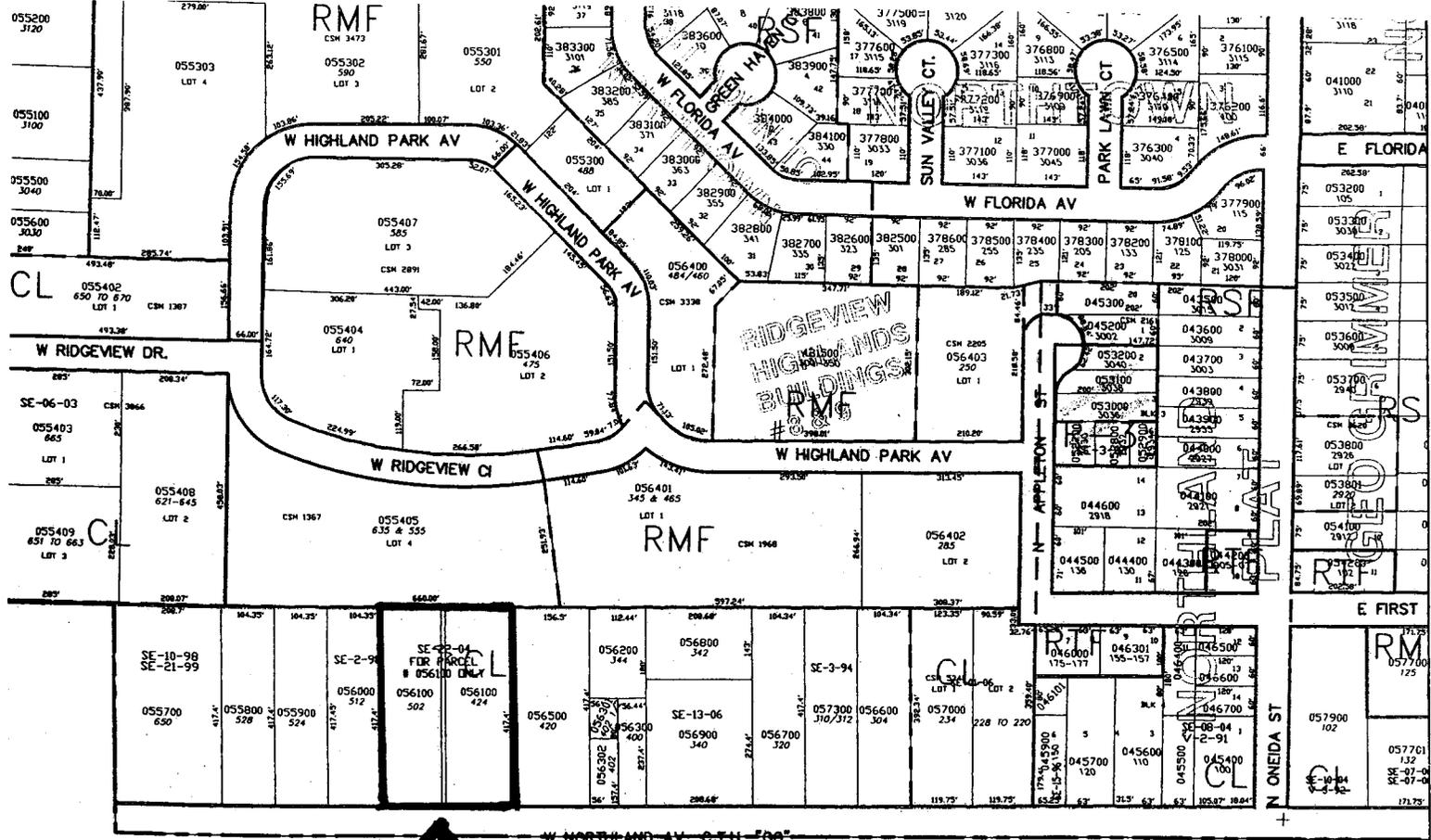
V284 D371

A parcel of land in the Southwest 1/4 of Section 14, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, described as follows: Beginning at a point in the South line of said Southwest 1/4 and 966.0 feet East of the Southwest corner of said Section 14; thence North 417.4 feet to an iron; thence East and parallel to the South line of said Section 128.25 feet to an iron; thence South and parallel to the West line of the parcel as herein described 417.4 feet to the South line of the Southwest 1/4; thence West on said South line 128.25 feet to the place of beginning.

Less and excepting lands conveyed for highway purposes recorded in Volume 239 of Deeds, on Page 81.

Less and excepting a utilities easement along the northern 15 feet of the entire property and along the western 15 feet of the entire property for installation, maintenance, repair and replacement of public utilities including, but not limited to, water, storm sewer, and sanitary sewer for the Town and for Town Sanitary District No. 1 and Town Sanitary District No. 2.

EXHIBIT A



THE PUBLIC PREPARED.

100 50 0 100 200
SCALE - FEET

Town of
GRAND CHUTE
Outagamie County, Wisconsin

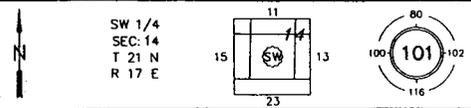


Figure A



DEPARTMENT OF PUBLIC WORKS

January 5, 2010

Wisconsin Department of Natural Resources
GIS Department

Re: Former Town of Grand Chute Town Hall & Fire Department
502 W. Northland Ave.
Grand Chute, WI 54911

Dear Sir or Madam:

The legal descriptions provided to our consultant for the closure request of the contamination at the former Grand Chute Town Hall and Fire Department are complete and accurate.

Sincerely,

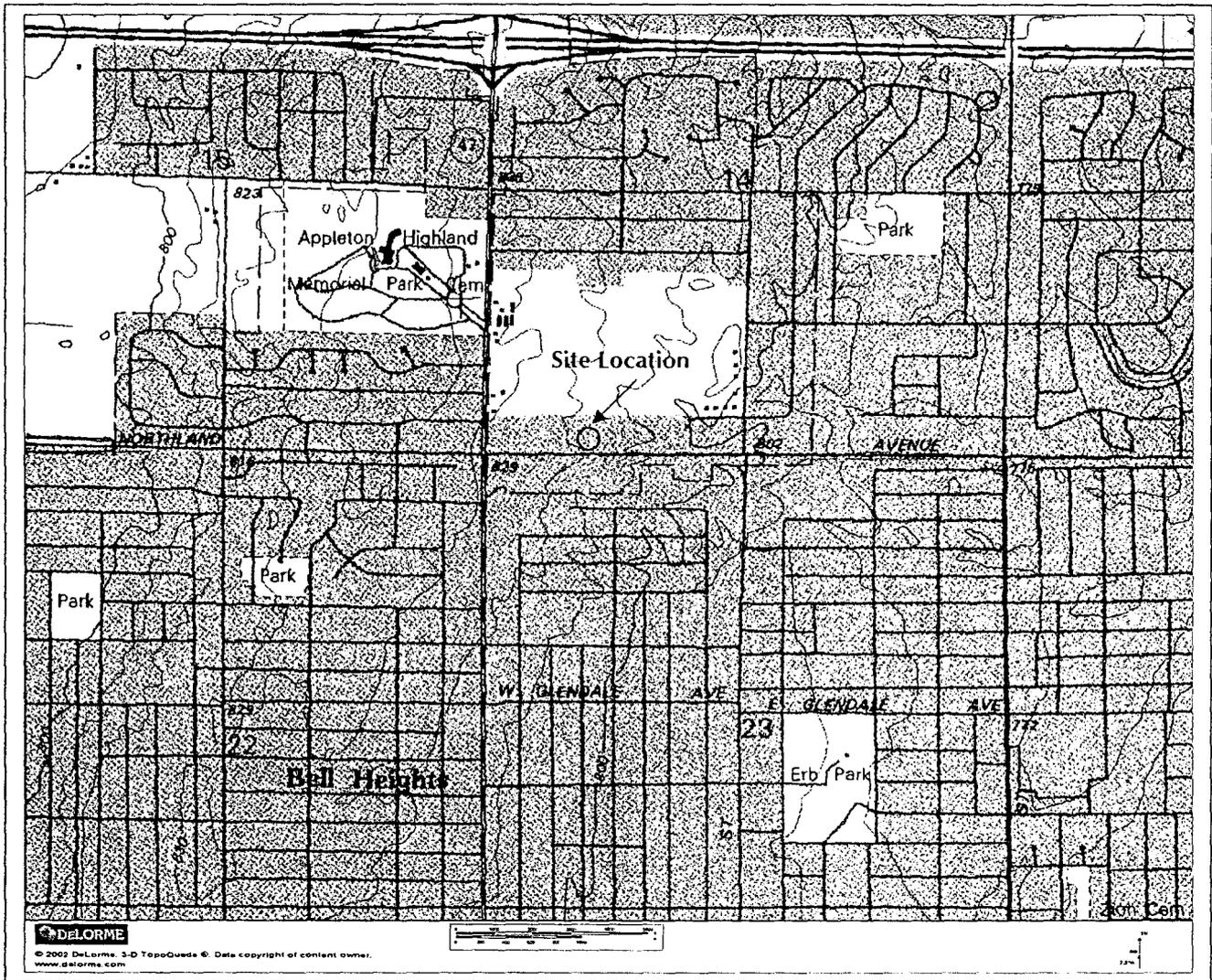
Thomas J. Marquardt, P.E.
Director of Public Works
Town of Grand Chute

TJM/sl

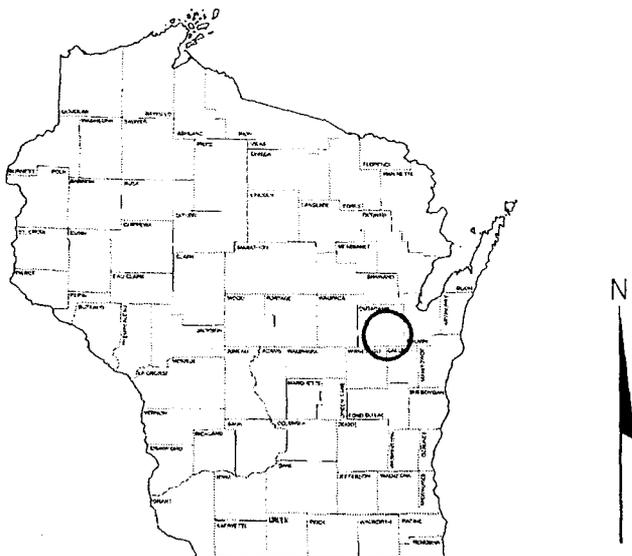
c: Jim March, Town Administrator

 **TRADITION AND PROGRESS** 
SINCE 1849

1900 GRAND CHUTE BLVD. ♦ GRAND CHUTE, WI 54913-9613 ♦ FAX 920-832-6036
STREET DIVISION PHONE 920-832-4771 ♦ UTILITY DIVISION PHONE 920-832-1581



Source: 2000 DeLorme Topo
 Tools



<p>Figure 1 Site Location Map</p>	
<p>Former Town of Grand Chute Fire Dept. 502 W. Northland Avenue, Appleton, WI</p>	
	<p>Project Number: N2015A09</p>
	<p>Date: 2/23/09</p>
<p>One Systems Drive, Appleton, Wisconsin 54914-1654 Phone: (920) 735-6900 Fax: (920) 830-6100</p>	

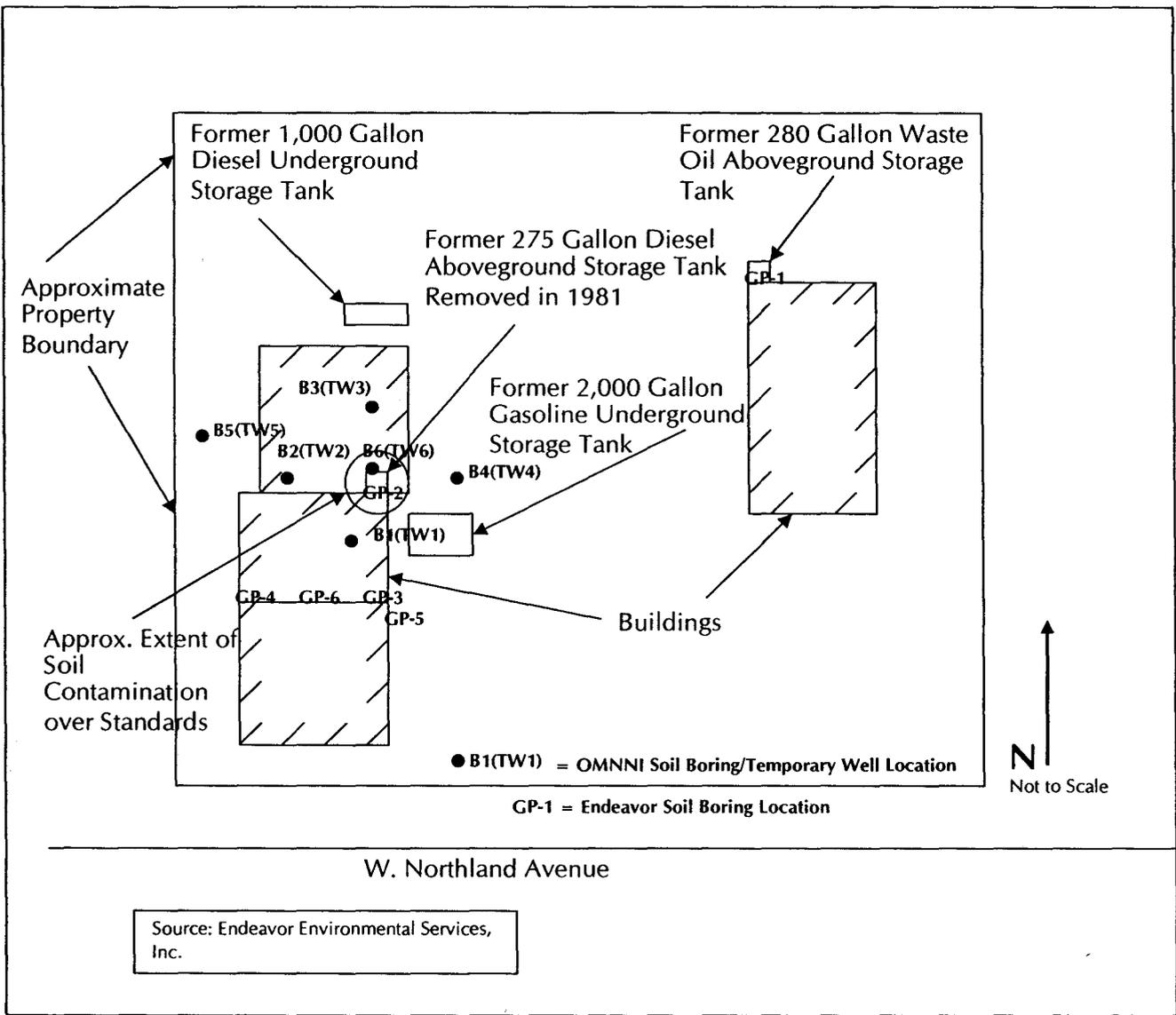


Figure 2
Site Detail Drawing

Former Town of Grand Chute Fire Department
502 W. Northland Avenue, Appleton, WI



Project Number: N2015A09

Date: 2/23/09

One Systems Drive, Appleton, Wisconsin 54914-1654
Phone: (920) 735-6900 Fax: (920) 830-6100

N2015A09
FORMER TOWN OF GRAND CHUTE FIRE DEPARTMENT

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
SOIL SAMPLES

PARAMETER	Applicable Soil Standard**	B1-3 (TW1)	B2-3 (TW2)	B3-2 (TW3)	B4-3 (TW4)	B5-3 (TW5)	GP-2, S2*	B6-2 (TW6)	B6-6 (TW6)
SAMPLE DEPTH (feet)		4 - 6	4 - 6	2 - 4	4 - 6	4 - 6	2 - 4	2 - 4	10 - 12
PID LEVEL (ppm - isobutylene equivalents)		0.8	9.0	0.1	0.8	0.1	36.1	1.0	0.0
DIESEL RANGE ORGANICS (DRO) (mg/kg)	250	<10	<10	<10	<10	<10	1,030	NA	<10
DETECTED VOCs/PVOCs (ppb)									
ETHYLBENZENE	2,900	<25	27.5	<25	<25	<25	<100	<16	<25
1,2,4-TRIMETHYLBENZENE	-	<25	85	<25	<25	<25	1,130	<53	<25
DETECTED PAHs (ppb)									
FLUORANTHENE	600,000	<13	<13	16.6"J"	15.1"J"	<13	NA	NA	<13

952 = sample concentration detected above the applicable standard.

* = Soil sample collected from a boring performed in the same location as B6 at the time of the Phase II performed by another consultant.

** = For DRO = NR720 standard based on the protection of groundwater, for PAHs = non-industrial direct contact interim standard, for PVOCs/VOCs = NR720 residual contaminant levels.

NA = Not Analyzed.

TABLE 2
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES

PARAMETER (µg/L)	ES	PAL	TW1		TW2		TW3		TW4		TW5		TW6	
SAMPLE DATE			3/10/09	6/11/09	3/10/09	6/11/09	3/10/09	6/11/09	3/10/09	6/11/09	3/10/09	6/11/09	3/10/09	6/11/09
DETECTED VOCs/PVOCs														
BENZENE	5	0.5	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.24	<0.45
N-BUTYLBENZENE	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.60"J"	NA
ETHYLBENZENE	700	140	<0.76	<0.76	4.9	2.45	<0.76	<0.76	<0.76	<0.76	<0.76	<0.76	<0.35	<0.76
METHYL-TERT-BUTYL-ETHER (MTBE)	60	12	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.7	<0.42
TOLUENE	1,000	200	0.53 "J"	<0.53	1.06"J"	0.67"J"	0.65"J"	<0.53	0.83 "J"	0.70 "J"	<0.53	<0.53	<0.39	<0.53
1,2,4-TRIMETHYLBENZENE	480	96	<0.52	<0.52	52	14.2	<0.52	<0.52	<0.52	<0.52	<0.52	<0.52	0.69"J"	<0.52
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)	<0.61	<0.61	8.0	2.27	<0.61	<0.61	<0.61	<0.61	<0.61	<0.61	<0.23	<0.61
m&p-XYLENE	10,000	1,000	<0.84	<0.84	7.2	1.72"J"	<0.84	<0.84	<0.84	<0.84	<0.84	<0.84	<1	<0.84
o-XYLENE			<0.74	<0.74	2.94	1.69"J"	<0.74	<0.74	<0.74	<0.74	<0.74	<0.74	<0.67	<0.74
DETECTED PAHs														
ACENAPHTHENE	-	-	NA	<0.009	NA	0.064	NA	<0.009	NA	<0.009	NA	<0.009	<0.036	<0.036
ACENAPHTHYLENE	-	-	NA	<0.011	NA	0.37	NA	<0.011	NA	<0.011	NA	<0.011	<0.044	<0.044
ANTHRACENE	3000	600	NA	<0.01	NA	0.011"J"	NA	<0.01	NA	<0.01	NA	<0.01	<0.04	<0.04
BENZO(A)ANTHRACENE	-	-	NA	<0.017	NA	<0.017	NA	<0.017	NA	<0.017	NA	<0.017	0.114"J"	<0.068
BENZO(A)PYRENE	0.2	0.02	NA	<0.014	NA	<0.014	NA	<0.014	NA	<0.014	NA	<0.014	<0.056	<0.056
BENZO(B)FLUORANTHENE	0.2	0.02	NA	<0.018	NA	<0.018	NA	<0.018	NA	<0.018	NA	<0.018	0.102"J"	<0.072
BENZO(GHI)PERYLENE	-	-	NA	<0.018	NA	<0.018	NA	<0.018	NA	<0.018	NA	<0.018	<0.072	<0.072
BENZO(K)FLUORANTHENE	-	-	NA	<0.029	NA	<0.029	NA	<0.029	NA	<0.029	NA	<0.029	<0.116	<0.116
CHRYSENE	0.2	0.02	NA	<0.01	NA	<0.01	NA	<0.01	NA	<0.01	NA	<0.01	0.078"J"	<0.04
DIBENZO(A,H)ANTHRACENE	-	-	NA	<0.019	NA	<0.019	NA	<0.019	NA	<0.019	NA	<0.019	<0.076	<0.076
FLUORANTHENE	400	80	NA	<0.013	NA	<0.013	NA	<0.013	NA	<0.013	NA	<0.013	0.193	<0.052
FLUORENE	400	80	NA	<0.013	NA	0.089	NA	<0.013	NA	<0.013	NA	<0.013	<0.052	<0.052
INDENO(1,2,3-CD)PYRENE	-	-	NA	<0.019	NA	<0.019	NA	<0.019	NA	<0.019	NA	<0.019	<0.076	<0.076
1-METHYLNAPHTHALENE	-	-	NA	<0.013	NA	0.39	NA	<0.013	NA	<0.013	NA	<0.013	<0.052	<0.052
2-METHYLNAPHTHALENE	-	-	NA	<0.019	NA	0.021"J"	NA	<0.019	NA	<0.019	NA	<0.019	<0.076	<0.076
NAPHTHALENE	40	8	NA	<0.024	NA	0.41	NA	<0.024	NA	<0.024	NA	<0.024	<0.096	<0.096
PHENANTHRENE	-	-	NA	<0.015	NA	0.042"J"	NA	<0.015	NA	<0.015	NA	<0.015	0.077"J"	<0.06
PYRENE	250	50	NA	<0.012	NA	0.014"J"	NA	<0.012	NA	<0.012	NA	<0.012	0.28	<0.048

ES = enforcement standard
 PAL = preventive action limit
 146 = sample concentration detected above the preventive action limit
 599 = sample concentration detected above the enforcement standard