

GIS REGISTRY INFORMATION

SITE NAME:	APPLETON WATER TRT PLT (FORMER)			
BRRTS #:	03-45-378885	FID # (if appropriate):		
COMMERCE # (if appropriate):	54911-6001-37			
CLOSURE DATE:	03/16/2004			
STREET ADDRESS:	337 W. WATER STREET			
CITY:	APPLETON			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	646973	Y= 421578	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>	
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=		Y=	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=		Y=	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
DOCUMENTS NEEDED:				
Closure Letter, and any conditional closure letter issued				X
Copy of most recent deed, including legal description, for all affected properties				X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties				X
County Parcel ID number, if used for county, for all affected properties				X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.				X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.				X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)				NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)				X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.				NA
GW: Table of water level elevations, with sampling dates, and free product noted if present				NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)				NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour				X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)				NA
RP certified statement that legal descriptions are complete and accurate				X
Copies of off-source notification letters (if applicable)				NA
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)				NA
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure				NA



March 16, 2004

John George
City of Appleton
Appleton Water Utility
2281 Manitowoc Rd
Menasha, WI 54952-8924

RE: **Final Closure**

Commerce # 54911-6001-37-B **WDNR BRRTS # 02-45-378842**
Water Treatment Plant (Former), 337 W Water St, Appleton

Dear Mr. George:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual 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 (715) 342-3802.

Sincerely,

A handwritten signature in black ink that reads 'Dee Zoellner'.

Dee Zoellner
Hydrogeologist
Site Review Section

cc: Dave Fries, Omni Associates
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481-
TDD #: (608) 264-8777
Fax #: (715) 345-5269
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

March 1, 2004

John George
City of Appleton
Appleton Water Utility
2281 Manitowoc Rd
Menasha, WI 54952-8924

RE: **Conditional Case Closure**

Commerce # 54911-6001-37-A WDNR BRRTS # 03-45-378885
Water Treatment Plant (Former), 337 W Water St, Appleton

Dear Mr. George:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Omni Associates, for the site referenced above. It is understood that residual soil contamination remains 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:

- Monitoring well 2 and 3 must be properly abandoned. The appropriate documentation must be forwarded to the letterhead address.

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. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

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 (715) 342-3802.

Sincerely,

A handwritten signature in black ink that reads 'Dee Zoellner'.

Dee Zoellner
Hydrogeologist
Site Review Section

cc: Dave Fries, Omni Associates
Case File

✓
186895

This Indenture, Made this twelfth day of September, in the year of our Lord, one thousand nine hundred and twelve, between Fox River Paper Company a corporation duly organized and existing under the laws of the State of Wisconsin, located at Appleton, Wisconsin, party of the first part, and City of Appleton, a municipal Corporation, chartered by the Legislature of said State, and located in the County of Outagamie in said State, party of the second part

Witnesseth, That the said party of the first part, for and in consideration of the sum of Seven thousand Dollars, to it in hand paid, by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors heirs and assigns, forever, the following described real estate situated in the County of Outagamie and State of Wisconsin, to-wit:

Copy of said corporation granted a meeting duly called, and held for the purpose of executing this conveyance.

All of lot seven (7) in Block B, all of lot eight (8) in block B lying north of the railroad track, and that part of lot nine (9) in block B according to the new assessed map of said city of Appleton bounded as follows:— Commencing at the intersection of the north East corner of said lot eight (8) and north West corner of said lot nine (9) where same intersects the south line of Water street, run thence north easterly along the south line of Water street eighty six and ninety three hundredths (86.93) feet, thence southeasterly parallel with the West line of lot nine (9) across said one hundred and seventy four and two hundredths (174.02) feet, thence southeasterly at right angles with said line just described eighty (80) feet to the West line of said lot nine (9) thence southeasterly along the West line of said lot nine (9) one hundred and forty (40) feet to the place of beginning; not including the warehouse or the boiler house and smoke stack or the land upon which said boiler house and smoke stack stands, but to include the land to the wall of said boiler house.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises, as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors heirs and assigns forever.

And the said Fox River Paper Company, party of the first part, for itself and its successors does covenant, grant, bargain and agree to and with the said party of the second part, its successors heirs and assigns that at the time of the ensembling and delivery of these presents, it is well seized of the premises, above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part its successors heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof it will forever warrant and defend.

In Witness whereof, the said party of the first part has caused these presents to be signed by its President and countersigned J. W. Wharton its Vice President, Appleton, Wisconsin, and its corporate seal to be hereunto affixed, this twelfth day of September 1912.

STATE OF WISCONSIN }
Outagamie County } ss.

I, JANICE FLENZ, Register of Deeds, Outagamie County, Wisconsin, do hereby certify that I have duly compared the foregoing and annexed copy of a Indenture with the original record thereof as recorded in my said office on the 12th day of September A.D. 1912 at 8:00 o'clock A.M., Document no 186895, volume 107 page 461 and that the same is a correct transcript therefrom, and of the whole thereof.

In testimony whereof, I have hereunto set my hand and affixed the seal of my said office at Appleton this 8th day of January A.D. 2004

Janice Flenz Register



26.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.	25.	26.	27.	28.	29.	30.	31.	32.	33.	34.	35.	36.	37.	38.	39.	40.	41.	42.	43.	44.	45.	46.	47.	48.	49.	50.	51.	52.	53.	54.	55.	56.	57.	58.	59.	60.	61.	62.	63.	64.	65.	66.	67.	68.	69.	70.	71.	72.	73.	74.	75.	76.	77.	78.	79.	80.	81.	82.	83.	84.	85.	86.	87.	88.	89.	90.	91.	92.	93.	94.	95.	96.	97.	98.	99.	100.
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16.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.	25.	26.	27.	28.	29.	30.	31.	32.	33.	34.	35.	36.	37.	38.	39.	40.	41.	42.	43.	44.	45.	46.	47.	48.	49.	50.	51.	52.	53.	54.	55.	56.	57.	58.	59.	60.	61.	62.	63.	64.	65.	66.	67.	68.	69.	70.	71.	72.	73.	74.	75.	76.	77.	78.	79.	80.	81.	82.	83.	84.	85.	86.	87.	88.	89.	90.	91.	92.	93.	94.	95.	96.	97.	98.	99.	100.
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TAX973D/SUBCTL

Tax Master Inquiry

1/08/04
10:46:10

Year.....: 2003
 Tax Key#....: 313 148300
 Owner.....: APPLETON, CITY OF
 Phy Address: 343 W WATER ST
 Partial Assessed:
 District....: AP FV T2

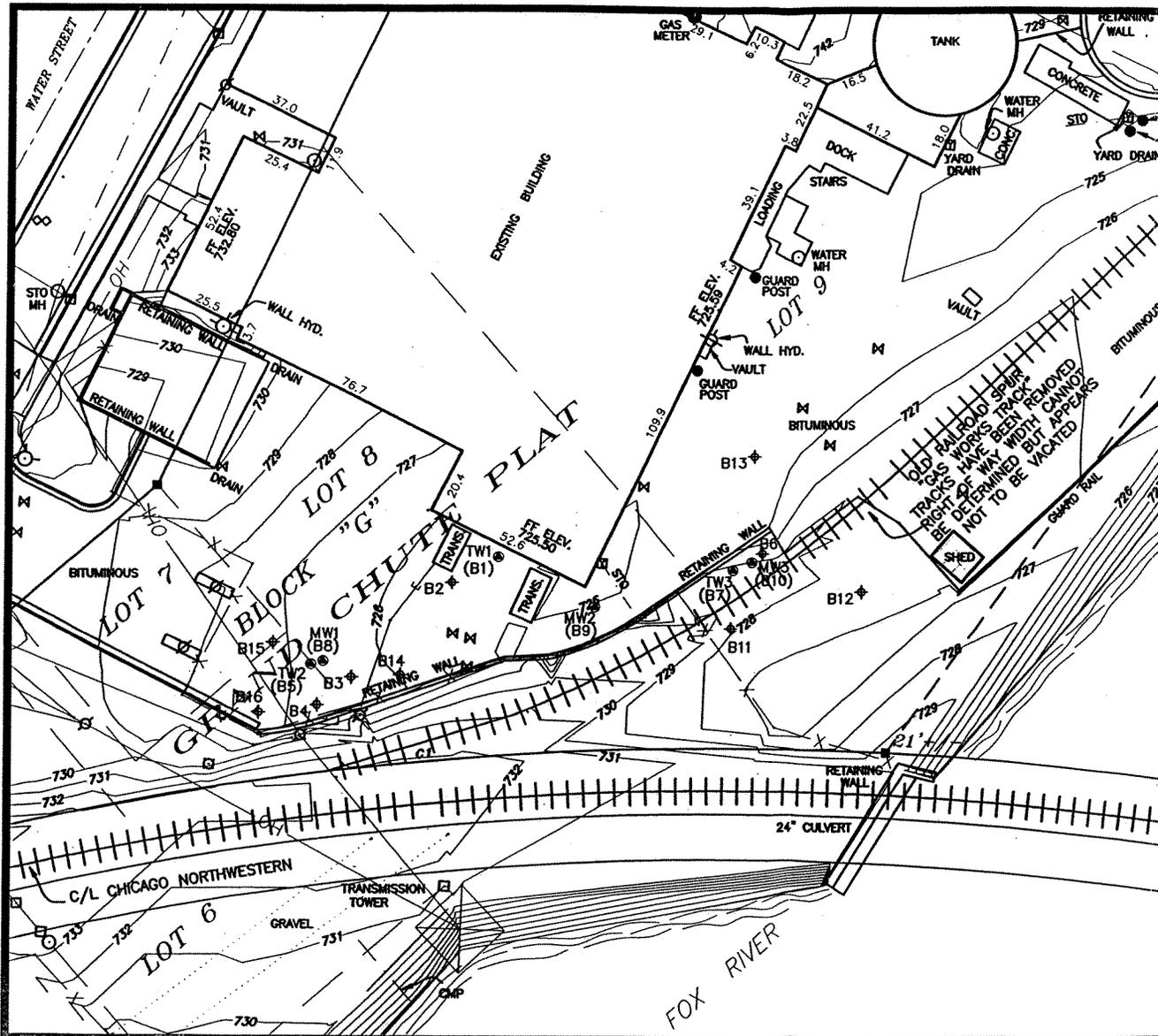
Mail to:
 PUMP PLANT
 APPLETON CITY OF
 100 N APPLETON ST
 APPLETON WI 54911

Year	Land	Impr	Total	Ratio	Market
0000	0	0	0	.0000	0

Year	1st Half	2nd Half	Special	Total(+LC)	Lot Cr Ct Bat	Amt Paid	Bal(-LC)
2003	.00	.00	.00	.00		.00	.00
2002	.00	.00	.00	.00		.00	.00

Bottom

F1=Fold Screen F3=Exit F4=Rcpt Info F6=Legals F7=Land Val F9=Delqt F10=Notes
 F11=Specials Detail F13=Prev F14=Next F15=Owners F16=Parcel Inquiry



SCALE: 1" = 30'



LEGEND:

- MW1 ● Monitoring Well Location and I.D. No.
- TW1 ● Temporary Well Location and I.D. No.
- B1 ◆ Soil Boring Location and I.D. No.

FIGURE 2
SITE DETAIL SKETCH

FORMER WATER TREATMENT PLANT
337 W. WATER STREET
APPLETON, WISCONSIN

OMNI
ASSOCIATES

ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-8900
FAX (920) 830-8100

PROJECT MANAGER:	PROJECT NO:	N1793403
PROJECT ENGINEER:	CAD FILE NO:	SITE
DRAWN BY:	DLG SCALE:	1" = 30'
REVIEWED BY:	DATE:	4/7/03

City of Appleton Former Water Treatment Plant

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
SOIL BORING SAMPLES

Page 1 of 1

PARAMETER	GROUNDWATER PATHWAY STANDARD	DIRECT CONTACT PATHWAY NON- INDUSTRIAL STANDARD or GUIDELINE	8/7/02						3/13/03							
			B1-2	B2-2	B3-1	B5-3	B7-4	B8-3	B9-3	B10-4	B11-4	B12-4	B13-1	B14-2	B15-4	B16-3
SAMPLE DATE			8/7/02						3/13/03							
SAMPLE DEPTH (ft)			2.0 - 4.0	2.0 - 4.0	0.0 - 2.0	4.0 - 5.5	6.0 - 8.0	5.0 - 7.0	5.0 - 7.0	7.0 - 9.0	7.0 - 9.0	7.0 - 9.0	1.0 - 3.0	3.0 - 5.0	7.0 - 9.0	5.0 - 7.0
DIESEL RANGE ORGANICS (mg/kg)	100*	-	NA	NA	190	34000	NA	NA	13	64	NA	NA	NA	120	<9.0	17,000
GASOLINE RANGE ORGANICS (mg/kg)	100*	-	<10	<10	NA	NA	210	43	<3.6	NA	<5.7	93	<2.6	<3.1	NA	NA
LEAD (mg/kg)	50		NA	120	4.5	2.6	6.8	NA	NA	NA						
Detected PAHs (ug/kg)																
Flourene	100,000	600,000	NA	NA	NA	1000"J"	NA									
1-methyl naphthalene	23,000	1,100,000	NA	NA	NA	5900	NA									
2-methyl naphthalene	20,000	600,000	NA	NA	NA	4000	NA									
Naphthalene	400	20,000	NA	NA	NA	1200"J"	NA									
Phrenanthrene	1,800	18,000	NA	NA	NA	1300	NA									
Pyrene	8,700,000	30,000,000	NA	NA	NA	620"J"	NA									
PCBs (ug.kg)			NA	NA	NA	<20	NA									
DETECTED PVOCS/VOCs (µg/kg)																
sec-butylbenzene	-	-	<25	<25	<25	2800	4300	NA	NA	NA	<13	<13	<13	NA	NA	NA
n-butylbenzene	-	-	<25	<25	<25	2700	2900	NA	NA	NA	<20	<20	<20	NA	NA	NA
isopropylbenzene	-	-	<25	<25	<25	510	500	NA	NA	NA	<13	<13	<13	NA	NA	NA
methylene chloride	-	-	42**	210**	100**	140**	220**	NA	NA	NA	<17	<17	<17	NA	NA	NA
n-propylbenzne	-	-	<25	<25	<25	2400	2500	NA	NA	NA	<21	<21	<21	NA	NA	NA
1,2,4-trimethylbenzene	-	-	<25	<25	<25	1100	920	NA	<25	NA	<14	<14	<14	<25	<25	74
1,3,5-trimethylbenzene	-	-	<25	<25	<25	260	280	NA	<25	NA	<18	<18	<18	<25	<25	<25
o-xylene	4100 total xylenes	-	<25	<25	<25	280	460	NA	<25	NA	<19	<19	<19	<25	<25	<25

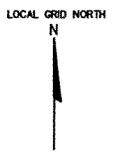
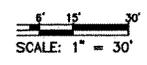
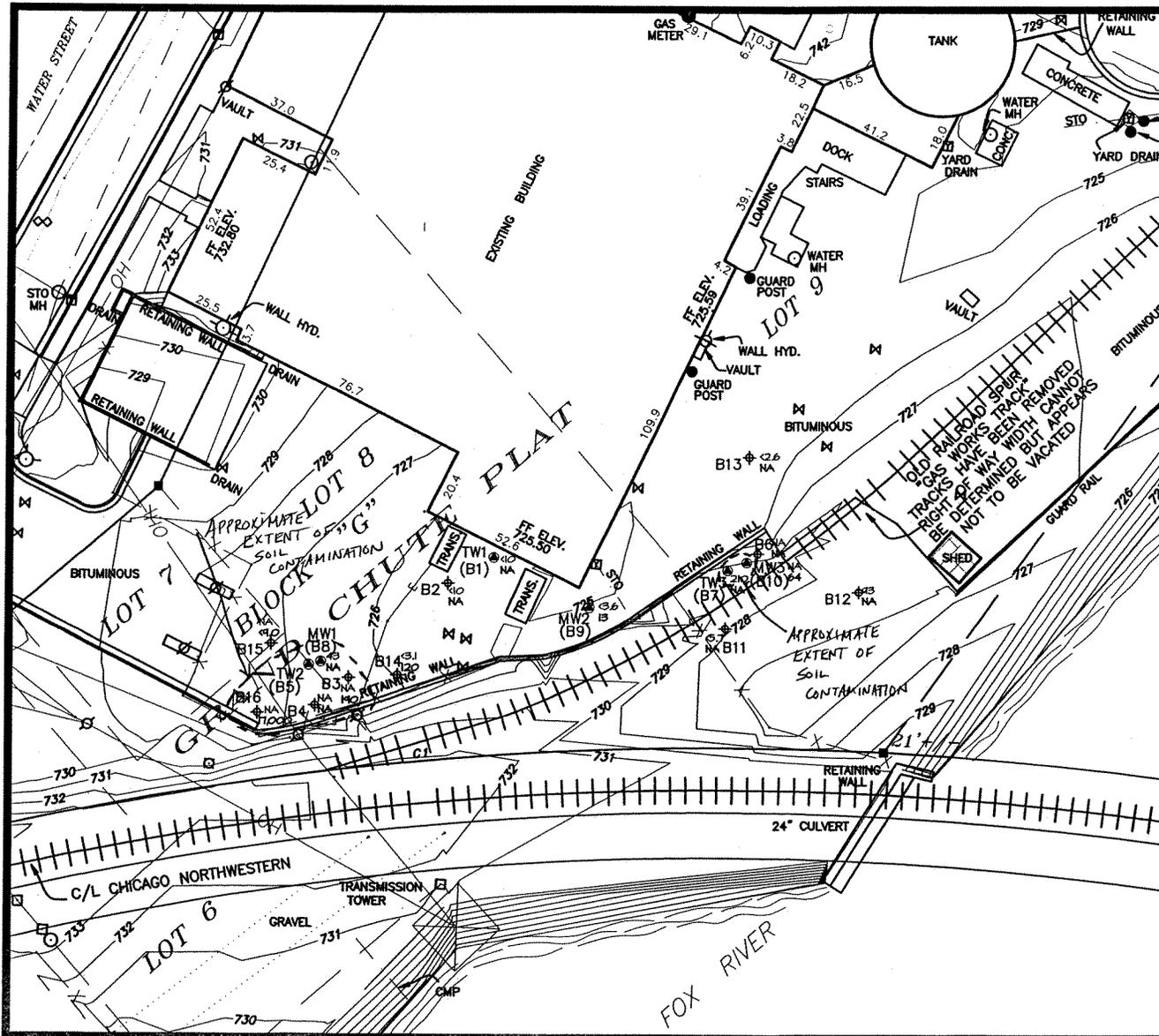
"J" = Detected between limit of detection (LOD) and limit of quantification (LOQ).

NA = Not analyzed

* A permeability test was not run on these samples. The standard for permeable soil has been used because these samples are primarily fill, gravel, and sand.

190 Exceeds NR720 standard.

** Lab sampling container or procedure contaminant.



LEGEND:

- MW1 ● Monitoring Well Location and I.D. No.
- TW1 ● Temporary Well Location and I.D. No.
- B1 ⚡ Soil Boring Location and I.D. No.
- 210 GRO Concentration in Soil (ppm)
- 190 DRO Concentration in Soil (ppm)
- NA Not Analyzed

FIGURE 4
GRO AND DRO CONCENTRATIONS IN
THE SOIL (ppm)

FORMER WATER TREATMENT PLANT
337 W. WATER STREET
APPLETON, WISCONSIN

OMNI ASSOCIATES

ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-8900
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1793403
PROJECT ENGINEER:	CAD FILE NO:	SITE
DRAWN BY:	SCALE:	1" = 30'
REVIEWED BY:	DATE:	8/4/03



"...meeting community needs...enhancing quality of life."

DEPARTMENT OF PUBLIC WORKS
Inspection Division
100 North Appleton Street
Appleton, WI 54911
TEL (920) 832-6411
FAX (920) 832-6464

January 12, 2004

Duane Leaf
Water Treatment Plant
W7081 Manitowoc Road
Menasha WI 54952

Re: Address Change
Tax Key #31-3-1484-00

This will inform you that the address of subject property is changed as follows:

Old Address:	None assigned
New Address:	337 West Water Street

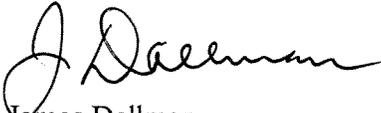
Please post the new numbers per City Ordinance Sec. 4-3 as follows:

- (a) Each building erected in the City shall be assigned a building number by the Inspections Division in accordance with the building number map which is on file in the office of the Department of Public Works. Only those numbers assigned as provided in this section shall be used on each building. Each owner must fasten or paint a permanent, light reflecting, legible building number of a conspicuous color contrasting to the building background color, which shall be no less than four (4) inches in height on all buildings on the front face of the building within four (4) feet of the principle entrance door abutting the street. The address number shall be readily visible from the street and shall not be obstructed by any structural element, plant, tree, shrub or similar obstruction. Address numbers may not be in a script typeface. If the principal entrance to a structure is not on the assigned address street then the property owner must have the above-mentioned address numbers posted at more than one entrance or location on that building.
- (b) Mobile home numbers will be placed in a uniform area on each unit within the mobile home park. The number shall be placed on or as close as possible to the entrance door and shall be visible from the public right-of-way readily abutting the property.
- (c) If the building is set back forty (40) feet or more from the front property line, the property owner must place and maintain the required numbers on a mailbox or a signpost located at or near the front property line.

(d) Commercial buildings must also post their business address on their back doors.

If you have questions or comments, feel free to call me at the above listed number.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Dallman". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

James Dallman
Inspection Supervisor

cc: City Clerk, City Assessor, Fire Department, Water Department, Finance – Diane, Department of Public Works, Police Department, Planning Department, Outagamie County Dispatch Center, Appleton Post Office, We energies, SBC, Time Warner Cable.



"...meeting community needs...enhancing quality of life."

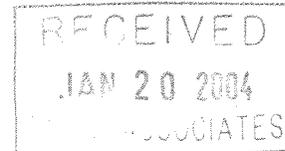
DEPARTMENT OF UTILITIES

WATER TREATMENT FACILITY

2281 Manitowoc Road • Menasha, WI 54952-8924
920/997-4200 • FAX 920/997-3240

January 15, 2004

Mr. David Fries
Project Manager
OMMNI ASSOCIATES
One Systems Drive
Appleton, WI 54914-1654



Dear Mr. Fries:

I am writing to explain the attached change of address form for the old Appleton Water Plant, which has been known as 337 West Water Street.

The water plant property was purchased in 1912 and the original building on the site had an address of 343 West Water Street. The vacant parcel to the east was given an address of 337 West Water Street. Over the years the administrative building was expanded to the east and unofficially assumed the address of 337 West Water Street.

City property records were never amended and the address of 337 West Water Street continued to be listed as vacant property.

The attached letter from the Appleton Zoning and Inspection department has now officially recognized the address of the old plant as 337 West water Street. This will allow the correspondence we have on file with the DNR to be accurate for the location of the soil remediation project.

I am also confirming that I believe the legal description of the property is complete and accurate.

Yours truly,

Duane Leaf
Utilities Director

C: John George, Appleton Water Department