

State of Wisconsin DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Ronald W. Kasperbauer, Regional Director

Oshkosh Service Center  
625 East County Road Y, Suite 700  
Oshkosh, Wisconsin 54901-9731  
Telephone 920-424-3050  
FAX 920-424-4404

August 22, 2000

**Mr. Eric Jensen**, Village Administrator  
Village of Winneconne  
P.O. Box 650  
Winneconne, WI 54986

SUBJECT: Receipt of documentation for conditions of Case Closure at  
Ingersoll Equipment - Solvent/Lead Case, 119 South First Street, Winneconne  
WDNR BRRTS ID # 02-71-000676

Dear Eric:

On April 26, 2000, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources NER Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions and that the conditions of closure (groundwater use restriction and monitoring well abandonment) have been met. Your case has been closed under s. NR 726.05, Wis. Adm. Code on August 22, 2000.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 424-0399.

Sincerely,

Kathleen M. Sylvester, Hydrogeologist  
Remediation & Redevelopment Program

cc: Case File - OSH  
Dana Possin, Environmental Compliance Consultants, P.O. Box 6438,  
Madison, WI 53716-0438



Quality Natural Resources Management  
Through Excellent Customer Service



STATE BAR OF WISCONSIN FORM 1 - 1982  
WARRANTY DEED

DOCUMENT NO

1028873

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

1998-10-05 14:45:29

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 10.00  
TRANSFER FEE 1275.00  
# OF PAGES 1

This Deed, made between  
F & M Bank-Winnebago County, a Wisconsin corporation

and Village of Winneconne, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Winnebago County, State of Wisconsin;

THIS SPACE RESERVED FOR RECORDING DATA  
NAME AND RETURN ADDRESS

HOME Title & Abstract

191-0319

PARCEL IDENTIFICATION NUMBER

PARCEL #1: That part of Block Two (2) according to plat of WILLIAMSPORT, and of FRACTIONAL LOTS FOUR (4) and FIVE (5) of Section 21, T19N, R15E, in the Village of Winneconne, Winnebago County, Wisconsin, described as follows, viz:- Commencing on the East line of South 1st Street, (formerly Water Street), at a point 10 feet north of the Southwest corner of Lot 6 of said Block 2; thence east, parallel with the South line, and the extended South line of Lot 6 of said Block 2, to the Bank of the Wolf River; thence southerly, along the Bank of said River, to point of intersection with the extended South line of Mill Street (now vacated); thence west, along the extended South line and the South line of said Mill Street (now vacated), to the East line of said South 1st Street; thence north, along the East line of said 1st Street, to the place of beginning.

This is not homestead property.

Together with all and singular the hereinaunts and appurtenances thereto belonging, And F & M Bank-Winnebago County

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same

Dated this 30th day of September, 1998

*Lawrence J. Schuster* (SEAL)

F & M Bank-Winnebago County, a Wisconsin corporation  
*Tim C. Huth* (SEAL)

• Lawrence J. Schuster, Senior Vice President (SEAL)

• Tim C. Huth, President (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

State of Wisconsin,

authenticated this day of 19

Winnebago County

Personally came before me this 30th day of

September 19 98, the above named

Tim C. Huth, President and

Lawrence J. Schuster, Senior Vice

President of

F & M Bank-Winnebago County

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, authorized by §706.06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Julie A. Orton

F & M Bank-Winnebago County

(Signatures may be authenticated or acknowledged. Both are not necessary)

Notary Public, Winnebago County, Wis.  
My commission expires on July 14, 2000

July 14, 2000

\* Names of persons signing in any capacity should be typed or printed below their signatures

WARRANTY DEED

STATE BAR OF WISCONSIN  
Form No. 1 - 1982

Wisconsin Legal Surety Co., Inc.  
Wausau, Wis.

LEGAL DESCRIPTION  
ides entire 430 Front Feet



## COMMONWEALTH LAND

TITLE INSURANCE COMPANY

A Reliance Group Holdings Company

File No. 18534

Policy No.

SCHEDULE A-1

PARCEL #1: That part of Block Two (2) according to plat of WILLIAMSPORT, and of FRACTIONAL LOTS FOUR (4) and FIVE (5) of Section 21, T19N, R15E, in the Village of Winneconne, Winnebago County, Wisconsin, described as follows, viz:- Commencing on the East line of South 1st Street (formerly Water Street), at a point 10 feet north of the Southwest corner of Lot 6 of said Block 2; thence east, parallel with the South line, and the extended South line of Lot 6 of said Block 2, to the Bank of the Wolf River; thence southerly, along the Bank of said River, to point of intersection with the extended South line of Mill Street (now vacated); thence west, along the extended South line and the South line of said Mill Street (now vacated), to the East line of said South 1st Street; thence north, along the East line of said 1st Street, to the place of beginning.

0 5

Document Number

GROUNDWATER USE RESTRICTION

1100602

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

07-17-2000 10:43 AM

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 16.00  
TRANSFER FEE  
# OF PAGES 4

Declaration of Restrictions

In Re: That part of Block Two (2) according to plat of WILLIAMSPORT, and of FRACTIONAL LOTS FOUR (4) and FIVE (5) of Section 21, T19N, R15E, in the Village of Winneconne, Winnebago County, Wisconsin, described as follows, vizi- Commencing on the East line of South 1<sup>st</sup> Street, (formerly Water Street), at a point 10 feet north of the Southwest corner of Lot 6 of said Block 2; thence east, parallel with the South line, and the extended South line of Lot 6 of said Block 2, to the Bank of the Wolf River; thence southerly, along the Bank of said River, to point of intersection with the extended South line of Mill Street (now vacated); thence west, along the extended South line and the South line of said Mill Street (now vacated), to the East line of said South 1<sup>st</sup> Street; thence north along the East line of said 1<sup>st</sup> Street, to the place of beginning.

Recording Area

Name and Return Address

**Atty. Russell J. Reff**  
**P.O. Box 1190**  
**Oshkosh, WI 54903-1190**

*Esrow*

191 - 0319

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF WINNEBAGO )

Parcel Identification Number (PIN)

WHEREAS, VILLAGE OF WINNECONNE is the owner of the above-described property.

WHEREAS, one or more petroleum- and solvent-related discharges have occurred on this property. Solvent-contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location(s) on the following date(s): Tetrachloroethene of 7.5 micrograms per liter (ug/l) at Monitoring Well 6 on December 10, 1999. The attached Figure 2 shows the area of contamination and is hereby made a part of this restriction.

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 groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140 Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

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:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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 benefits 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. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Eric A. Johnson asserts that he/she is duly authorized to sign this document on behalf of Village of Winneconne.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 16 day of JUNE, 2000.

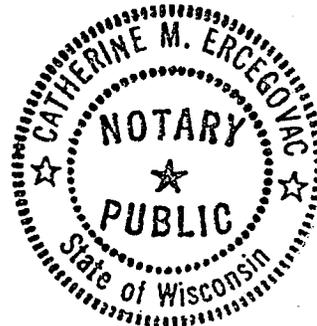
Signature: Eric A. Johnson

Printed Name: ERIC A. JOHNSON

Title: VILLAGE ADMINISTRATOR

Subscribed and sworn to before me this 16 day of June, 2000.

Catherine M. Ercegovic  
Notary Public, State of WI  
My commission 10-13-2004



This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Mr. Eric Johnson, Administrator, Village of Winneconne.



# Winnebago County WISCONSIN View

[Introduction](#)

[Viewing](#)

[Help](#)

[Order A Map](#)

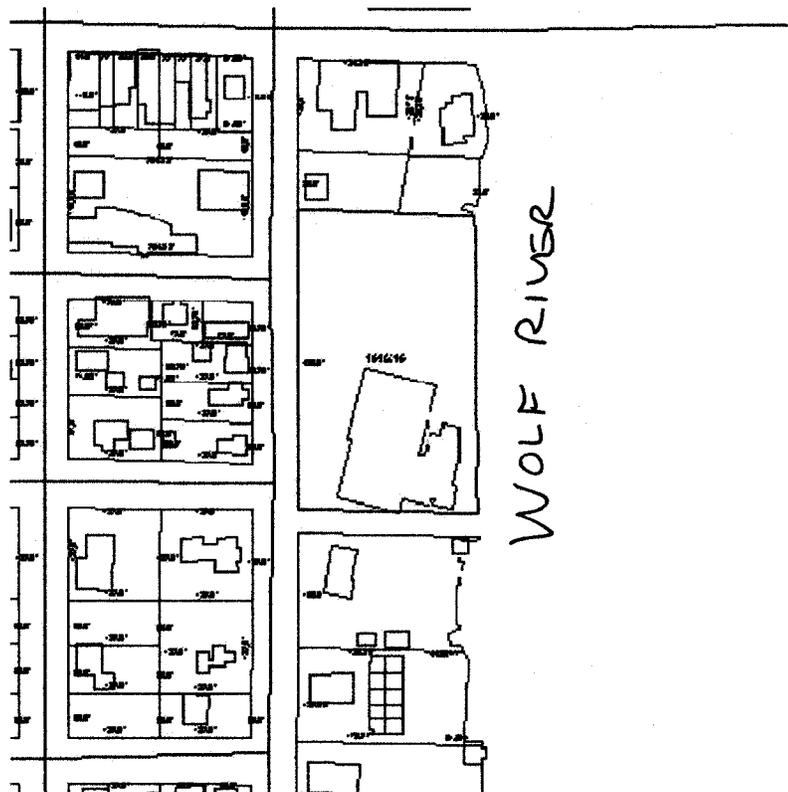
This is the current view. Click on Help above to view a description of the various ways in which it can be modified.

### Base Layer:

- flood plains
- zones
- none

### Additional Layers:

- parcel boundaries
- parcel dimensions
- certified surveys
- public land survey
- section numbers
- building footprints
- pool lakes and fox river \*
- navigable water
- wetland inventory
- 1990 redistricting
- street centerlines
- highway names
- street names
- contours
- soil survey
- airfield boundaries
- civil division boundaries
- civil division labels



Scale: 1 : 273

Zoom Factor:



Display Information

\* = not visible at the current scale (zoom in closer and the

**Visible Layer Information:**

Building bld

**Parcel Attributes:**

Parcel Identifier: 1910319  
 Owner #1: WINNECONNE/VILLAGE OF  
 Owner #2:  
 Tax Bill Address: PO BOX 650  
 City State Zip: WINNECONNE WI 549860650  
 Deed Acreage:  
 Document Number: 01028873  
 Land Value: 0  
 Improvement Value: 0  
 Assessed Value: 0  
 Legal Desc.: WILLIAMSPORT ADD  
 Legal Desc.: COM E L WATER ST 220 FT S OF  
 Legal Desc.: NW COR BLK 2 E TO RIV SLY TO  
 Legal Desc.: S L MILL ST W TO WATER ST N  
 Address: 119 S 1ST ST  
 Tax Roll Date: 05-18-00

**Base Legend:**

**Legend:**

no base layer

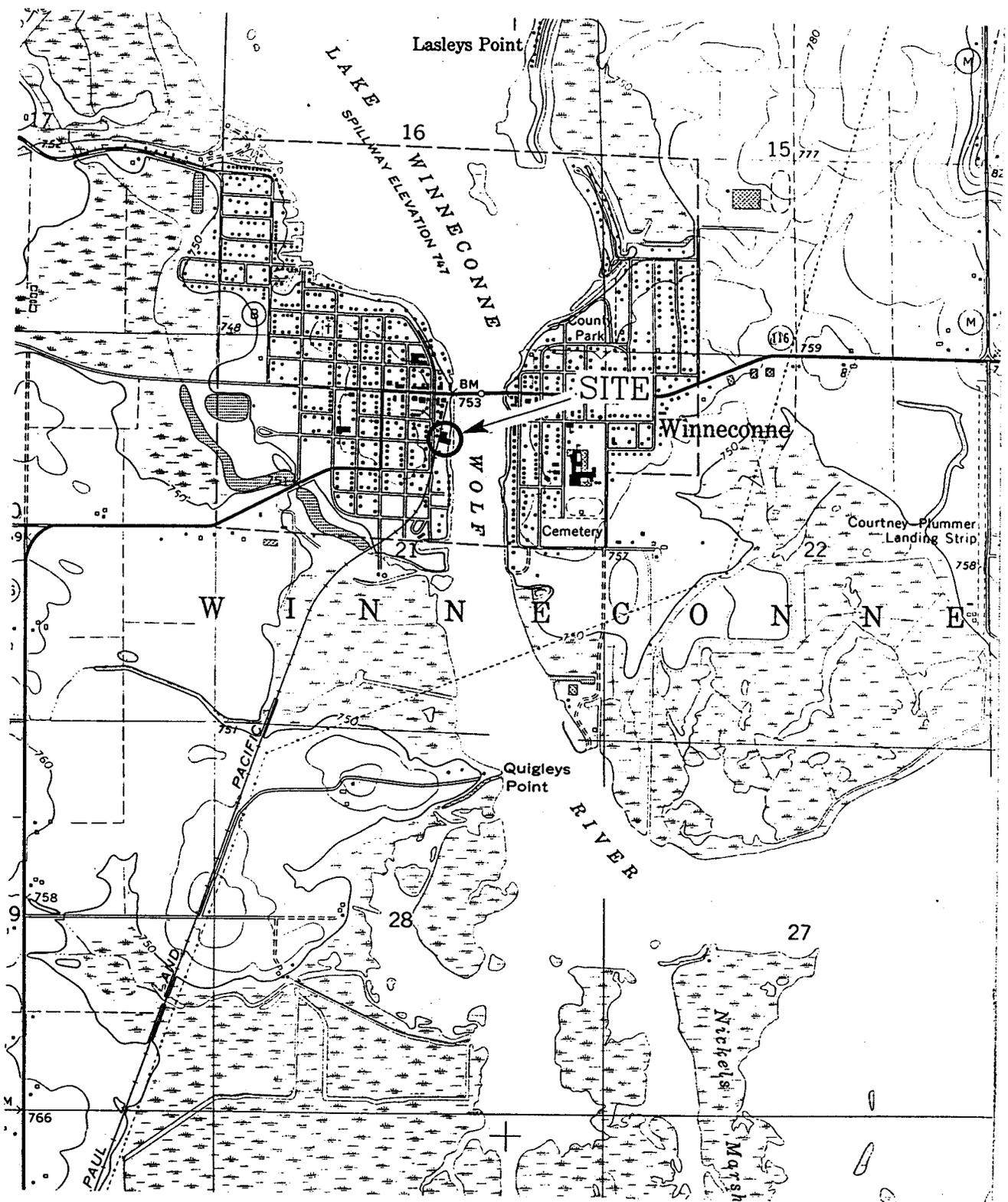
parcels	_____	redistrict	_____
parcel dimensions		streets	_____
certified	_____	highway names	
land	_____	street names	
section numbers		contours	_____
buildings	_____	soils	_____
lakes	_____	airfields	_____
water	_____	divisions	_____
wetlands	_____	divisions	cities

**WINGS Project Disclaimer:**

This map/digital data was created for the use by the Winnebago County Geographic Information System (WINGS) Project. Any other use, recompilation, or application of this information, is the sole responsibility of the user and done so at their risk. Winnebago County expressly disclaims all Liability regarding fitness of the use of the information for other than Winnebago County business by the WINGS Project.

**WINGS Flood Disclaimer:**

Flood information shown on these digital files DOES NOT represent the official adopted FEMA boundaries. It is the responsibility of the user to determine flood boundaries from the existing Flood Insurance Rate Maps.



NOTE: Taken from the  
Omro, Wis.  
 7.5 Minute USGS  
 Topographic Map (photorevised 1975)



Ingersoll Equipment Company - Winneconne, Wisconsin	
FIGURE 1 SITE LOCATION MAP	
SCALE: 1" = 2000'	DATE: 3-16-93
Environmental Compliance Consultants	BY: D. Possin

TABLE 3

Laboratory\* Analytical Data for Chlorinated Solvents in Groundwater at Monitoring Well MW-6 at 119 S. 1<sup>st</sup> St., Winneconne

Parameter	9-15-93	5-17-94	12-21-94	10-5-95**	5-5-96	8-6-96	10-6-96	4-9-97	7-11-97	10-24-97	2-11-98	5-4-98	12-10-99	NR140ES*	NR 140 PAL*
cis-1,2-dichloroethene	2.6	40	<u>150</u>	55	38	36	35	4.8	4.1	14	4.5	7.3	6.1	70	7.0
trans-1,2-dichloroethene	<0.4	1.3	8.0	2.7	3.0	2.7	1.7	0.4	0.32	0.38	<0.25	<0.79	<0.79	100	20
tetrachloroethene (PCE)	1.2	<u>30</u>	<u>83</u>	<u>53</u>	<u>20</u>	<u>23</u>	<u>15</u>	<u>13</u>	<u>14</u>	<u>13</u>	<u>5.2</u>	<u>9.9</u>	<u>7.5</u>	5.0	0.5
trichloroethene (TCE)	<u>5.0</u>	<u>24</u>	<u>100</u>	<u>62</u>	<u>16</u>	<u>30</u>	<u>25</u>	<u>9.3</u>	<u>13</u>	<u>12</u>	3.1	<u>9.5</u>	4.3	5.0	0.5
Total VOCs	8.8	95	340	170	77	92	77	28	59	40	13	27	45	none	none

\* First three rounds of analysis by Northern Lake Service, Inc. of Crandon. Later rounds by EN CHEM, Inc. of Green Bay. Units are parts per billion. Detections above the NR 141 PAL are **bolded**. Enforcement Standard exceedences are also **underlined**.

\*\* Remedial soil excavation occurred in December of 1995.

NOTE:  
 MAGNITUDE OF HYDRAULIC GRADIENT  
 IS EQUAL TO .005 FT/FT TIMES  
 THE LENGTH OF THE LINE IN INCHES

MW-2



MW-1

MW-3

MW-9

MW-6

1/10/94

11/1/93  
10/23/93

9/19/93  
10/2/93

9/17/93  
11/8/93

12/7/93

9/15/93  
10/23/93

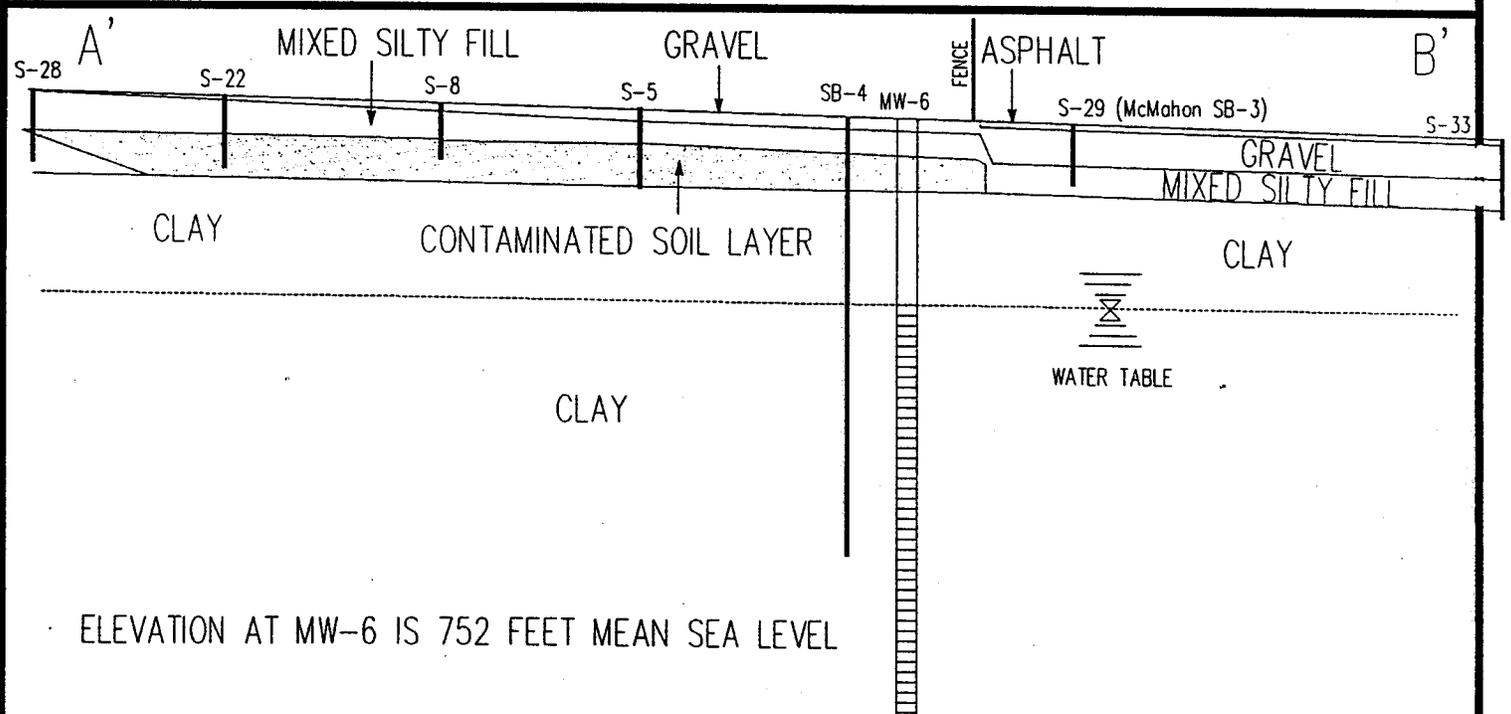
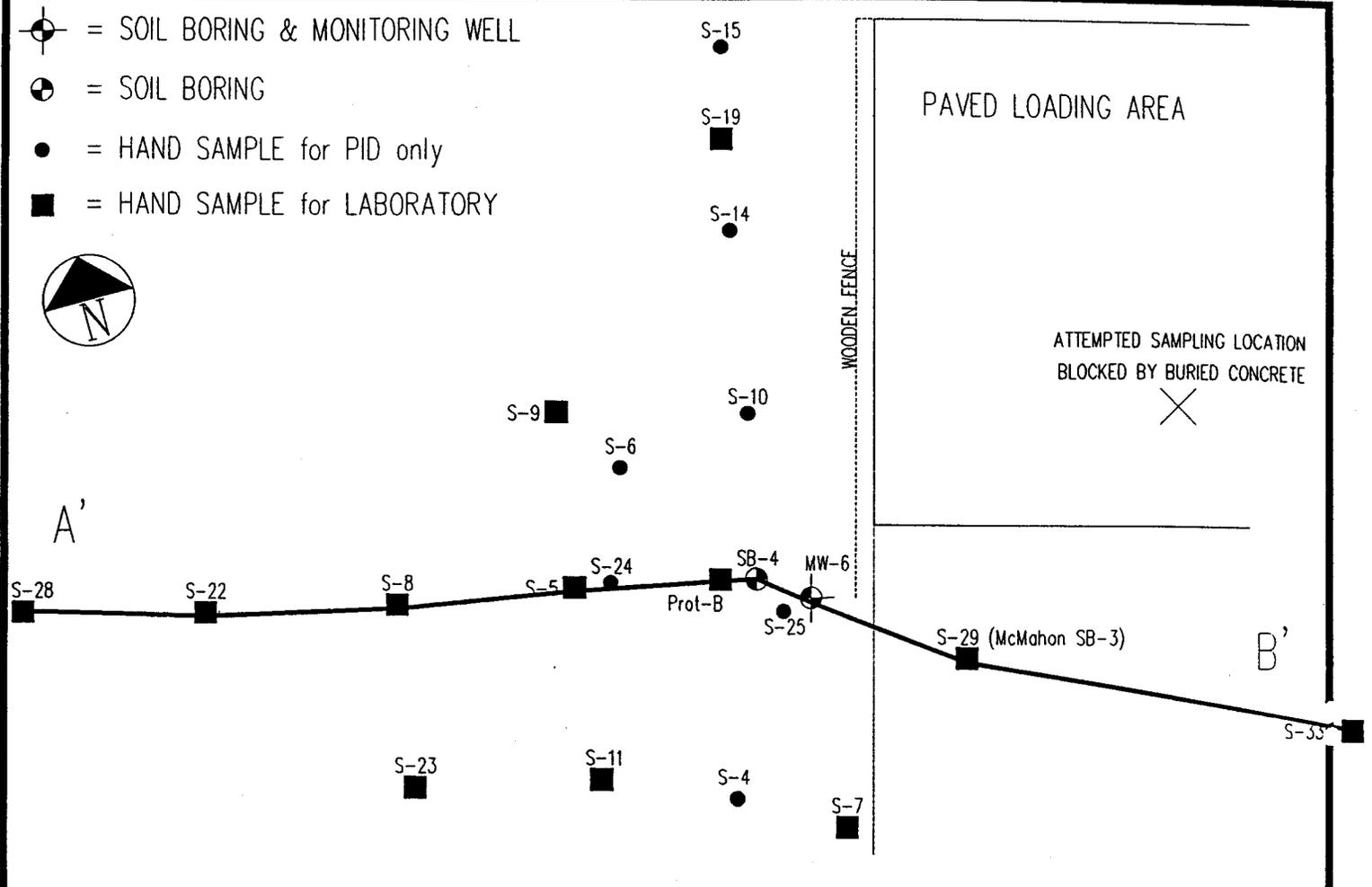
\* WOLF RIVER \*

LEGEND

- GROUNDWATER MONITORING WELL
- HYDRAULIC GRADIENT

INGERSOLL EQUIPMENT COMPANY	
Ing G	
HORIZONTAL HYDRAULIC GRADIENTS	
SCALE: 1"=40'	DATE: 1-28-94
Environmental Compliance Consultants, Inc.	BY: D. CHRISTIE

- ⊕ = SOIL BORING & MONITORING WELL
- ⊙ = SOIL BORING
- = HAND SAMPLE for PID only
- = HAND SAMPLE for LABORATORY



ELEVATION AT MW-6 IS 752 FEET MEAN SEA LEVEL

VERTICAL EXAGGERATION = 2 (1" = 20')

INGERSOLL EQUIPMENT CO. - WINNECONNE, WI	
FIGURE 5 CROSS-SECTION	
SCALE: 1" = 10'	DATE: 11-6-95
Environmental Compliance Consultants, Inc.	BY: D. POSSIN