

# 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 Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. 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 #:  PARCEL ID #:

ACTIVITY NAME:  WTM COORDINATES: X:  Y:

**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** (where the contamination originated). 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:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**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 #:**                      **Title:**
  - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show 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 Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 3**                      **Title: Historic Property Address Map**
  - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:**                      **Title: Approximate Extent of Residual Contamination**

BRRTS #: 02-71-194942

ACTIVITY NAME: OSHKOSH NORTHWESTERN

**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 #: 1**                      **Title: Soil Sampling Location Map, Geologic Cross Section A- A'**

**Figure #:**                      **Title: Geologic Cross Section B-B'**

- 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 #: 6**                      **Title: Water Table Elevation Map**

**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 #: 2**                      **Title: Summary of Soil Analytical Results-Soil**

- 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 #: 6**                      **Title: Groundwater Laboratory Analytical Results**

- 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 #: 7**                      **Title: Water Table Elevation Readings**

**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 #: 02-71-194942

ACTIVITY NAME: OSHKOSH NORTHWESTERN

## NOTIFICATIONS

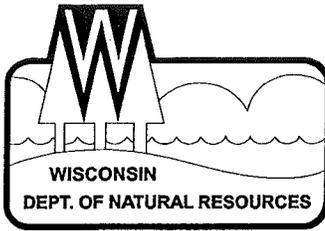
### Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.  
**Number of "Off-Source" Letters:**
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).  
**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Ronald W. Kazmierczak, Regional Director

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

January 4, 2002

Kevin Doyle  
Oshkosh Northwestern  
224 State Street  
Oshkosh, WI 54901

SUBJECT: Final Case Closure By Closure Committee With Conditions Met  
**WDNR BRRTS #: 02-71-194942**

Dear Mr. Doyle:

On July 16, 2001 your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On October 15, 2001, you were notified that the Closure Committee had granted conditional closure to this case.

On January 2, 2002 the Department received correspondence indicating that you have complied with the conditions of closure. The conditions included the following items:

- Soil and Groundwater Use Restriction filed on property deed
- Publishing a Class I Public Notice
- Submittal of Operation and Maintenance Plan for the Site Cap
- Abandonment of monitoring wells.

Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Please be aware that this 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 the environment.

The Department appreciates 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  
Mr. George J. Marek, Quarles & Brady LLP, 411 East Wisconsin Avenue,  
Milwaukee, WI 53202-4497  
Gerould McCoy, Gannett Midwest Publishing, 1100 Wilson Blvd, Arlington, VA 22234  
Kirk Kapfhammer, URS, Milwaukee County Research Park, 10200 Innovation Drive,  
Suite 500, Milwaukee, WI 53226



Quality Natural Resources Management  
Through Excellent Customer Service



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Document Number

**DEED RESTRICTION**

1154205

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

11-09-2001 12:38 PM

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 17.00  
TRANSFER FEE  
# OF PAGES 4

Declaration of Restrictions

In Re: Lot One (1), Two (2), Three (3), Twenty (20), Twenty-one (21), Twenty-two (22), and Twenty-three (23) of Block Twenty-three (23) in L.M. Miller's First Addn., in the Second Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894.

AND

Lot Six (6) and the East Ten and One-tenth (10.1) feet of Lot Five (5) of Block Twenty-six (26) in L.M. Miller's First Addn., in the Second Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894.

(Also identified as 216 State Street, 224 State Street, and 123 Wagon Avenue, Oshkosh, Wisconsin.)

Recording Area

Name and Return Address  
Oshkosh Northwestern  
224 State Street  
Oshkosh, WI 54901  
Attn: Mr. Kevin T. Doyle

902-0020, 902-0021,  
902-0033, & 902-0066

STATE OF WISCONSIN            )  
  ) ss  
COUNTY OF WINNEBAGO        )

WHEREAS, Oshkosh Northwestern, a Division of Gannett Media West, is the owner of the above-described property.

WHEREAS, one or more lead, chlorinated solvent, and hydrocarbon-contaminated discharges have occurred on this property.

Lead, chlorinated solvent, and hydrocarbon contaminated soil remains on this property at the following location(s): the loading dock area (Soil Sample Locations LS002 & LS003); the West Garage (Boring SB014); the East Garage (Boring SB015); and the area between the West and East Garage (Soil Sample Locations LS010, LS011, Borings SB007 & SB011). Please refer to the attached Figure 1, titled "Approximate Extent of Residual Contamination".

Chlorinated 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 (PCE) of 8.5 micrograms per liter (ug/l) at Monitoring Well MW-5. Location of MW-5 is provided on Figure 1 attached and made 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.

4

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:

Structural impediments existing at the time of clean-up, buildings & foundations, made complete remediation of the soil contamination on this property impracticable. If the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of lead, chlorinated solvent, and hydrocarbon 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 remediated in accordance with applicable statutes and rules. If the currently inaccessible contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed and the treatment or disposal of the soil as a solid or hazardous waste may be necessary.

In addition, the buildings, garages and pavement covering the property are considered the cap. The following activities are prohibited on that portion of the property described above where a cap or cover has been placed, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1999).

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, Kevin T. Doyle asserts that he/she is duly authorized to sign this document on behalf of Oshkosh Northwestern, a Division of Gannett Media West.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 1 day of November, 2001.

Signature: *K.T. Doyle*

Printed Name: Kevin T. Doyle

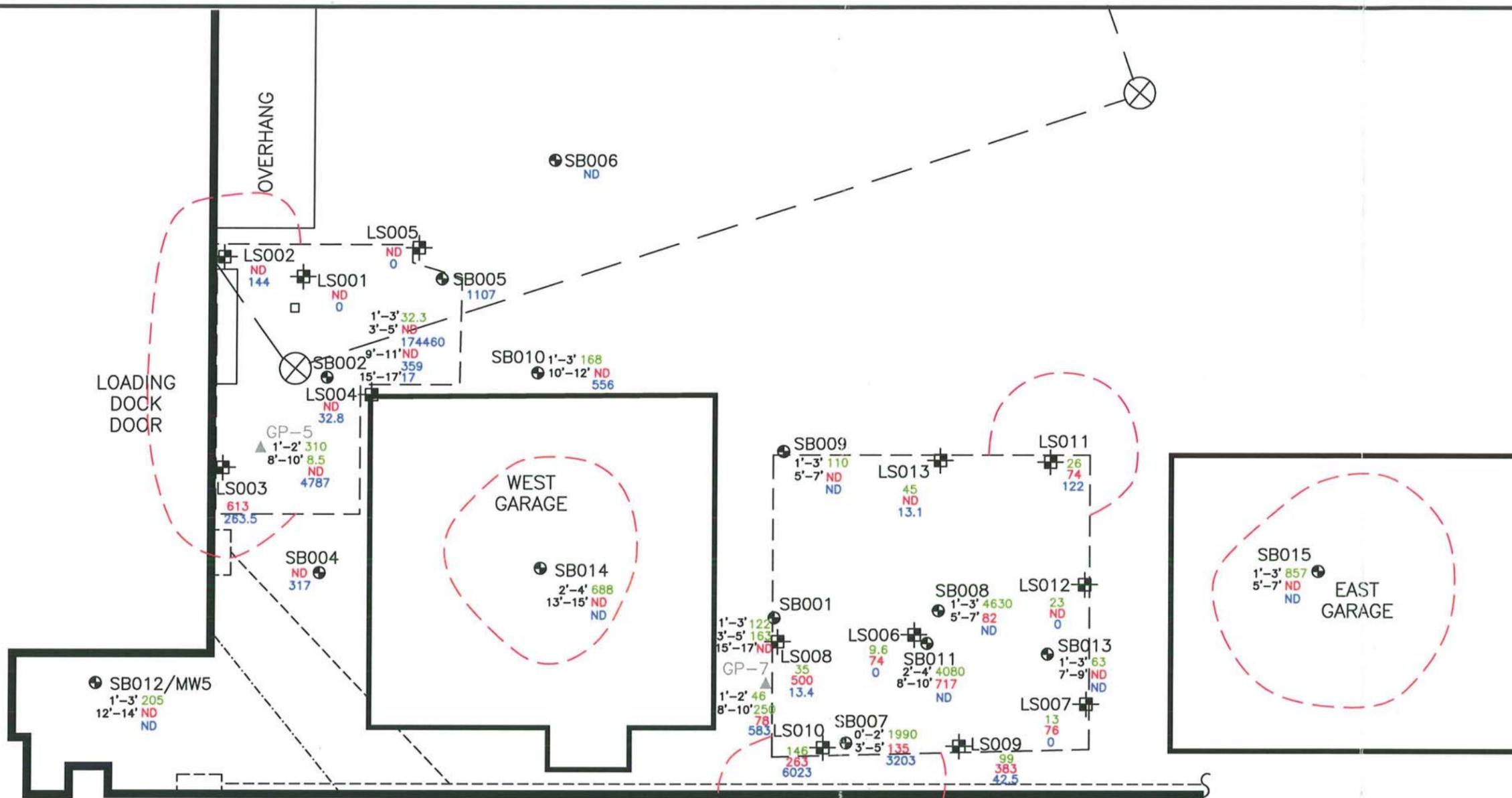
Title: Publisher, Oshkosh Northwestern

Subscribed and sworn to before me this 1st day of November, 2001.

*[Signature]*  
Notary Public, State of Wisconsin  
My commission 8/28/05

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by URS Corporation and Quarles & Brady, LLP.

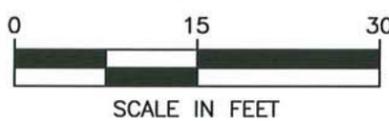
215  
WAUGOO AVENUE



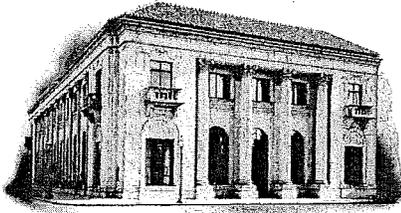
GAS METER

**LEGEND**

- SB005 ● D&M SOIL BORING
- GP-1 ▲ RUST GEOPROBE
- LS011 ⊕ EXCAVATION SAMPLE LOCATION
- ⊗ STORM SEWER DRAIN
- - - NATURAL GAS LINE
- - - STORM SEWER LINE
- - - OVERHEAD UTILITIES
- - - EXCAVATION LIMITS
- 146 LEAD CONCENTRATION (mg/kg)
- 263 TETRACHLOROETHENE-PCE (ug/kg)
- 6023 BENZO(A)PYRENE-BAP EQUIVALENT CONCENTRATION (ug/kg)
- ND NOT DETECTED ABOVE LABORATORY METHOD OF DETECTION
- (Red dashed circle) APPROXIMATE EXTENT OF RESIDUAL CONTAMINATION



<b>OSHKOSH NORTHWESTERN OSHKOSH, WISCONSIN</b>	
<b>FIGURE APPROXIMATE EXTENT OF RESIDUAL CONTAMINATION</b>	
DRN. BY LMS	PROJ. NO. 38845.004
DATE 03JUL01	DAMES & MOORE



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# OSHKOSH NORTHWESTERN

*A Gannett Newspaper*

224 State Street, P.O. Box 2926

Oshkosh, WI 54903-2926

920.235.7700

kdoyle53@aol.com

October 31, 2001

Ms. Kathy M. Sylvester  
Hydrogeologist  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources  
P.O. Box 2565  
Oshkosh, WI 54901

**R + R - OSH  
RECEIVED**

NOV 26 2001

**TRACKED   
REVIEWED**

Re: **SITE CAPPING OPERATIONS & MAINTENANCE PLAN**  
BRRTS Case #02-71-194942  
Oshkosh Northwestern Company  
224 State Street, Oshkosh, WI

Dear Ms. Sylvester:

We are providing the Wisconsin Department of Natural Resources (WDNR) with the following information to facilitate the WDNR's closure determination of the Oshkosh Northwestern Company (Northwestern) property located at 224 State Street, Oshkosh, Wisconsin (the "site").

## **SUMMARY OF SITE ACTIVITIES**

Previously, Phase I and Phase II Environmental Site Assessments (ESA) have been completed at the site. Based on the laboratory analytical results of the soil and groundwater samples collected during the investigation activities, the following conclusions were drawn:

- Lead was found in site soils at concentrations exceeding Wisconsin Administrative Code (WAC) Chapter NR 720 residual contaminant levels (RCLs). However, site-specific RCLs were calculated for lead based on risks associated with direct contact for non-industrial sites. It was concluded that only those soils that contained lead at concentrations greater than 400 milligrams per kilogram (mg/kg) required remediation. Additionally, the potential for lead in the site's soils to leach into the groundwater and adversely affect the groundwater quality was assessed. Based on this evaluation, it was concluded that lead did not represent a threat to groundwater quality at the site.

- Arsenic was found in site soils at concentrations exceeding WAC Chapter NR 720 generic RCLs. Based upon a comparison of the arsenic levels detected at the site to background concentrations, the 95% Upper Confidence Limit of the mean arsenic concentration found at the site was below documented background arsenic concentrations. Furthermore, the detected concentrations are below the USEPA Soil Screening Level (SSL) for protection of human health by ingestion of arsenic-containing soils.

Therefore, URS concluded the arsenic in site soils is reflective of background conditions and did not represent a threat to human health or the environment.

- PAHs were detected in site soils at concentrations exceeding suggested generic guidance levels. Based on an evaluation of Benzo (a) pyrene (BAP) equivalents, it was concluded that only limited areas required remediation.
- VOCs were detected in site soils and groundwater located in the south-central portion of the property. It was concluded the VOC (specifically PCE) impacted soils should be remediated to limit potential impacts to groundwater quality. VOC impacts to groundwater were limited to the presence of PCE in the south-central portion of the property. In this area, PCE was detected at concentrations slightly in excess of the WAC Chapter NR 140 enforcement standard (ES) in two wells and at trace concentrations in two other wells.

Based on the site investigations, URS selected and implemented the remediation of the impacted soils through excavation and offsite disposition. The remedial action selected for remediation of groundwater was natural attenuation because only slight exceedences of the WAC Chapter NR 140 ES for PCE were found.

Following the remedial activities, URS concluded the impacted soils were removed to the extent practical and natural attenuation was an appropriate remedial action for the residual groundwater impacts at the site. The WDNR was subsequently petitioned to grant closure of the site and closure of the site has been granted with the conditions that:

Ms. Kathy Sylvester  
Wisconsin Department of Natural Resources  
October 17, 2001  
Page 3

- A groundwater use restriction will be required for the remaining contamination near monitoring well MW-5;
- A deed restriction for soil will be required to protect groundwater. This restriction includes the maintenance and monitoring of the competency of the asphalt cap and buildings in the area of the residual contamination and the provision that if the structural impediments on the property are removed and the currently inaccessible soils become accessible, appropriate investigation and remediation of these soils will be necessary; and,
- A public notice regarding the restrictions will be necessary.

Therefore, Oshkosh Northwestern, a Division of Gannett Media West, as the current owners of the property, will implement an Operations and Maintenance (O&M) Plan for the site. The O&M Plan for the site consists of the following:

- An initial inspection and documentation of the existing conditions at the site will be completed. Attached for reference are photographs documenting the existing condition of the site;
- On an annual basis, the capped area located above the residual impacted soils will be inspected for damage, including cracks or removal of onsite structures;
- The replacement or repair of the capped area will be completed as necessary to maintain its integrity. These replacement or repair activities will be completed as soon as "breaches" are noted to be present and will be independent of the date of the annual cap inspection.

If you have any questions or require additional information, please do not hesitate to call.

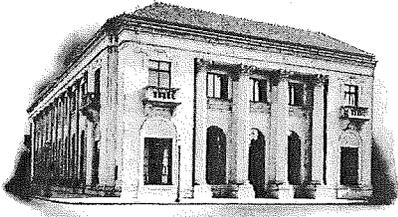
Sincerely,



Kevin T. Doyle

Ms. Kathy Sylvester  
Wisconsin Department of Natural Resources  
October 17, 2001  
Page 4

cc: Ms. Louise Phelps  
Mr. George Marek  
Mr. Kirk L. Kapfhammer



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# OSHKOSH NORTHWESTERN

*A Gannett Newspaper*

224 State Street, P.O. Box 2926

Oshkosh, WI 54903-2926

920.235.7700

kdoyl53@aol.com

November 19, 2001

Ms. Kathy M. Sylvester  
Hydrogeologist  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources  
P.O. Box 2565  
Oshkosh, WI 54901

Re: **SITE CAPPING OPERATIONS & MAINTENANCE PLAN**  
BRRTS Case #02-71-194942  
Oshkosh Northwestern Company  
224 State Street, Oshkosh, WI

Dear Ms. Sylvester:

Attached are copies of photographs indicating the existing condition of the "capped" area referenced in the operations and maintenance plan we previously submitted to your office. If you have any questions or need additional information, please let me know.

Sincerely,

Kevin T. Doyle

**R + R - OSH  
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Phoenix and Tucson, Arizona  
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E-Mail: [gjm@quarles.com](mailto:gjm@quarles.com)

October 31, 2001

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LAW DEPARTMENT

**Via UPS Overnight Delivery**

Mr. Gerould McCoy  
Gannett Midwest Publishing  
7950 Jones Branch Drive  
McLean, VA 22107

**RE: Oshkosh Northwestern Company  
Operation & Maintenance Plan: Photographs**

Dear Mr. McCoy:

This is just a brief letter to follow up on my most recent correspondence of October 25, 2001. As you know, one of the tasks to be completed by Oshkosh Northwestern is to submit to the Wisconsin Department of Natural Resources (DNR) a copy of the Operation & Maintenance Plan. In my letter of October 25, 2001, I included a copy of the Plan, which is to be finalized on Oshkosh Northwestern letterhead.

I had neglected, however, to provide you with copies of the photographs of the existing site conditions, which DNR requires be included with the Operation & Maintenance Plan. Enclosed please find two sets of those photographs. One set should be attached to the Operation & Maintenance Plan when it is submitted to the DNR. The other set of photographs is for your records.

Once again, thank you for your assistance in keeping this process moving forward. If you have any questions or concerns, please do not hesitate to contact me at (414) 277-5537 or at [gjm@quarles.com](mailto:gjm@quarles.com).

Very truly yours,

QUARLES & BRADY LLP

  
George J. Marek

GJM:s8s

Enclosures

cc: Mr. Kirk Kapfhammer

OSHKOSH NORTHWESTERN  
224 STATE STREET  
OSHKOSH, WISCONSIN

URS



PHOTO 1: VIEW OF EXCAVATION #2 FACING SOUTH.



PHOTO 3: VIEW OF EXCAVATION #2 FACING SOUTHEAST  
SIDE OF WEST GARAGE.



PHOTO 2: VIEW OF EXCAVATION #2 FACING EAST SIDE  
OF WEST GARAGE.



PHOTO 4: VIEW OF THE SOUTH SIDE OF EXCAVATION #2  
FACING SOUTH.



◀ PHOTO 5: VIEW OF THE WEST SIDE OF EXCAVATION #2 FACING SOUTH.

PHOTO 7: VIEW OF THE WEST SIDE OF EXCAVATION #2 FACING NORTH. ▶



OSHKOSH NORTHWESTERN  
224 STATE STREET  
OSHKOSH, WISCONSIN

**URS**



PHOTO 6: VIEW OF THE WEST SIDE OF EXCAVATION #2 FACING WEST.



PHOTO 8: VIEW OF EXCAVATION #2 FACING NORTHEAST.

OSHKOSH NORTHWESTERN  
224 STATE STREET  
OSHKOSH, WISCONSIN

URS



PHOTO 9: VIEW OF EXCAVATION #2 FACING NORTHEAST.



PHOTO 11: VIEW OF EXCAVATION #1 FACING SOUTH.



PHOTO 10: VIEW OF EXCAVATION #1 FACING SOUTH.



PHOTO 12: VIEW OF EXCAVATION #1 FACING WEST.

OSHKOSH NORTHWESTERN  
224 STATE STREET  
OSHKOSH, WISCONSIN

URS

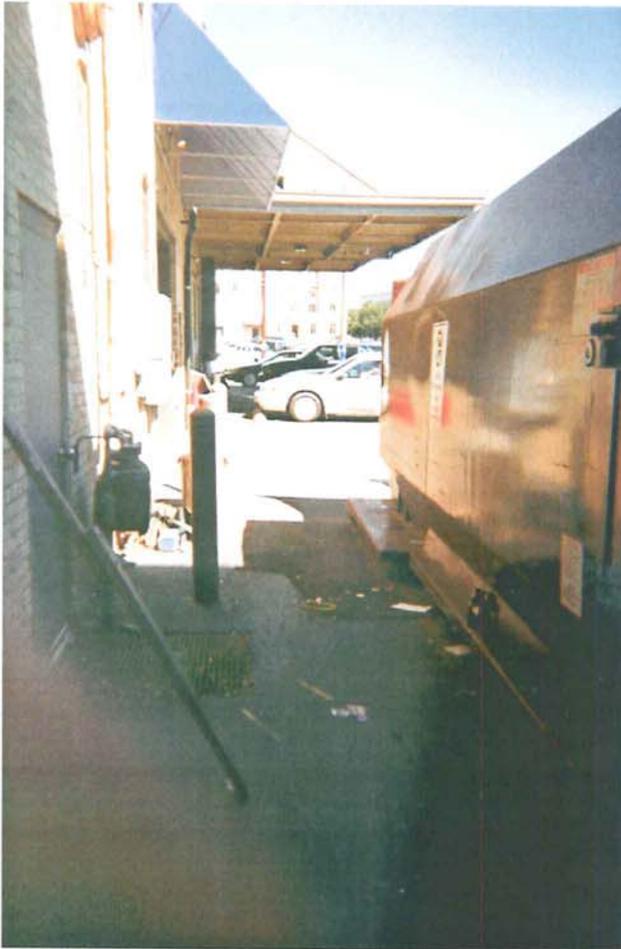


PHOTO 13: VIEW OF EXCAVATION #1  
FACING NORTH.

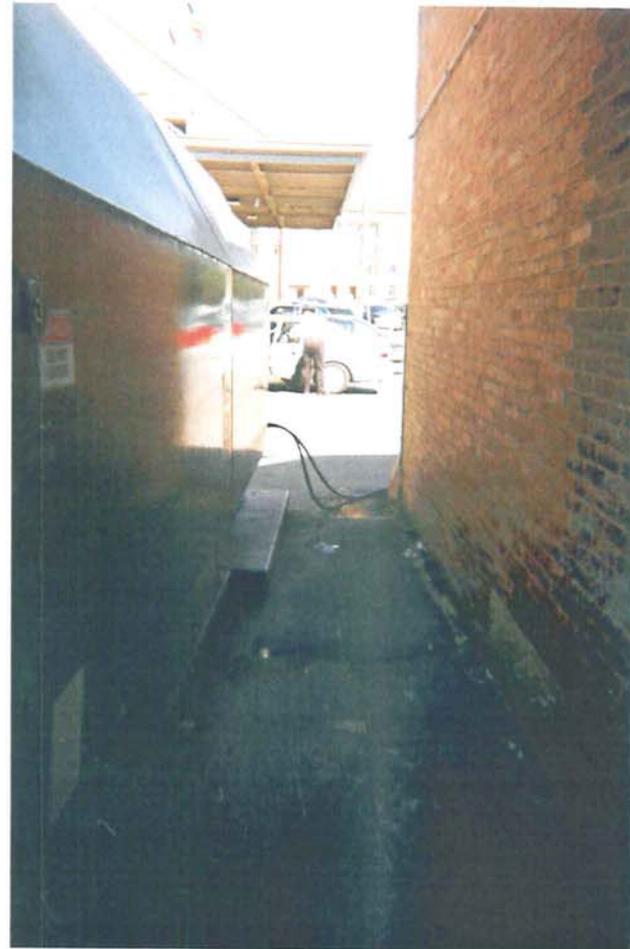


PHOTO 14: VIEW OF EXCAVATION #1  
FACING NORTH.

OSHKOSH NORTHWESTERN  
224 STATE STREET  
OSHKOSH, WISCONSIN

URS



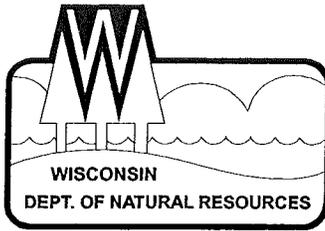
PHOTO 15: VIEW OF EXCAVATION #1 FACING NORTHEAST.



PHOTO 17: VIEW OF EXCAVATION #1 FACING SOUTH.



PHOTO 16: VIEW OF EXCAVATION #1 FACING EAST.



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center  
625 East County Road Y, Suite 700  
Oshkosh, Wisconsin 54901-97313  
Telephone 920-424-3050  
FAX 920-424-4404

October 15, 2001

Mr. George J. Marek  
Quarles & Brady LLP  
411 East Wisconsin Avenue  
Milwaukee, WI 53202-4497

SUBJECT: **Conditional** Case Closure of  
Oshkosh Northwestern Property, 224 State Street, Oshkosh, WI  
**WDNR BRRTS ID # 02-71-194942**

Dear Mr. Marek:

The above referenced case file has been reviewed by the Bureau for Remediation and Redevelopment's Northeast Region Closure Committee. This panel reviews environmental remediation cases to determine whether the case qualified for closeout under ch. NR 726, Wis. Adm. Code. After careful review, the Committee has decided to grant a **conditional** case closure. Based on the investigative documentation provided to the Department, it appears that the contamination at the above-named site is in compliance with the requirements of chs. NR 700 to NR 726, Wis. Adm. Code.

### **First Condition: Soil or Groundwater Use Restriction**

The WDNR is requiring no further remedial action at this time on the condition that ***you sign and file a "Declaration of Restriction" with your County Register of Deeds office and send proof of this filing to the Department.*** Enclosed please find a draft groundwater use restriction with attachments (maps) for the above referenced property. The deed restriction includes information concerning the property impacted by the restriction that has been provided by you and/or your consultant (or attorney). The restriction is a Department standard format and has been drafted with oversight from yourself, URS Corporation, and Department attorneys. This document should be reviewed and proofread for any errors or incorrect information. If this draft is complete and accurate and you have no corrections, you may use this draft document as a final and sign the document, then file it with the Winnebago County Register of Deeds. If the draft is incomplete or inaccurate please notify me in writing and corrections will be made and a final copy then sent to you to sign and file with the Winnebago County Register of Deeds.

Once you have filed the restriction you should then send a copy of the filed document to the Department. Please be aware that if a groundwater use restriction is recorded for the wrong property because of an inaccurate legal description you have provided, you will be responsible



Quality Natural Resources Management  
Through Excellent Customer Service



for correcting the problem. Please contact me if you have any questions or concerns regarding the restriction as written.

In addition, the restriction requires that an Operation and Maintenance Plan be submitted to the Department for the purpose of maintaining the asphalt cap now present on the property. You may also wish to file this as an attachment with the restriction and its map.

**Second Condition: Public Notice**

A Class I Public Notice is required at this site, per Wisc. Admin. Code NR 714.07(5). Please submit a copy of the newspaper page holding the printed notice or an affidavit of publication from the Oshkosh Northwestern. A Public Notice has been enclosed for your convenience.

**Third Condition: Monitoring Well Abandonment**

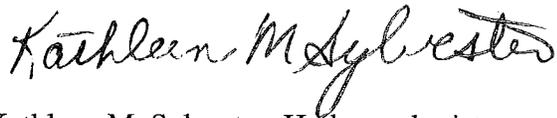
*After* filing the restriction with the appropriate county, all monitoring wells, sumps, and/or boreholes and remedial systems must be abandoned according to Chapter NR 141, Wisconsin Administrative Code. The abandonment forms (#3300-5B) should be sent to my attention.

Until verification of the restriction, public notice and abandonment documentation is received, the DNR will continue to track this facility as an active BRR site.

Please be aware that this letter does not absolve the current or any future owner of this property, from future decisions regarding this site or impacts which may be discovered and/or traced to past or future activities at this site. If additional information in the future indicates that further investigation and/or remediation is warranted, the Department will require that appropriate action be taken at that time pursuant to s. NR 726.09, Wis. Adm. Code.

The Department appreciates your efforts to protect and 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  
Bureau for Remediation & Redevelopment

cc: Case File – OSH  
Gerould McCoy, Gannett Midwest Publishing, 1100 Wilson Blvd, Arlington, VA 22234  
(letter only)  
Kevin Doyle, Oshkosh Northwestern, 224 State Street, Oshkosh, WI 54901 (letter only)  
Kirk Kapfhammer, URS, Milwaukee County Research Park, 10200 Innovation Drive,  
Suite 500, Milwaukee, WI 53226

STATE BAR OF WISCONSIN FORM 6 - 1998  
SPECIAL WARRANTY DEED

Document Number

This Deed, made between  
Thomson Newspapers, Inc., a Delaware Corporation,  
Grantor,  
and Gannett Midwest Publishing, Inc.,  
Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Winnebago County, State of Wisconsin (the "Property"):

Lot One (1), Two (2), Three (3), Twenty (20), Twenty-one (21), Twenty-two (22) and Twenty-three (23) of Block Twenty-three (23) in L.M. MILLER'S FIRST ADDN., in the Second Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894.

AND

Lot Six (6) and the East Ten and One-tenth (10.1) feet of Lot Five (5) of Block Twenty-six (26) in L.M. MILLER'S FIRST ADDN., in the Second Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894.

Recording Area

Name and Return Address

Todd A. Mayman  
Assistant General Counsel  
Gannett Co., Inc.  
1100 Wilson Boulevard  
Arlington VA 22234

902-0020&902-0021&902-0033&902-0066

Parcel Identification Number (PIN)

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

216 STATE ST  
2ND FLOOR  
123 WINNEGO AV

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances, arising by, through or under Grantor, except easements and restrictions of record, if any

This conveyance is made subject to: see "Exhibit A" attached hereto and made a part hereof.

Dated this 20<sup>th</sup> day of July, 2000.

Sabatian R. Belton  
\* SABATIAN R. BELTON (WITNESS)  
\*

THOMSON NEWSPAPERS INC.  
Todd A. Mayman  
\* EDUARDO A. FICOLAUD, VICE PRESIDENT  
JOANNE DROSEMULLER, ASST. SECRETARY  
\*

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_,

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

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

ACKNOWLEDGMENT

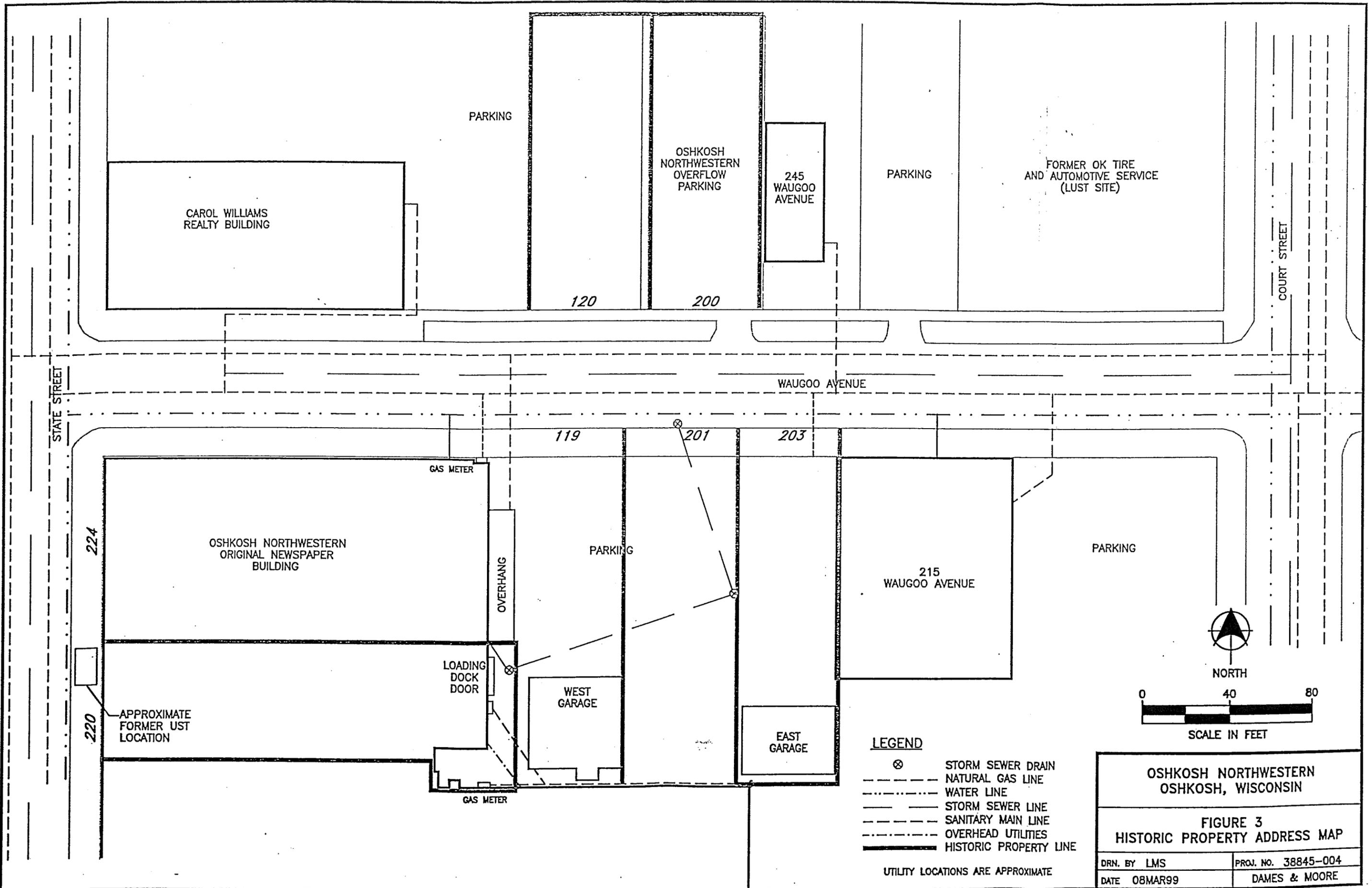
STATE OF WISCONSIN (Connecticut) ) ss. Stamford  
Fairfield County.

Personally came before me this 19<sup>th</sup> day of July, 2000 the above named

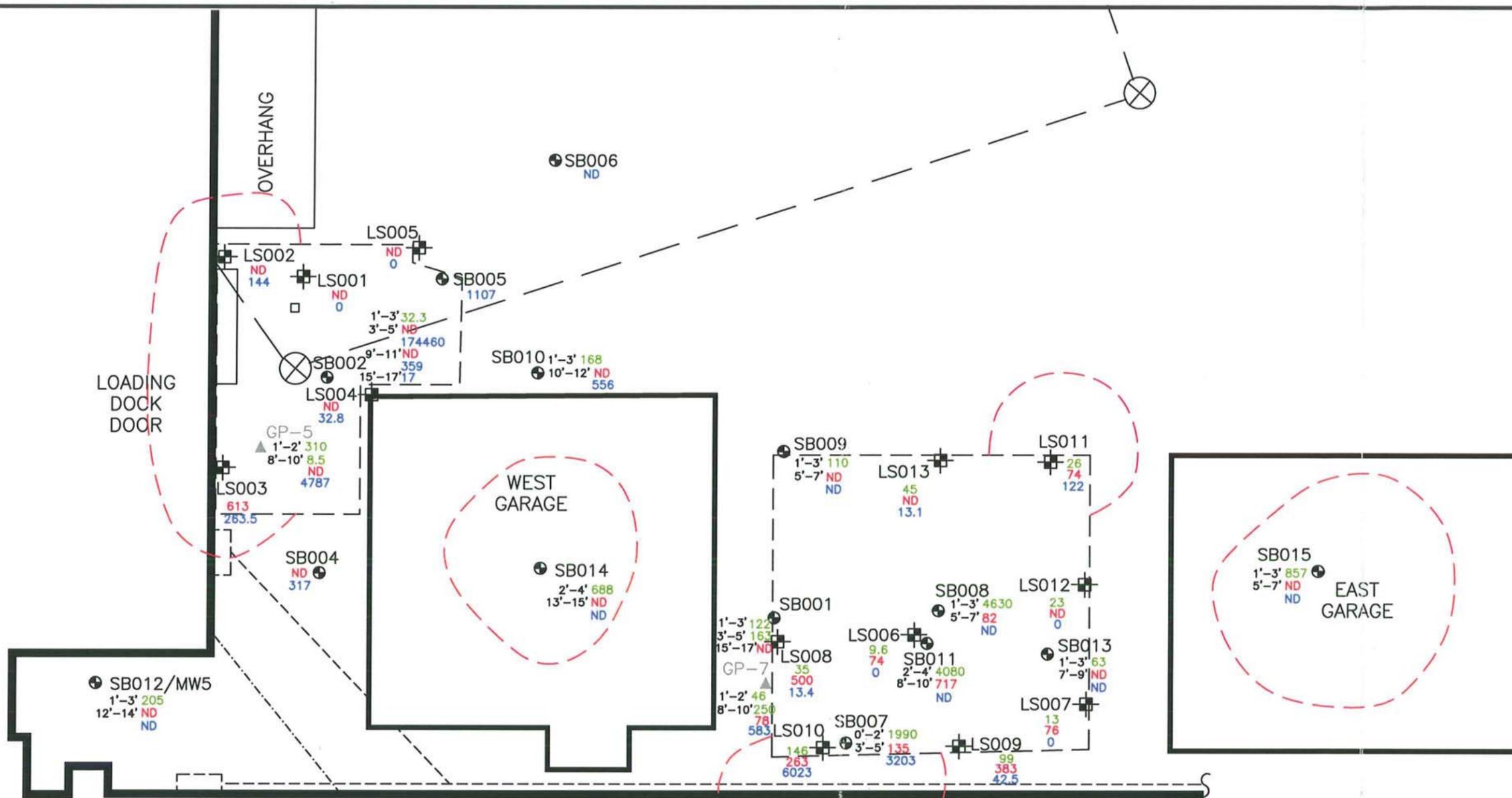
Edward A. Friedman  
James Dreyfus

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\* Jean M. Chum  
Notary Public, State of Wisconsin Connecticut  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)  
SUSAN M. ANDERSON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JAN. 31, 2003



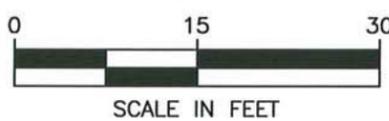
215  
WAUGOO AVENUE



GAS METER

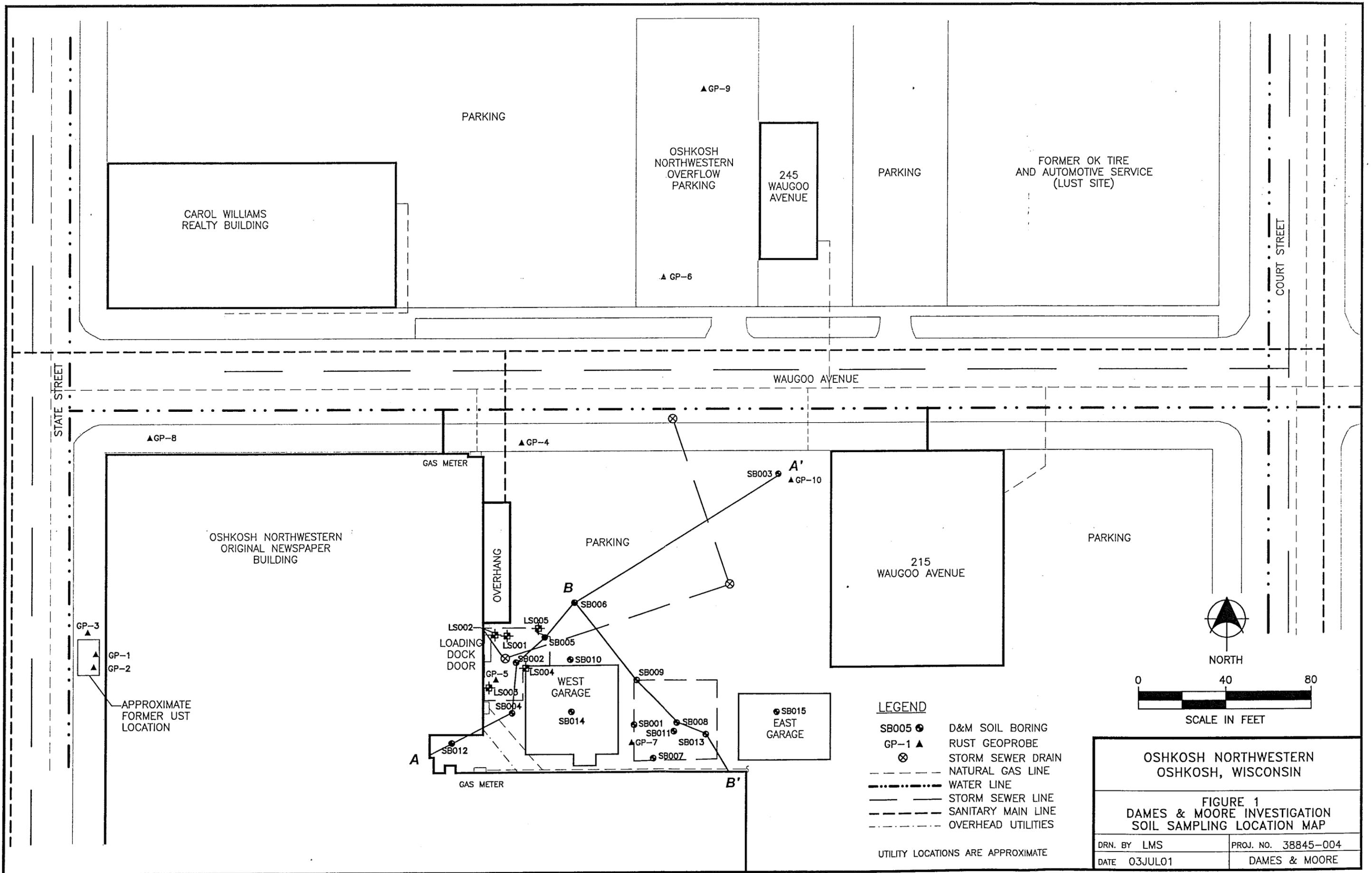
**LEGEND**

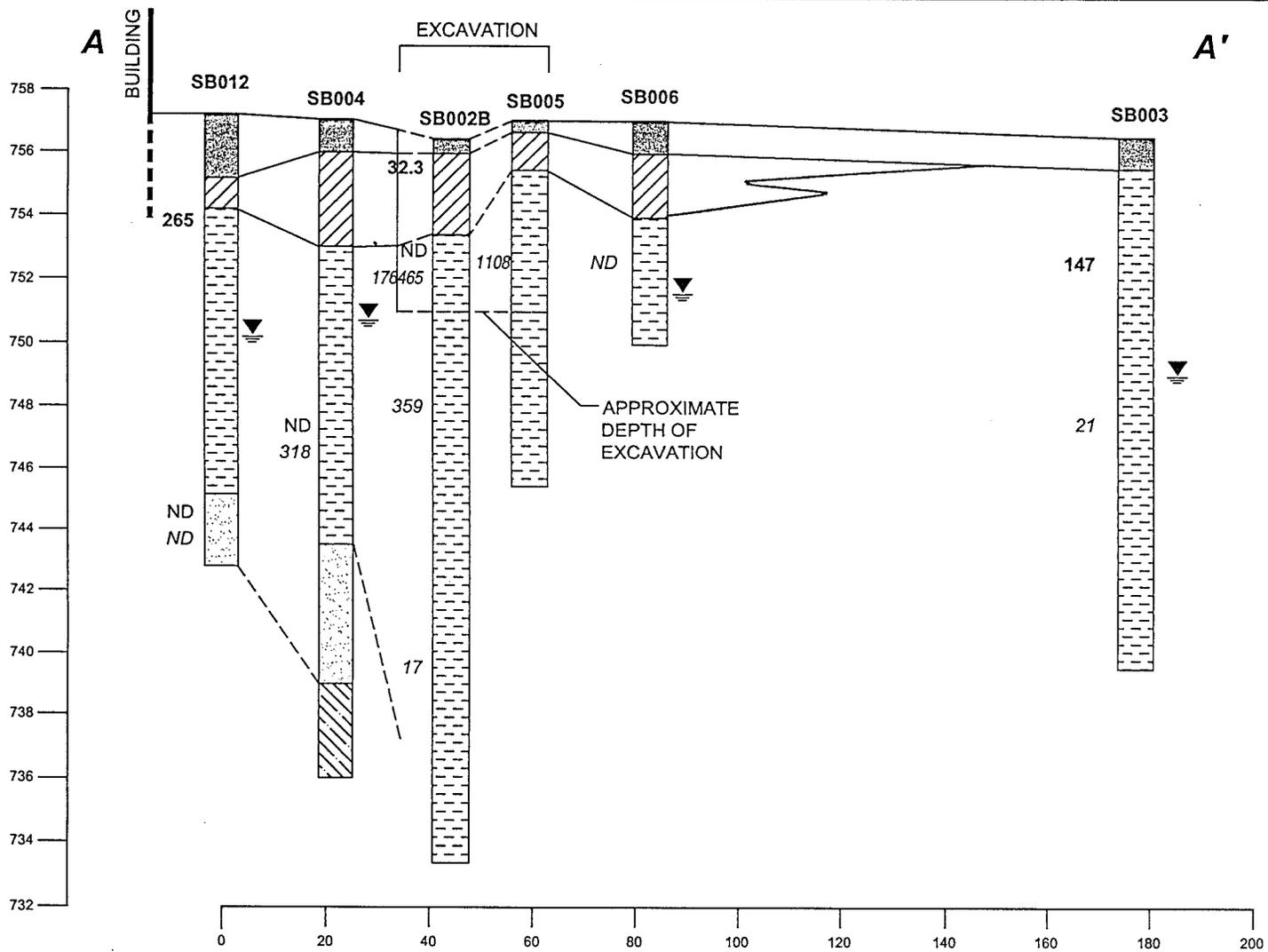
- SB005 ● D&M SOIL BORING
- GP-1 ▲ RUST GEOPROBE
- LS011 ⊕ EXCAVATION SAMPLE LOCATION
- ⊗ STORM SEWER DRAIN
- - - - NATURAL GAS LINE
- - - - STORM SEWER LINE
- - - - OVERHEAD UTILITIES
- - - - EXCAVATION LIMITS
- 146 LEAD CONCENTRATION (mg/kg)
- 263 TETRACHLOROETHENE-PCE (ug/kg)
- 6023 BENZO(A)PYRENE-BAP EQUIVALENT CONCENTRATION (ug/kg)
- ND NOT DETECTED ABOVE LABORATORY METHOD OF DETECTION
- (Red dashed circle) APPROXIMATE EXTENT OF RESIDUAL CONTAMINATION



<b>OSHKOSH NORTHWESTERN OSHKOSH, WISCONSIN</b>	
<b>FIGURE APPROXIMATE EXTENT OF RESIDUAL CONTAMINATION</b>	
DRN. BY LMS	PROJ. NO. 38845.004
DATE 03JUL01	DAMES & MOORE

FILE: P:\38845.004\REPORTS\FIGURES\RESID-CONT.DWG





**LEGEND**

- |  |  |     |  |
|--|--|-----|--|
|  | ASPHALT/CONCRETE                         | 265 | LEAD                                     |
|  | FILL - SAND & GRAVEL/CONSTRUCTION DEBRIS | ND  | PCE                                      |
|  | CLAY - INTERMITTENT SAND AND GRAVEL      | 318 | BAP                                      |
|  | SAND - SOME SILT                         |     |  |
|  | SILT - SANDY                             |     |  |
|  |  |     | APPROXIMATE AVERAGE DEPTH OF WATER TABLE |

OSHKOSH NORTHWESTERN  
OSHKOSH, WISCONSIN

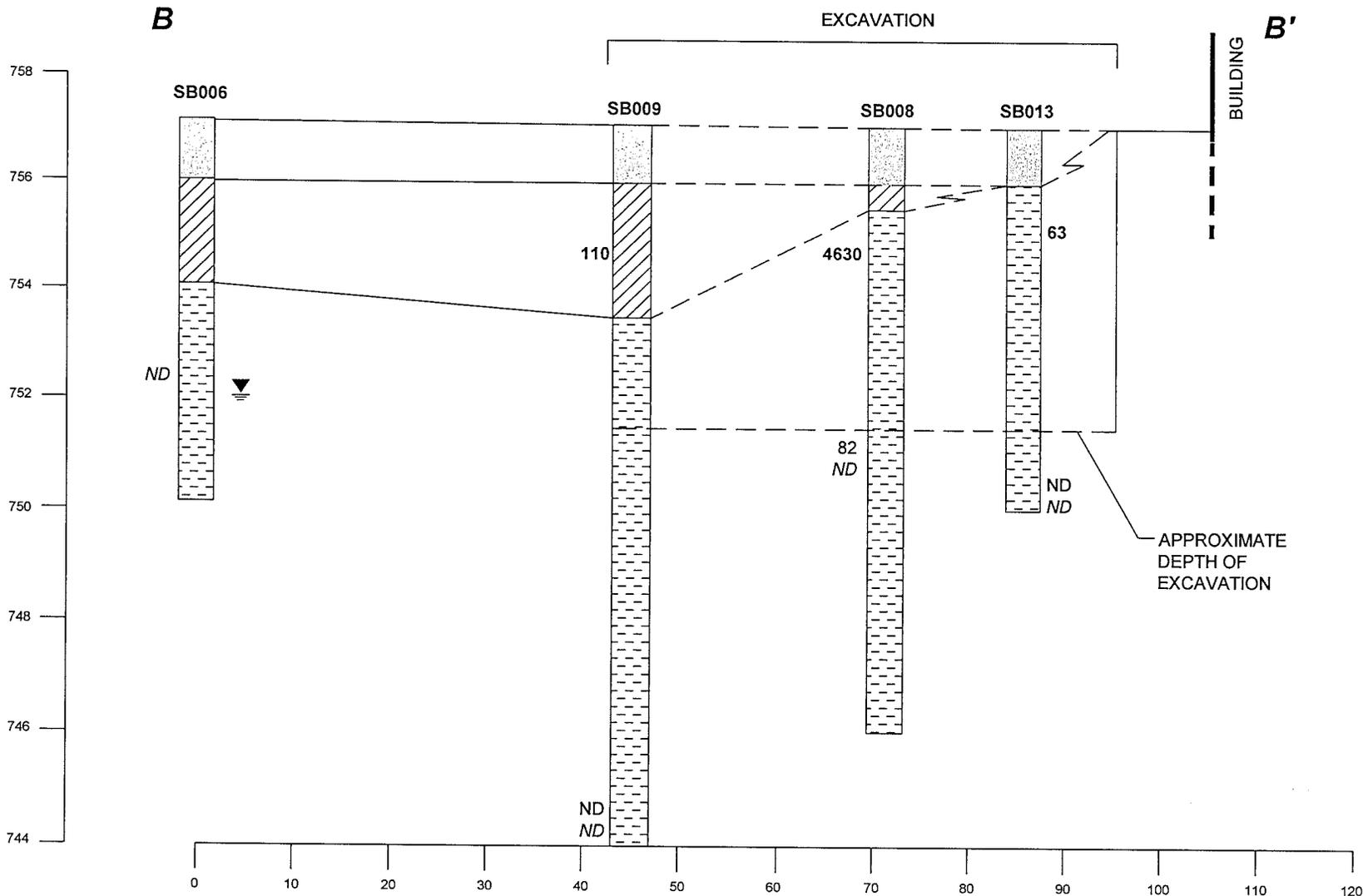
FIGURE  
GEOLOGIC CROSS SECTION A-A'

DRN. BY LMS

PROJ. NO. 38845.004

DATE 03JUL01



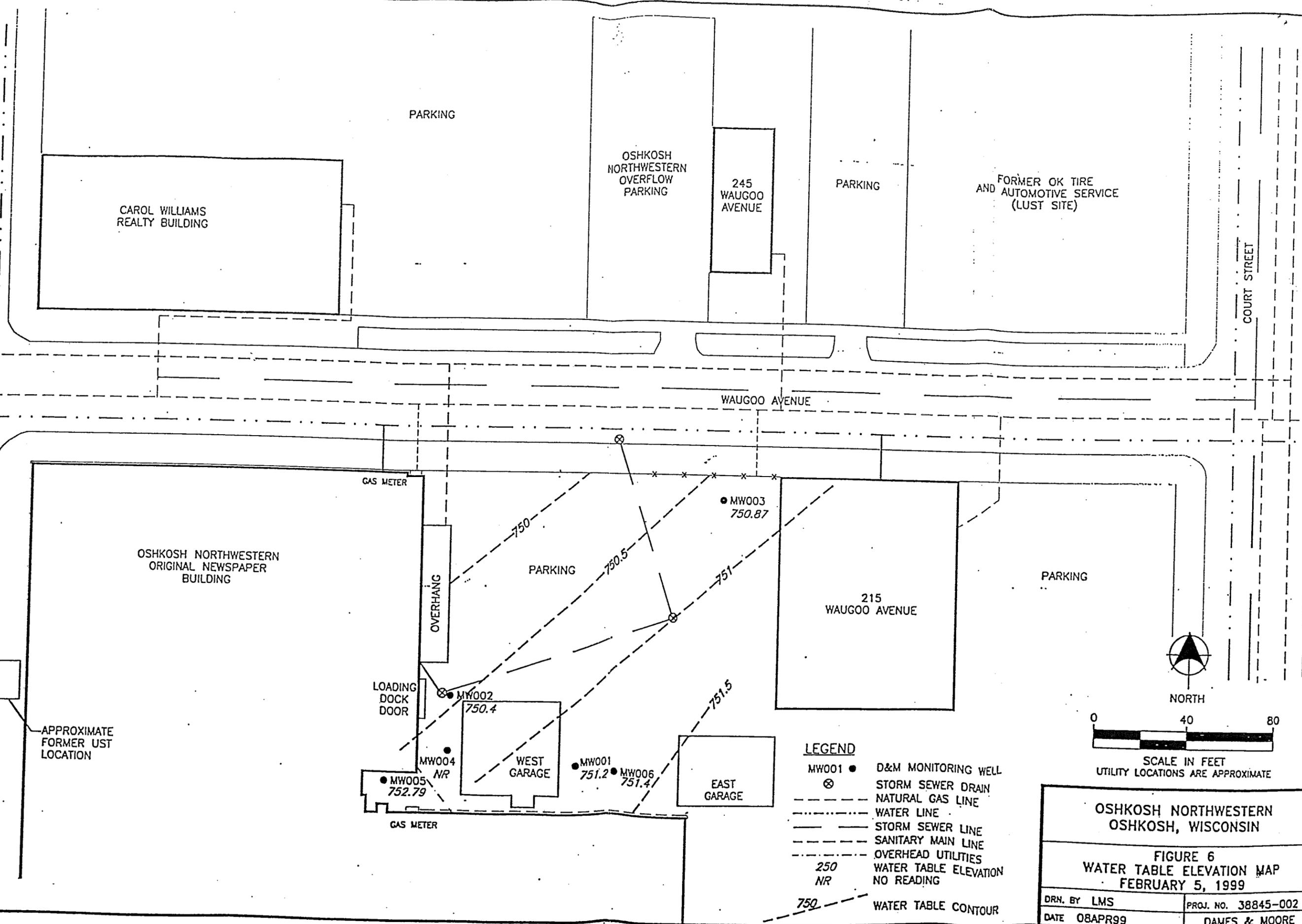


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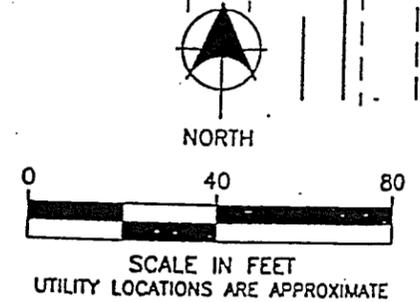
- |  |  |     |      |
|--|--|-----|------|
|  | ASPHALT/CONCRETE                         | 265 | LEAD |
|  | FILL - SAND & GRAVEL/CONSTRUCTION DEBRIS | ND  | PCE  |
|  | CLAY - INTERMITTENT SAND AND GRAVEL      | 318 | BAP  |
|  | SAND - SOME SILT                         |     |      |
|  | SILT - SANDY                             |     |      |
|  | APPROXIMATE AVERAGE DEPTH OF WATER TABLE |     |      |

OSHKOSH NORTHWESTERN OSHKOSH, WISCONSIN	
FIGURE GEOLOGIC CROSS SECTION B-B'	
DRN. BY LMS	
PROJ. NO. 38845.004	
DATE 03JUL01	

FILE: P:\38845.002\REPORTS\SUBSURF\FIGURES\WTRLEY.DWG



- LEGEND**
- MW001 ● D&M MONITORING WELL
  - ⊗ STORM SEWER DRAIN
  - NATURAL GAS LINE
  - ..... WATER LINE
  - STORM SEWER LINE
  - SANITARY MAIN LINE
  - OVERHEAD UTILITIES
  - 250 --- WATER TABLE ELEVATION
  - NR --- NO READING
  - 750 - - - - - WATER TABLE CONTOUR



<b>OSHKOSH NORTHWESTERN OSHKOSH, WISCONSIN</b>	
<b>FIGURE 6 WATER TABLE ELEVATION MAP FEBRUARY 5, 1999</b>	
DRN. BY LMS	PROJ. NO. 38845-002
DATE 08APR99	DAMES & MOORE

**Table 2  
Summary of Laboratory Analytical Results-Soil  
Contaminants of Concern**

Post Remedial Excavation Soil Sample Identification													
Depth Sample Collected(ft)	LS001	LS002	LS003	LS004	LS005	LS006	LS007	LS008	LS009	LS010	LS011	LS012	LS013
Contaminant													
Lead (mg/kg)	NA	NA	NA	NA	NA	9.6	13	35	99	146	26	23	45
Tetrachloroethene (ug/kg)	ND	ND	613	ND	ND	74	76	500	383	263	74	ND	ND
Benzo(a)pyrene Equivalent Concentration(ug/kg)	0	144.1	263.5	32.8	0	0	0	13.8	42.5	6,023.20	122	0	13.1

RUST Pre Remedial Geoprobe Soil Sample Identification																
Depth Sample Collected (ft)	GP-3		GP-4		GP-5		GP-6		GP-7		GP-8		GP-9		GP-10	
	1-2	7-9	1-2	10-12	1-2	8-10	1-2	7-10	1-2	8-10	1-2	8-10	1-2	6-7.5	1-2	10-12
Contaminant																
Lead (mg/kg)	6.6	6.7	8.6	6.3	310	8.5	150	NA	46	250	100	NA	220	NA	22	NA
Tetrachloroethene (ug/kg)	NA	ND	NA	ND	NA	ND	NA	ND	NA	78	NA	ND	NA	ND	NA	ND
Benzo(a)pyrene Equivalent Concentration(ug/kg)	NA	ND	NA	ND	NA	4,787	NA	NA	NA	583	NA	ND	NA	ND	NA	ND

URS Pre Remedial Soil Sample Identification																														
Depth Sample Collected (ft)	SB001			SB002A/SB002B				SB003		SB004	SB005	SB006	SB007		SB008		SB009		SB010		SB011		SB012		SB013		SB014		SB015	
	1-3	3-5	15-17	1-3	3-5	9-11	15-17	3-5	7-9	9-11	3-5	3-5	0-2	3-5	1-3	5-7	1-3	11-13	1-3	10-12	2-4	8-10	1-3	12-14	1-3	7-9	2-4	13-15	1-3	5-7
Contaminant																														
Lead (mg/kg)	122	163	NA	32.3	NA	NA	NA	147	NA	NA	NA	NA	1,990	NA	4,630	NA	110	NA	168	NA	4,080	NA	205	NA	63	NA	688	NA	857	NA
Tetrachloroethene (ug/kg)	NA	NA	ND	NA	ND	ND	NA	NA	ND	ND	NA	NA	NA	135	NA	82	NA	ND	NA	ND	NA	717	NA	ND	NA	ND	NA	ND	NA	ND
Benzo(a)pyrene equivalent concentration	NA	NA	NA	NA	174,460	359	17	NA	21	318	1,108	ND	NA	3,203	NA	ND	NA	ND	NA	556	NA	ND	NA	ND	NA	ND	NA	ND	NA	ND

ND: Not detected at concentrations above the laboratory method detection limit  
 NA : Not Analyzed  
 mg / kg : milligram per kilogram  
 ug / kg : microgram per kilogram

**Table 4**  
**SOIL QUALITY CONFIRMATION SAMPLING LABORATORY ANALYTICAL RESULTS**  
**OSHKOSH NORTHWESTERN**  
**Oshkosh, Wisconsin**

Compound	SAMPLE ID				LS 001	LS 002	LS 003	LS 004	LS 005	LS 006	LS 007	LS 008	LS 009	LS 010	LS 011	LS 012	LS 013
	Sample Depth				6	4	4	4	4	7	4	4	4	4	4	4	4
	Date Collected				11/15/99	11/15/99	11/15/99	11/15/99	11/15/99	11/15/99	11/15/99	11/15/99	11/15/99	11/15/99	11/15/99	11/15/99	11/15/99
	Generic Non-Industrial RCL	Industrial RCL	Region III Res. RBC	Site Specific RCL													
<b>METALS (mg/kg)</b>																	
Lead	50		NC	400	NA	NA	NA	NA	NA	10	13	35	99	146	26	23	45
<b>VOC (µg/kg)</b>																	
Methylene Chloride	NC	NC	85,000	NC	<62	<76	<100	<66	<68	<65	<67	<68	<66	<73	<64	<63	<70
Naphthalene	20,000	NC	16,000,000	NC	<31	<38	<51	<33	<34	<33	<33	<34	<33	<37	44	<31	<35
Tetrachloroethene	NC	NC	12,000	NC	<31	<38	613	<33	<34	74	76	500	383	263	74	<31	<35
Trichloroethene	NC	NC	58,000	NC	<31	<38	<51	<33	<34	<33	<33	<34	<33	<37	<32	<31	<35
<b>PAH (µg/kg)</b>																	
Acenaphthylene	18,000	360,000	NC	61.4	<110	<130	<1,700	<110	<120	<110	<110	<110	<110	<2,400	<1,100	<110	<120
Anthracene	5,000,000	300,000,000	NC	61.4	<6.2	33	<100	<6.6	<6.8	<6.5	<6.7	<6.8	<6.6	468	<64	<6.3	11
Benzo(a)anthracene	88	3,900	NC	61.4	<6.2	140	327	32	<6.8	<6.5	<6.7	10	36	4,090	130	<6.3	25
Benzo(a)pyrene	8.8	390	NC	61.4	<6.2	110	190	25	<6.8	<6.5	<6.7	11	33	4,390	92	<6.3	7.1
Benzo(b)fluoranthene	88	3,900	NC	61.4	<6.2	77	225	20	<6.8	<6.5	<6.7	9.1	22	2,920	85	<6.3	17
Benzo(k)fluoranthene	880	39,000	NC	61.4	<6.2	63	120	17	<6.8	<6.5	<6.7	8.0	24	2,920	64	<6.3	<7.0
Benzo(g,h,i)perylene	1,800	39,000	NC	61.4	<6.2	100	170	22	<6.8	<6.5	<6.7	<6.8	48	3,950	<64	<6.3	17
Chrysene	8,800	390,000	NC	61.4	<6.2	100	190	24	<6.8	<6.5	<6.7	9.1	28	3,800	87	<6.3	10
Dibenzo (a,h) anthracene	8.8	390	NC	61.4	<12	<15	<200	<13	<14	<13	<13	<14	<13	453	<130	<13	<14
Fluoranthene	6,000,000	40,000,000	NC	61.4	<12	408	511	70	15	<13	<13	35	87	9,800	231	<13	31
Fluorene	6,000,000	40,000,000	NC	61.4	<12	<15	<200	<13	<14	<13	<13	<14	<13	950	<130	<13	<14
Indeno(1,2,3-cd)pyrene	8.8	3,900	NC	61.4	<6.2	95	140	20	<6.8	<6.5	<6.7	7.7	28	3,800	73	<6.3	14
Napthalene	20,000	110,000	NC	61.4	<37	<45	<610	<40	<41	<39	<40	<41	<40	<880	<390	<38	<42
Phenanthrene	18,000	390,000	NC	61.4	<6.2	150	180	32	<6.8	<6.5		<6.8	18	2,630	76	<6.3	41
Pyrene	5,000,000	30,000,000	NC	61.4	<6.2	287	552	70	7.2	<6.5	<6.7	18	69	8,630	193	<6.3	29

RCL: Residual Contaminant Level  
Generic RCLs stipulated in NR 720.11 Table 2 values (WAC, 1997)  
Suggested RCLs for non-industrial site stipulated in Soil Cleanup Level for PAHs Interim Guidance (WDNR, 1997)  
µg/kg: micrograms per kilogram  
mg/kg: milligrams per kilogram  
VOC: Volatile Organic Compounds EPA Method 8260B  
PAH: Polycyclic Aromatic Hydrocarbons EPA Method 8310  
Leachable Lead analyzed using SPLP extraction and EPA Method 6010B  
NC: No Criteria Established

**Table 6**  
**GROUNDWATER LABORATORY ANALYTICAL RESULTS**  
**OSHKOSH NORTHWESTERN**  
 Oshkosh, Wisconsin

Compound	SAMPLE ID		MW001					MW002/MW002R					MW003					MW004					MW005				MW006/MW006R				
	Date Collected		3/6/98 & 3/12/98	12/21/98	10/29/99	1/7/00	4/19/00	3/17/98	12/21/98	10/29/99	2/2/00	4/18/00	3/17/98	12/21/98	10/29/99	1/7/00	4/18/00	3/17/98	12/22/98	10/29/99	1/7/00	4/19/00	1/14/99	10/29/99	1/31/00	4/19/00	1/14/99	10/29/99	1/7/00	4/18/00	
	PAL (µg/l)	ES (µg/l)																													
<b>METALS (µg/l)</b>																															
Arsenic	5	50	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	400	2,000	250	NA	NA	NA	NA	563	NA	NA	NA	NA	179	NA	NA	NA	NA	445	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	0.5	5	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	10	100	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	15	15	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury	0.2	2	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	10	50	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	10	50	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>VOC (µg/l)</b>																															
Acetone	200	1,000	29	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzene	0.5	5.0	ND	<0.10	NA	NA	NA	ND	<0.10	NA	0.43	NA	ND	<0.10	NA	NA	NA	ND	<0.10	NA	NA	NA	0.42	NA	<0.10	NA	0.84	NA	NA	NA	
sec-Butylbenzene	NC	NC	ND	<0.25	NA	NA	NA	ND	<0.25	NA	<0.25	NA	ND	<0.25	NA	NA	NA	ND	<0.25	NA	NA	NA	<0.25	NA	<0.25	NA	1	NA	NA	NA	
1,4-Dichlorobenzene	NC	NC	ND	<0.25	NA	NA	NA	ND	<0.25	NA	<0.25	NA	ND	<0.25	NA	NA	NA	ND	<0.25	NA	NA	NA	<0.25	NA	<0.25	NA	1.2	NA	NA	NA	
Ethylbenzene	140	700	ND	<0.25	NA	NA	NA	ND	<0.25	NA	0.89	NA	ND	<0.25	NA	NA	NA	ND	<0.25	NA	NA	NA	<0.25	NA	<0.25	NA	0.81	NA	NA	NA	
Isopropylbenzene	NC	NC	ND	<0.25	NA	NA	NA	ND	<0.25	NA	<0.25	NA	ND	<0.25	NA	NA	NA	ND	<0.25	NA	NA	NA	<0.25	NA	<0.25	NA	7	NA	NA	NA	
Naphthalene	8	40	ND	<0.10	NA	NA	NA	ND	<0.10	NA	1.5	NA	ND	<0.10	NA	NA	NA	ND	<0.10	NA	NA	NA	0.72	NA	<0.10	NA	3.2	NA	NA	NA	
n-Propylbenzene	NC	NC	ND	<0.25	NA	NA	NA	ND	<0.25	NA	0.35	NA	ND	<0.25	NA	NA	NA	ND	<0.25	NA	NA	NA	<0.25	NA	<0.25	NA	7.1	NA	NA	NA	
Tetrachloroethene	0.5	5	ND	<0.25	<0.25	0.68 U	<0.25	ND	<0.25	<0.25	<0.25	<0.25	ND	<0.25	<0.25	<0.25	<0.25	6.5	5.1	4.1	4.2	3.1	5.2	7.1	4.1	8.5	2.3	7.1	1.8	1.0	
Toluene	200	1,000	ND	<0.10	NA	NA	NA	ND	<0.10	NA	2	NA	ND	<0.10	NA	NA	NA	ND	<0.10	NA	NA	NA	1.4	NA	<0.10	NA	7.2	NA	NA	NA	
Trichloroethene	0.5	5	ND	<0.25	NA	NA	NA	ND	<0.25	NA	<0.25	NA	ND	<0.25	NA	NA	NA	ND	<0.25	NA	NA	NA	0.99	NA	0.34 U	NA	<0.25	NA	NA	NA	
1,2,4-Trimethylbenzene	NC	NC	ND	<0.10	NA	NA	NA	ND	<0.10	NA	3.7	NA	ND	<0.10	NA	NA	NA	ND	<0.10	NA	NA	NA	1.0	NA	<0.10	NA	23	NA	NA	NA	
1,3,5-Trimethylbenzene	NC	NC	ND	<0.10	NA	NA	NA	ND	<0.10	NA	0.88	NA	ND	<0.10	NA	NA	NA	ND	<0.10	NA	NA	NA	0.16	NA	<0.10	NA	3.4	NA	NA	NA	
Total Xylenes	1,000	10,000	ND	<0.25	NA	NA	NA	ND	<0.25	NA	5.7	NA	ND	<0.25	NA	NA	NA	ND	<0.25	NA	NA	NA	2.0	NA	<0.25	NA	23	NA	NA	NA	
<b>PAH (µg/l)</b>																															
Anthracene	600	3000	ND	<2.1	NA	NA	NA	ND	<2.1	0.19	NA	<0.018	ND	ND	NA	NA	NA	ND	<2.1	NA	NA	NA	NA	NA	NA	NA	<0.19	NA	NA	NA	
Benzo(a)anthracene	NC	NC	ND	<2.6	NA	NA	NA	ND	<2.6	1.1	NA	0.052	ND	ND	NA	NA	NA	ND	<2.6	NA	NA	NA	NA	NA	NA	NA	0.028	NA	NA	NA	
Benzo(a)pyrene	0.02	0.2	ND	<2.3	NA	NA	NA	ND	<2.3	1.1	NA	<0.027	ND	ND	NA	NA	NA	ND	<2.3	NA	NA	NA	NA	NA	NA	NA	<0.045	NA	NA	NA	
Benzo(b)fluoranthene	0.02	0.2	ND UJ	<2.5	NA	NA	NA	ND	<2.5	0.73	NA	<0.043	ND	ND	NA	NA	NA	ND	<2.5	NA	NA	NA	NA	NA	NA	NA	<0.030	NA	NA	NA	
Benzo(k)fluoranthene	NC	NC	ND	<2.4	NA	NA	NA	ND	<2.4	0.74	NA	<0.029	ND	ND	NA	NA	NA	ND	<2.4	NA	NA	NA	NA	NA	NA	NA	<0.10	NA	NA	NA	
Benzo(g,h,i)perylene	NC	NC	ND	<2.3	NA	NA	NA	ND	<2.3	1.3	NA	<0.10	ND	ND	NA	NA	NA	ND	<2.3	NA	NA	NA	NA	NA	NA	NA	<0.014	NA	NA	NA	
Chrysene	0.02	0.2	ND	<2.5	NA	NA	NA	ND	<2.5	0.96	NA	0.054	ND	ND	NA	NA	NA	ND	<2.5	NA	NA	NA	NA	NA	NA	NA	<0.10	NA	NA	NA	
Fluoranthene	80	400	ND UJ	<2.4	NA	NA	NA	1.00	<2.4	2.4	NA	0.14	ND	ND	NA	NA	NA	ND	<2.4	NA	NA	NA	NA	NA	NA	NA	<0.10	NA	NA	NA	
Fluorene	80	400	ND	<2.4	NA	NA	NA	0.29	<2.4	0.23	NA	<0.029	ND	ND	NA	NA	NA	ND	<2.4	NA	NA	NA	NA	NA	NA	NA	<0.25	NA	NA	NA	
Indeno(1,2,3-cd)pyrene	NC	NC	ND	<2.3	NA	NA	NA	ND	<2.3	0.78	NA	<0.083	ND	ND	NA	NA	NA	ND	<2.3	NA	NA	NA	NA	NA	NA	NA	<0.086	NA	NA	NA	
1-Methylnaphthalene	NC	NC	ND	NA	NA	NA	NA	ND	NA	<0.40	NA	<0.40	ND	ND	NA	NA	NA	ND	ND*	NA	NA	NA	NA	NA	NA	NA	5.9	NA	NA	NA	
2-Methylnaphthalene	NC	NC	ND	<2.3	NA	NA	NA	ND	<2.3	<0.60	NA	<0.60	ND	ND	NA	NA	NA	ND	<2.3	NA	NA	NA	NA	NA	NA	NA	11	NA	NA	NA	
Naphthalene	8	40	ND	<2.4	NA	NA	NA	ND	<2.4	<0.22	NA	<0.22	ND	ND	NA	NA	NA	ND	<2.4	NA	NA	NA	NA	NA	NA	NA	7.4	NA	NA	NA	
Phenanthrene	NC	NC	ND	<2.4	NA	NA	NA	1.9	<2.4	0.86	NA	0.055	ND	ND	NA	NA	NA	ND	<2.4	NA	NA	NA	NA	NA	NA	NA	0.24	NA	NA	NA	
Pyrene	50	250	ND UJ	<2.4	NA	NA	NA	0.63	<2.4	2.5	NA	0.18	ND	ND	NA	NA	NA	ND	<2.4	NA	NA	NA	NA	NA	NA	NA	0.06	NA	NA	NA	

ND: Not detected at concentrations above the laboratory method detection limit  
 NC: No PAL or ES has been established  
 U: Indicates that analyte was analyzed for but not detected above the Limit of Quantitation  
 J: Indicates an estimated value  
 VOC: Volatile Organic Compounds EPA Method 8260B  
 PAH: Polycyclic Aromatic Hydrocarbons EPA Method 8310  
 Dissolved metals analyzed using EPA Method 6010B & 7470  
 µg/l: micrograms per liter  
 Only VOC and PAH which were detected at or above the laboratory method detection limit are reported  
 NA - Not analyzed

10/99 → Excavation of soils

No soil was excavated in this area, due to structural impediments - when these #'s plugged into Mann-Kendall → STABLE.

Table 7  
Water Table Elevation Readings  
Oshkosh Northwestern Co.

	MW-1	MW-2/MW-2R	MW-3	MW-4	MW-5	MW-6/MW-6R
Elevation (TOC)	756.26	755.98	756.09	755.34	757.14	755.72
Date						
31-Mar-98	752.35	751.47	752.08			
1-Apr-98	752.35	751.40	752.28	750.65		
3-Apr-98	751.94	751.05	751.97	750.23		
21-Dec-98	750.59	749.83	750.10			
22-Dec-98	750.54	749.16	750.07	749.05		
14-Jan-99	750.53	749.56	749.90		743.58	750.51
26-Jan-99	751.26	750.37	750.89		752.32	751.33
5-Feb-99	751.23	750.42	750.87		752.79	751.36
24-Feb-99	750.98	750.05	750.54		749.31	751.00
21-Oct-99	750.76	749.99	750.44			750.73
29-Oct-99	750.69	749.85	750.24	749.08	749.11	750.64
15-Nov-99	750.07	749.41	750.07	747.93		750.42
7-Jan-00	750.55		750.04	748.65	749.42	750.03
31-Jan-00	750.55		749.94		748.99	749.93
2-Feb-00	750.56	748.94	749.95		748.57	749.93
18-Apr-00	751.02	749.72	750.64	749.22	752.51	750.72

Note: As of 7-Jan-00 MW-6 is MW-6R  
As of 1-31-00 MW-2 is MW-2R