

## **GIS Registry Disclaimer**

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

BRRTS #: 03-71-000974

ACTIVITY NAME: Neenah City Garage

PROPERTY ADDRESS: 333 W Cecil Street

MUNICIPALITY: Neenah

PARCEL ID #: 80205730000

CLOSURE DATE: Aug 24, 1993

FID #: 471126920

DATCP #:

COMM #: 54956327133

#### \*WTM COORDINATES:

X: 642178 Y: 412029

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property")*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property")*

#### Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic  
development corporation)*

Monitoring wells properly abandoned? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:  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**. 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 ALL legal descriptions attached to the statement are complete and accurate.  
*Note: The point here is that the legal descriptions are describing the correct (i.e., contaminated) properties.*

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1**                      **Title: Site Location Map**
- Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Soil Sample Location Map**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 4**                      **Title: Estimated area of Remaining Contamination**

BRRTS #: 03-71-000974

ACTIVITY NAME: Neenah City Garage

**MAPS (continued)**

**Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #: 3                      Title: Diagrammatic Cross-Section of Stratigraphy**

**Figure #:                      Title:**

**Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** This is intended to show the total area of contaminated groundwater.

**Figure #:                      Title:**

**Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #:                      Title:**

**Figure #:                      Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

**Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.

**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 1 & 1A                      Title: ..... Analytical Results - UST Excavation & ..... Analytical Results - Pump Excavation**

**Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #:                      Title:**

**Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #:                      Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

**Not Applicable**

**Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #:                      Title:**

**Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

**Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

**Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-71-000974

ACTIVITY NAME: Neenah City Garage

## NOTIFICATIONS

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

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying current source property owner.
- Letter To Off-Source Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

### Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To Governmental Unit/Right-Of-Way Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL).

### Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

George E. Meyer, Secretary  
Box 7921  
Madison, Wisconsin 53707  
TELEFAX NO. 608-267-3579  
TDD NO. 608-267-6897

November 1, 1993

IN REPLY REFER TO: LUST LMD #71-00974

Mr. Chuck Maney  
Director of Public Works  
City of Neenah  
P.O. Box 426  
Neenah, WI 54956

SUBJECT: Petroleum Contamination at Neenah City Garage, 333 W. Cecil St., Neenah

Dear Mr. Maney:

Thank you for sending me the recorded Declaration of Restrictions and the well abandonment form for the cleanup at the above property. I appreciate your timely response to these matters.

I have enclosed a signed copy of your Form 4 in support of reimbursement under the Petroleum Environmental Cleanup Fund (PECFA) program. I have already supplied the original of the form to the Department of Industry, Labor and Human Relations.

These actions will officially close this case. The closed file will be housed at our Oshkosh office. Please refer any questions on this case to Mr. Tom Verstegen in Oshkosh. Once again, the Department appreciates your efforts to protect and restore Wisconsin's environment.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Wolbert", followed by a horizontal line.

Brad Wolbert  
Tank Response Hydrogeologist  
Bureau of Solid & Hazardous Waste Management

enc.

cc: Tom Verstegen - DNR, Oshkosh

Linda Baldrige - DILHR

David Fries - Omni Engineers, 303 S. Bluemound Dr., Appleton, WI 54914



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 Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions and Covenants, this 7th day of October, 1993.

CITY OF NEENAH

Marigen Carpenter  
Marigen Carpenter, Mayor

Jean Moxon  
Jean Moxon, City Clerk

Subscribed and sworn to before me this 7th day of October, 1993.

Diane L. Ducklow  
Diane L. Ducklow, Notary Public  
Winnebago County, Wisconsin  
My Commission expires: 8/13/95.

Register's Office  
Winnebago County, Wis.  
Received for record  
this 15th Day of

This Instrument Drafted By:

James B. Gunz  
City Attorney  
211 Walnut Street  
Neenah, WI 54956

October  
A.D. 19 93 at  
9:40 o'clock A M

Marjorie Dahms  
REGISTER OF DEEDS

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1d.00

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State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

can file

George E. Meyer, Secretary  
Box 7921  
Madison, Wisconsin 53707  
TELEFAX NO. 608-267-3579  
TDD NO. 608-267-6897

September 7, 1993

IN REPLY REFER TO: LUST LMD #71-00974

Mr. Chuck Maney  
Director of Public Works  
City of Neenah  
P.O. Box 426  
Neenah, WI 54956

SUBJECT: Petroleum Contamination at Neenah City Garage, 333 W. Cecil St., Neenah

Dear Mr. Maney:

Kathy Sylvester of our Oshkosh office asked me to review our file on this case to determine what further action is needed and to sign your Form 4 under the Petroleum Environmental Cleanup Fund (PECFA). I apologize that the large number of petroleum leak cases around the state has prevented us from addressing this matter more quickly.

The materials submitted to date on your behalf by Omni Engineers include a Site Assessment/Soil Boring Investigation Report dated January 8, 1992 and two letter reports dated April 7 and July 15, 1992, describing the excavation of contaminated soil and confirmation sampling at the site. Omni recommends that the case be closed based on the work performed to date.

The Omni reports make it clear that residual contaminated soil was left in place in both the tank bed excavation and the pump island excavation. In the tank excavation, an area of contaminated soil containing up to 170 parts per million (ppm) Diesel Range Organics (DRO) and up to 82 ppm Gasoline Range Organics (GRO) was left along the south wall due to the presence of a buried water main in that location. In the pump excavation, concentrations of DRO and GRO as high as 142 ppm and 84 ppm, respectively, were left in the soil in the east excavation wall, 43 ppm DRO were left in the west wall, and up to 53 ppm DRO were left in the soils at the base of the hole.

Data from a series of 13 boreholes were used to delimit the area of soil contaminated by the petroleum. These data indicate that the residual soil contamination, although significant in terms of concentrations, is limited in lateral extent. In addition, a water sample was obtained from a monitoring well installed immediately northeast of the tank excavation. The water sample was found not to contain detectable petroleum compounds.

Mr. Chuck Maney - September 7, 1993

Our Lake Michigan District case closure committee has agreed that no further action is needed at this site for the time being. However, because of the presence of contaminated soil in several areas around the property, the Department will require that you file a deed restriction with the county register of deeds as a condition of our closing this case. The restriction would require that the residual contamination be investigated and addressed if it becomes accessible. The attachment to this letter contains language drafted by the Department for this purpose. Please provide me with a notarized copy showing that this notice has been filed with the property deed.

You also need to abandon the monitoring well in accordance with ch. NR 141, Wis. Adm. Code. Please arrange for your consultant to do this and to provide a completed well abandonment form to me.

Once I have received the above items, I will sign your Form 4 and forward it to the Department of Industry, Labor and Human Relations. In the meantime, I will retain your case file in this office.

The Department appreciates your efforts to protect and restore Wisconsin's environment. Once again, we regret the delay in reviewing the progress of your cleanup. Please do not hesitate to contact me at 608/266-0882 if you have any questions about this letter.

Sincerely,



Brad Wolbert  
Tank Response Hydrogeologist  
Bureau of Solid & Hazardous Waste Management

cc: Tom Verstegen - DNR, Oshkosh  
Linda Baldrige - DILHR  
David Fries - Omni Engineers, 303 S. Bluemound Dr., Appleton, WI 54914

CITY OF NEENAH GARAGE  
333 W. CECIL ST.  
NEENAH, WI. 54956

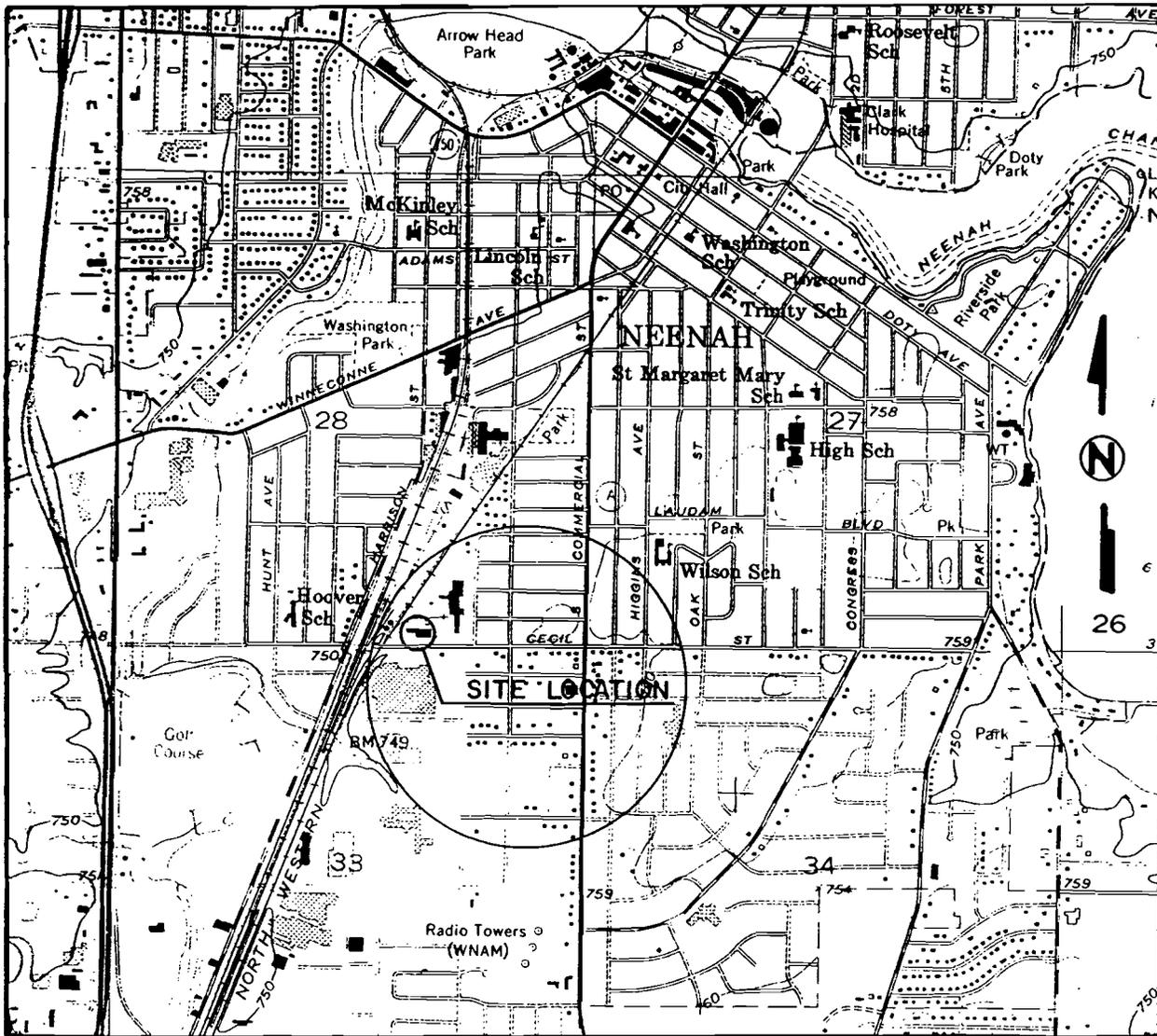
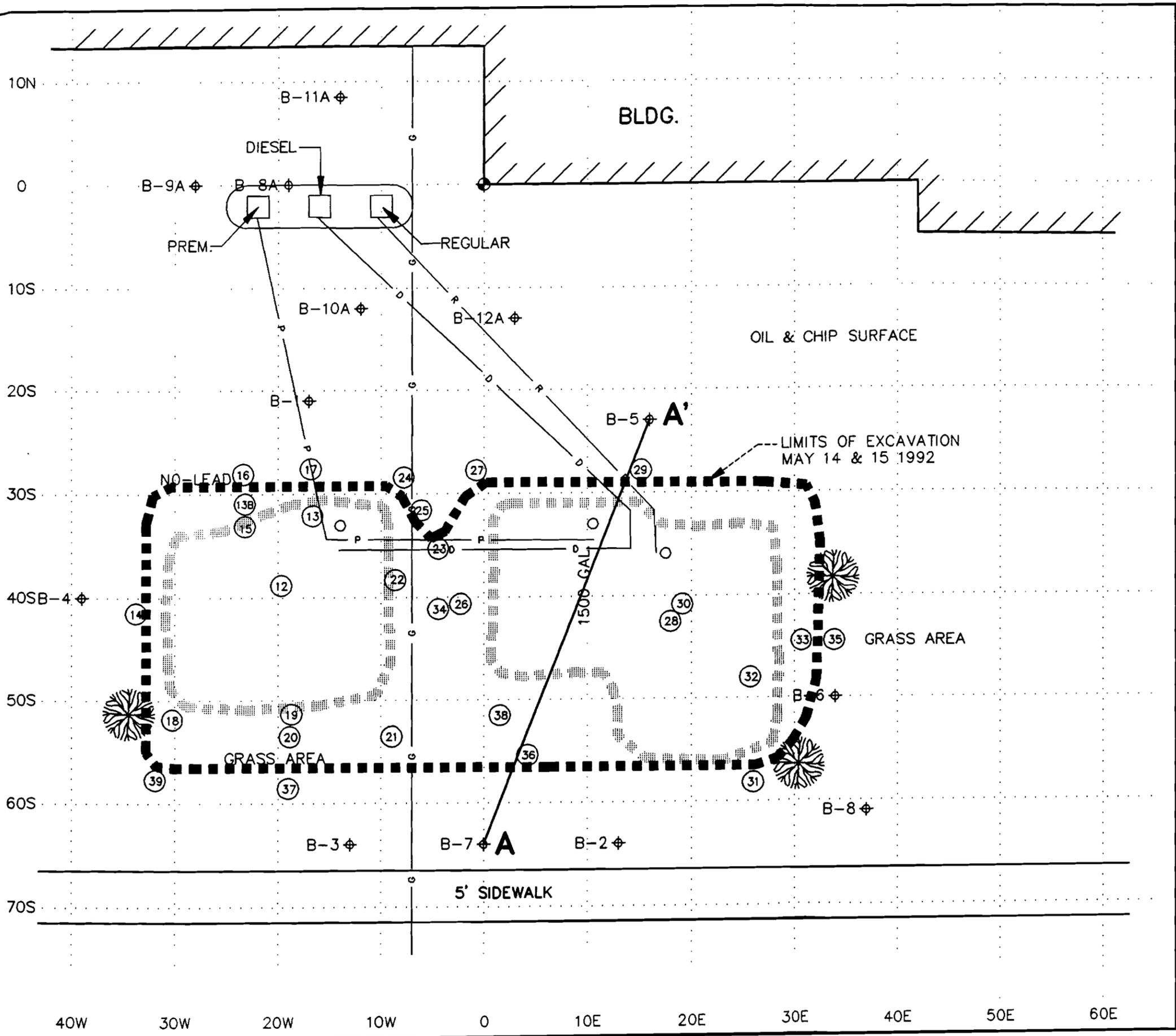


FIGURE 1  
SITE LOCATION MAP

N 615 A GLM

**OMNI ENGINEERS**

303 SOUTH BLUEMOUND DRIVE  
APPLETON, WI 54914 (414)739-7814



LOCAL GRID NORTH  
N

0' 2' 5' 10'  
SCALE: 1" = 10'

**LEGEND:**

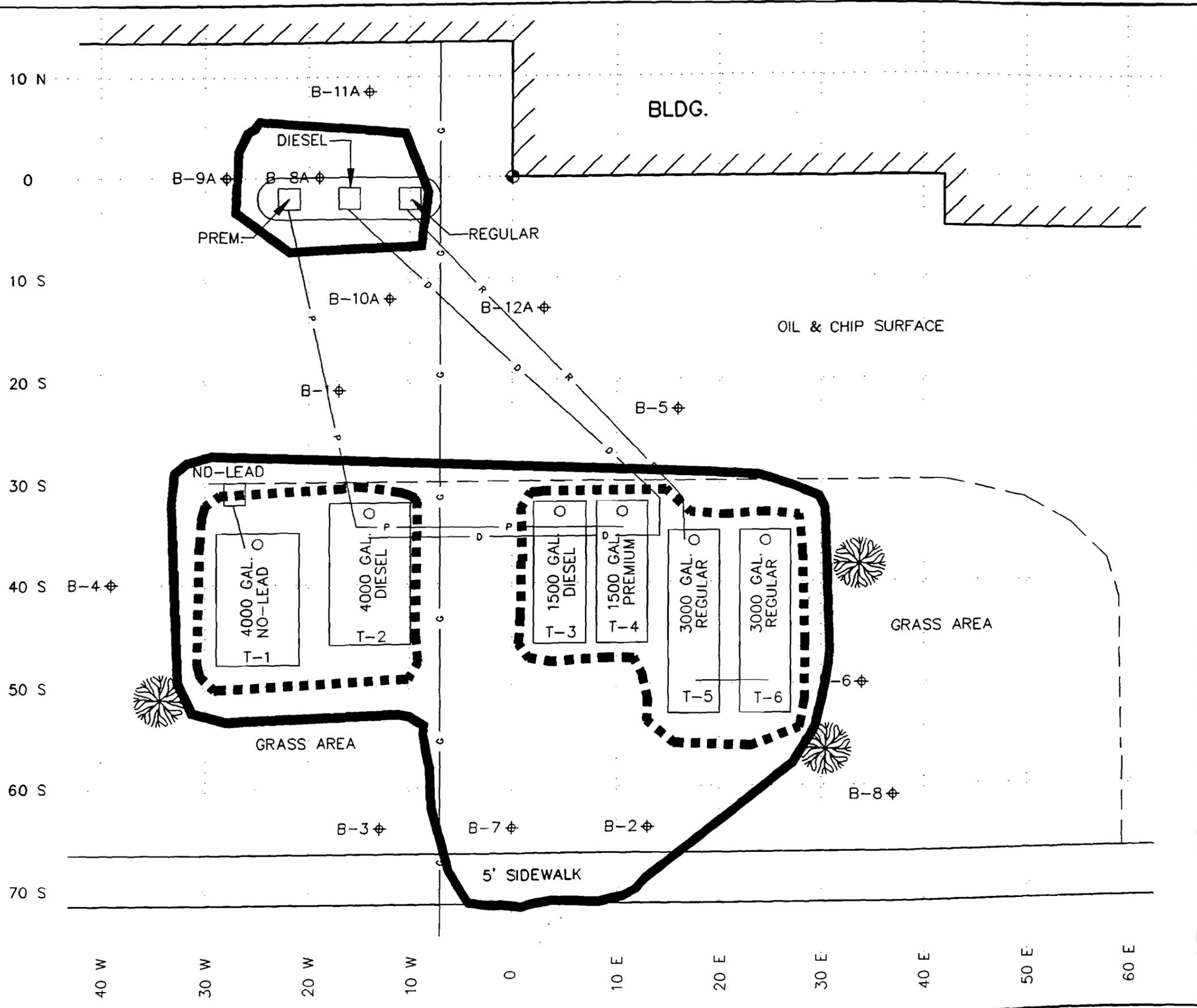
- B-1⊕ SOIL BORING LOCATION AND I.D. No.
- ⊕ REFERENCE POINT
- 10N GRID LINE (10' INTERVAL)
- ////// BUILDING FACE
- PREMIUM FORMER UNDERGROUND STORAGE TANK LOCATION (ESTIMATE)
- LIMITS OF EXCAVATION
- ▤▤▤▤▤ LIMITS OF PREVIOUS EXCAVATION
- G NATURAL GAS LINE
- R REGULAR GAS LINE (ESTIMATE)
- D DIESEL FUEL LINE (ESTIMATE)
- P PREMIUM GAS LINE (ESTIMATE)
- A—A' LOCATION OF STRATIGRAPHIC CROSS SECTION
- TREE TREE
- 35 SOIL SAMPLE LOCATION

**FIGURE 2**  
**SOIL SAMPLE LOCATION MAP**

NEENAH GARAGE  
333 WEST CECIL STREET  
NEENAH, WI. 54956

<b>OMNI ENGINEERS</b>	PROJECT : N-615A
	CAD FILE : N615CCL
	DRAWN : KJJ, SP
	REVIEWED :
DATE : 06\30\92	

303 SOUTH BLUEMOUND DRIVE APPLETON, WI 54914  
PHONE : (414) 739-7814 FAX : (414) 739-7765



LOCAL GRID NORTH  
N

0' 2' 5' 10'  
SCALE: 1" = 10'

**LEGEND:**

- B-1 ⊕ SOIL BORING LOCATION AND I.D. No.
- ⊕ REFERENCE POINT
- 10N GRID LINE (10' INTERVAL)
- ▨ BUILDING FACE
- ◻ (PREMIUM) FORMER UNDERGROUND STORAGE TANK LOCATION (ESTIMATE)
- ▣ EXTENT OF LAST EXCAVATION
- - - EDGE OF BITUMINOUS PAVEMENT
- G - NATURAL GAS LINE
- R - REGULAR GAS LINE (ESTIMATE)
- D - DIESEL FUEL LINE (ESTIMATE)
- P - PREMIUM GAS LINE (ESTIMATE)
- ▬ AREA OF REMAINING SOIL CONTAMINATION (ESTIMATE)
- 🌳 TREE

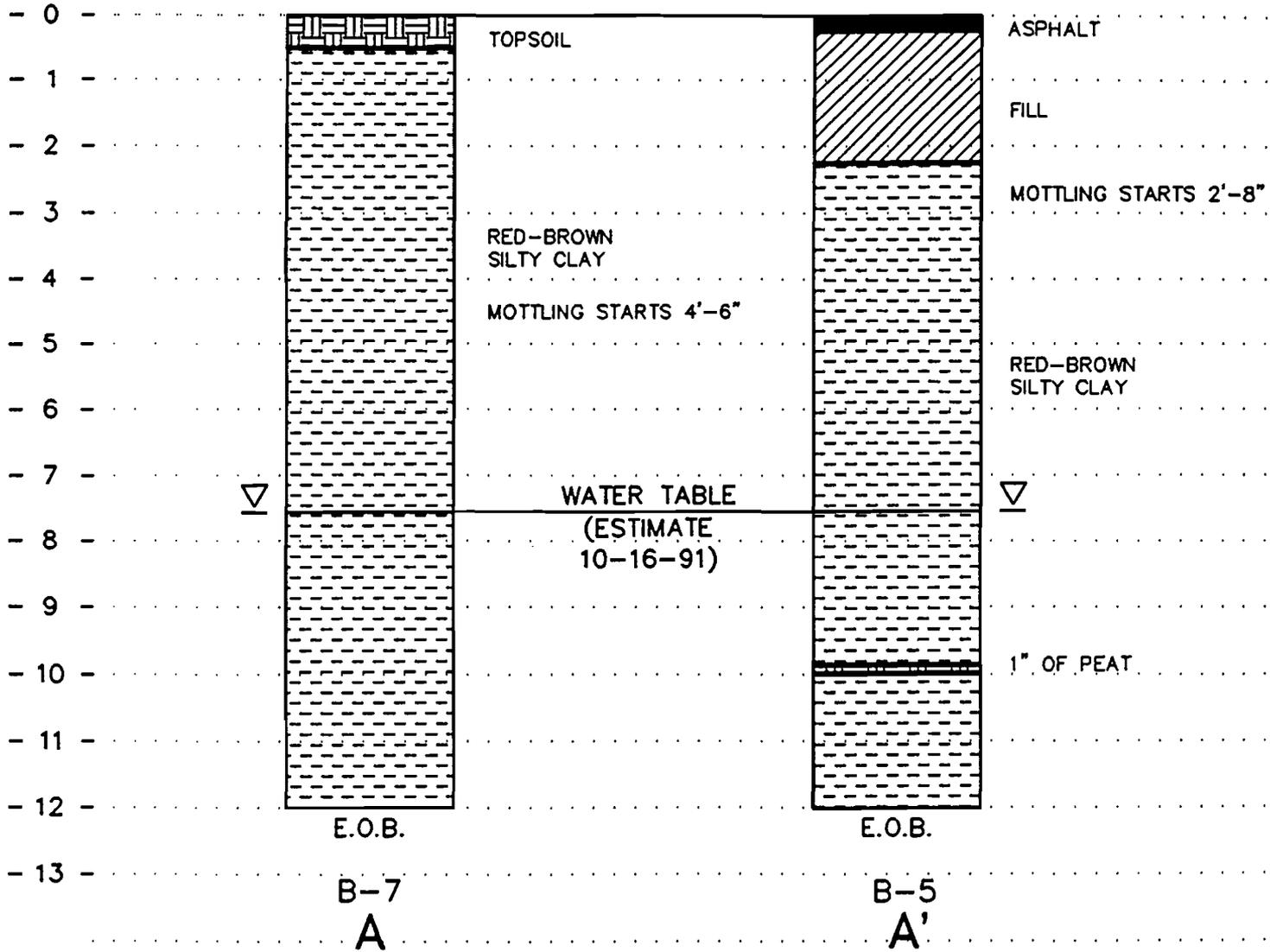
**FIGURE 4**  
**ESTIMATED AREA OF REMAINING SOIL CONTAMINATION**

**NEENAH GARAGE**  
333 WEST CECIL STREET  
NEENAH, WI. 54956

<b>OMNI ENGINEERS</b>	PROJECT : N-615A
	CAD FILE : N615CCL
	DRAWN : BKV, KJJ
	REVIEWED : ---
DATE : 1/3/92	

303 SOUTH BLUEMOUND DRIVE APPLETON, WI 54914  
PHONE : (414) 739-7814 FAX : (414) 739-7765

EXISTING SURFACE ELEVATION



	PROJECT : N-615A	NEENAH GARAGE 333 WEST CECIL STREET NEENAH, WI 54956
	CAD FILE : N-615STR	
	DRAWN : BKV, KJJ	
	REVIEWED :	
	DATE : 12/05/91	FIGURE 3 DIAGRAMATIC CROSS-SECTION OF STRATIGRAPHY
303 SOUTH BLUEMOUND DRIVE APPLETON, WI 54914 PHONE : (414) 739-7814 FAX : (414) 739-7765		

**TABLE 1**  
**Summary of Analytical Results (ppm)**

**UST Excavation**

<u>I.D.#</u>	<u>Location</u>	<u>Depth</u>	<u>GRO</u>	<u>DRO</u>	<u>BTEX*</u>
T-1	Under Tank 1	9.0'	5.7	6.6	.040
T-5	Backfill Tank 5	7.0'	2.8	<0.5	ND

**Borings**

<u>I.D.#</u>	<u>Location</u>	<u>Depth</u>	<u>GRO</u>	<u>DRO</u>	<u>BTEX*</u>
B-1-3	Boring 1	6'-8'	<0.5	<0.5	----
B-2-4	Boring 2	6'-8'	53	170	3.59
B-3-4	Boring 3	6'-8'	<0.5	<0.5	----
B-4-4	Boring 4	6'-8'	<0.5	<0.5	----
B-5-3	Boring 5	6'-8'	<0.5	<0.5	----
B-6-4	Boring 6	6'-8'	<0.5	<0.5	----
B-7-4	Boring 7	6'-8'	54	20	22.3
B-8-2	Boring 8	8'-10'	<0.5	<0.5	----
B-8A-2	Boring 8A	3'-5'	85	200	1.016
B-9A-4	Boring 9A	8'-10'	<0.5	1.4	----
B-10A-4	Boring 10A	8'-10'	<0.5	<0.5	----
B-10A-1	Boring 10A	2'-4'	<0.5	<0.5	----
B-11A-4	Boring 11A	8'-10'	<0.5	<0.5	----
B-12A-1	Boring 12A	1'-3'	<0.5	<0.5	----

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\* = a complete VOC analyses can be found in Appendix F  
 ---- = no analysis done  
 ND = analyzed for, but not detected

**TABLE 1A**  
**Summary of Analytical Results**

**Soil Samples, Pump Excavation**  
 (Results are in ppm)

<u>Sample I.D.#</u>	<u>Location</u>	<u>Depth</u>	<u>GRO</u>	<u>DRO</u>
G-8	Center excavation	9'	<0.5	53
G-9	East excavation	7'	84	142
G-10	West excavation	7'	5.7	43

**Groundwater Sample, MW-G**  
 (Results are in ppb, unless otherwise noted)

<u>Sample I.D.#</u>	<u>Location</u>	<u>GRO (ppm)</u>	<u>DRO (ppm)</u>	<u>BTEX</u>
MW-G	Monitoring well	<0.2	<0.10	ND

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\* = indicates analyzed for, but not detected