



## Institutional Control Audit Site

The documentation contained within was collected by the WDNR Project Manager from existing documentation contained in the case file for audit purposes.

This case was closed by the WDNR prior to the existence of GIS Registry submittal requirements being in place.

Certain documents that are currently required in ch. NR 726, Wis. Adm. Code, for inclusion on the GIS Registry may therefore be unavailable.



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
William H. Smith, Regional Director

Northern Region Co-Headquarters  
PO Box 818, 107 Sutcliff Ave.  
Rhinelander, WI 54501-0818  
TELEPHONE 715-365-8900  
FAX 715-365-8932  
TDD 715-365-8957

February 5, 1998

NOR UID #03-04-000764

Jim Radtke  
Town of Bayview Chairman  
Rt. 3, P.O. Box 3365  
Washburn, WI 54891

Subject: Town of Bayview Town Hall, Intersection of Town Hall and Komborski Roads,  
Town of Bayview, Bayfield County, WI.

Dear Mr. Radtke:

The Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On February 4, 1998, the above-named site was reviewed by the Northern Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above-named site has been remediated to the extent practicable under current site conditions. Therefore, the Department considers the case "closed," having determined that no further action is necessary on the site at this time. However, due to the presence of residual contamination remaining at the site which may become accessible in the future if the garage on the property is removed, a condition of the closeout of the case is that the owner sign and record a deed restriction for the property within 30 days after receipt of this letter. To document that this condition has been complied with, the property owner must submit to the Department a copy of the recorded deed restriction, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the deed restriction to the property owner. The deed restriction may be amended in the future with the approval of DNR if conditions change at the site and the residual contamination is remediated.

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination has been investigated and remediated to the extent practicable under current site conditions. Therefore, the Department considers the case "closed," having determined that no further action is necessary at the site at this time. Due to structural impediments, the full extent and degree of residual contamination remaining at the site is not

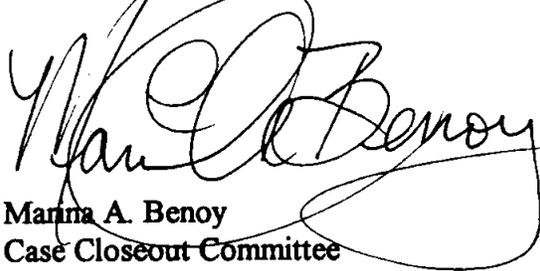
known. For this reason, the closeout committee required as a condition of the closeout of the case that the property owner sign and record an affidavit at the County Register of Deeds office for the property, giving notice that the full extent and degree of residual contamination remaining on the property is unknown. To document that this condition has been complied with, the property owner must submit to the Department a copy of the recorded affidavit, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the affidavit to the property owner. The affidavit may be amended in the future if conditions change at the site and the residual contamination is defined or remediated.

Enclosed is an example of a deed affidavit. Please ask your attorney to draft a specific deed restriction for this site. You should then sign and record the affidavit with the Bayfield County Register of Deeds. A copy of the recorded affidavit must be then be forwarded to me at the above address.

Please note that this case closure is contingent upon proper documentation of proper abandonment of the monitoring wells on site. If monitoring wells remain at this site, please provide the documentation that this action has been completed, or have your consultant do so. The documentation can be sent to my attention at the above address.

If you have any questions, please call me at 715-365-8996.

Sincerely,  
NORTHERN REGION



Marina A. Benoy  
Case Closeout Committee

cc: ~~MB~~

Michael L. DesRosier, Coleman Engineering Company, P.O. Box 607, Iron Mountain, MI  
49801



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 restrictions can be extinguished, an affidavit, with a copy of the Department's written determination attached, may be recorded by the property owner or other interested party to give notice that his deed restriction, or a portion of this deed restriction, is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 22 day of February, 1998.

TOWN OF BAYVIEW

By James F. Radtke  
James Radtke, Chairman

NOTARY SEAL

Subscribed and sworn to before me this 22 day of February, 1998

Kerrie Neale  
Notary Public, Bayfield Co., WI  
My commission: 04-02-2000

This document drafted by:  
SPEARS, CARLSON, LINDSEY & ANDERSON  
Thomas T. Lindsey #01010184  
122 West Bayfield Street  
Washburn, WI 54891  
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TTL-A/ch.bayview.dor

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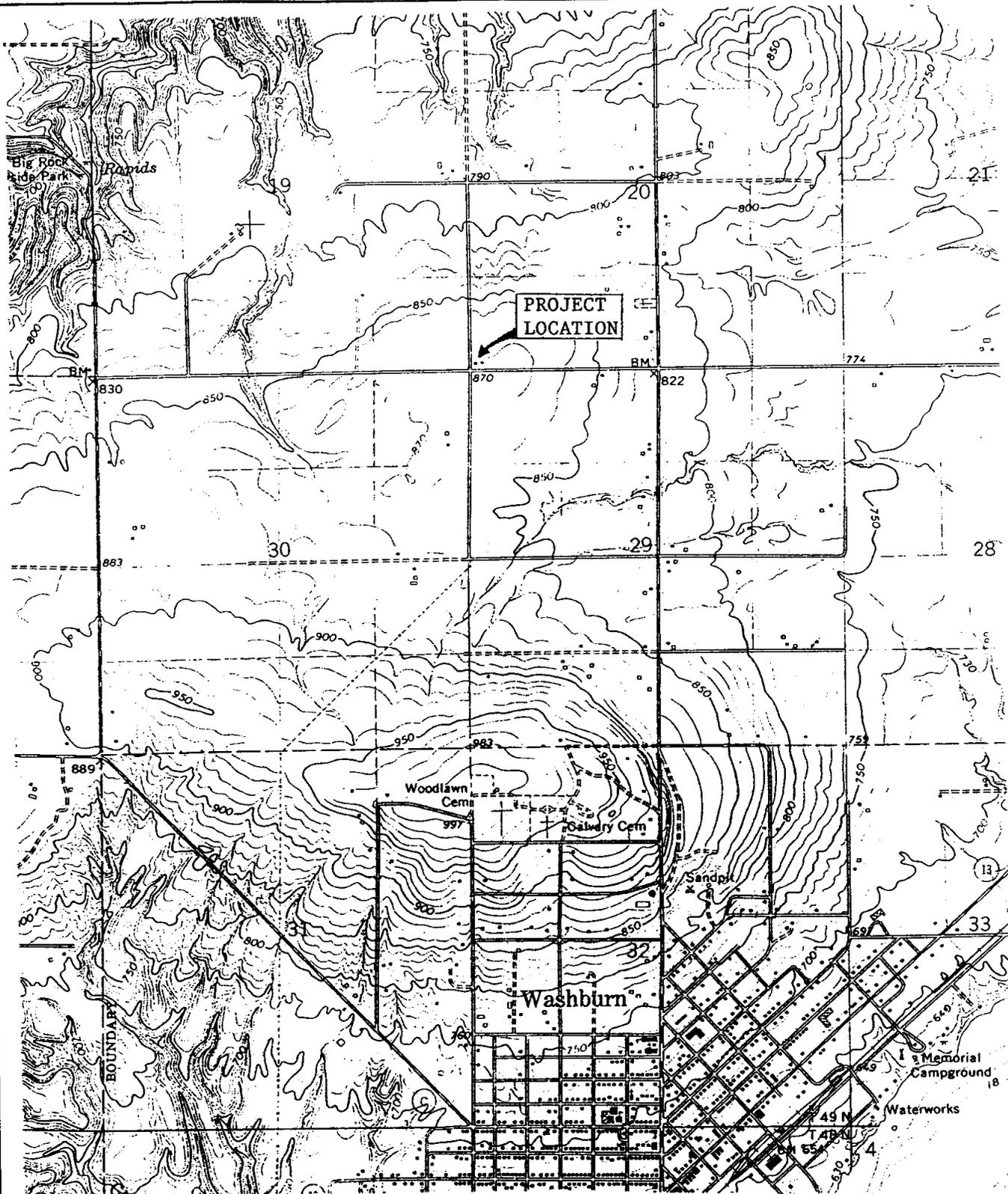


0 0.02 0.04 mi

Selected point is located in the Bayfield/Penninsula/Southeast watershed within the Town of Bayview and is found on the *Washburn* USGS 7.5' quadrangle. It is zoned C1 (Commercial). This district is designed to provide areas for general agriculture and to prevent the encroachment of scattered commercial/industrial enterprises and small lot residential development. Non-farm residences shall require Town Board approval. This location is within the Washburn School District and is in Supervisory District 4. It is served by the Washburn Ambulance District and the Washburn Fire Department (715-373-6120).

**Query Results**

Parcel Owner		Legal Description
TOWN OF BAYVIEW 00000		1 ACRE IN SW CORNER OF S 1/2 OF SW SW TOG WITH EASE IN V.786 P.995 174
Location		History
Section 20, Town 49 N, Range 04 W		;786-995
New PIN		Old PIN
04-008-2-49-04-20-3 03-000-40000		008102310000
Land Value	Improvement Value	Total Acres
0.00000	0.00000	1.00000



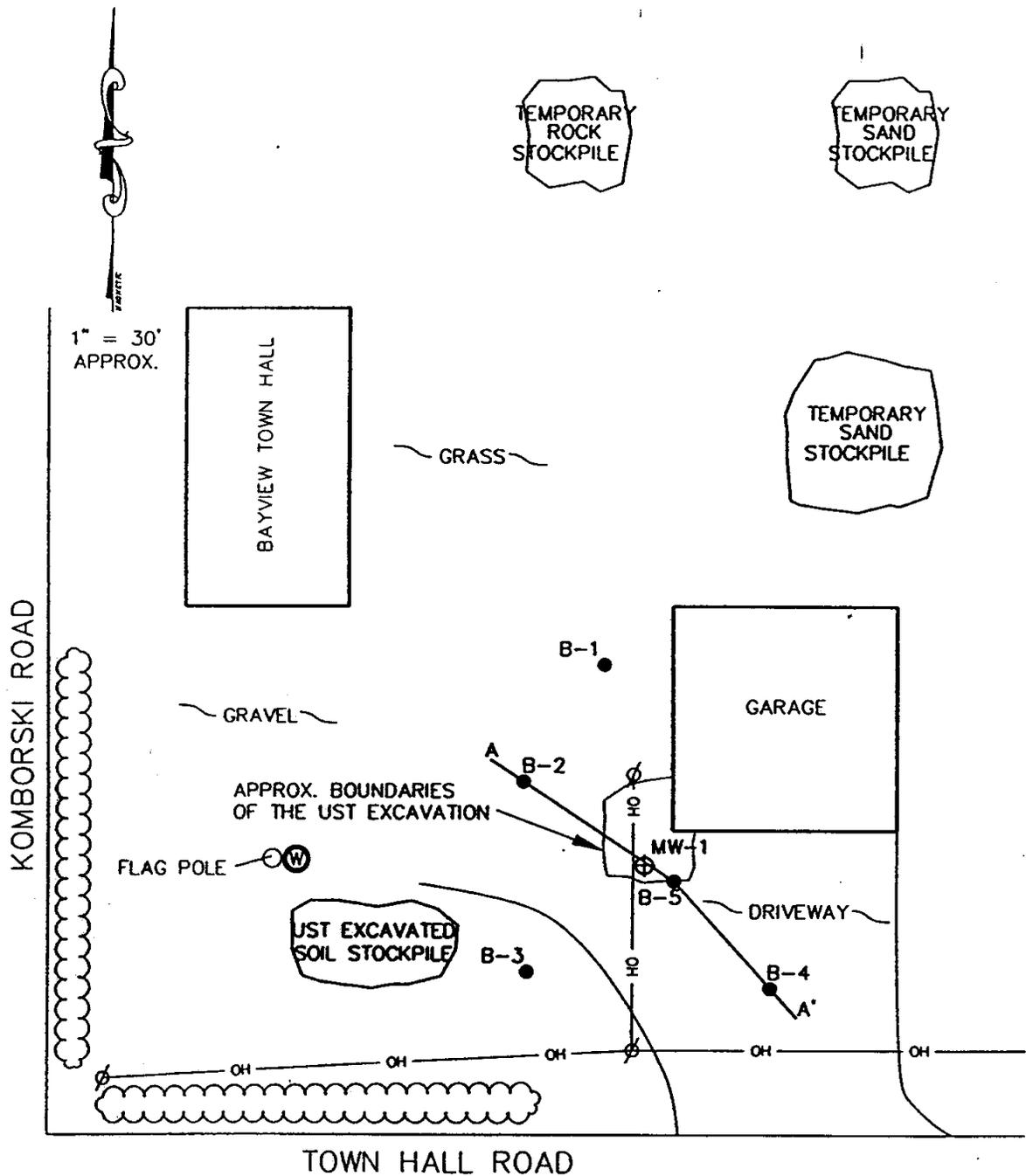
**PROJECT LOCATION DRAWING  
TOWN OF BAYVIEW  
LEAKING UNDERGROUND  
STORAGE TANK REMEDIATION**

SOURCE: USGS TOPOGRAPHIC MAP "WASHBURN QUAD" 1964, PHOTOREMSED 1975

**CE** COLEMAN ENGINEERING COMPANY  
OF IRON MOUNTAIN  
635 INDUSTRIAL PARK DRIVE  
IRON MOUNTAIN, MICHIGAN 49801

**FIGURE 2**

DATE 16 MAY 97  
JOB NO 94635  
CADD FILE 94635-01



**LEGEND**

- $\phi$  POWER POLE
- OH — OVERHEAD LINES
- ~~~~ TREES
- SOIL EXPLORATION BOREHOLE LOCATION
- ⊕ GROUNDWATER QUALITY MONITORING WELL LOCATION
- Ⓜ APPROXIMATE LOCATION OF ON-SITE DRINKING WATER SUPPLY WELL

GEOLOGIC CROSS-SECTION A-A', SITE LAYOUT  
TOWN OF BAYVIEW - TOWN HALL UST INVESTIGATION  
BAYVIEW, WISCONSIN



COLEMAN ENGINEERING COMPANY  
OF IRONWOOD  
205 N. HARRISON STREET  
IRONWOOD, MICHIGAN 49938

DATE JAN 96  
JOB NO 94635D  
CADD FILE 94635

FIGURE 4A

Site Investigation Report Table 2  
 Table 2 Results of Laboratory Analyses, Soil Samples Collected During the Site Investigation,  
 Town of Bayview - Town Hall, Bayview, Wisconsin.

Analyte	Soil Sample							Trip Blank	RCL
	B-1 S101 (2.0-4.0')	MW-1 S203 (10.0-12.0')	B-2 S308 (23.5-25.5')	B-3 S408 (19.5-21.5')	B-4 S507 (19.5-21.5)	B-5 S604 (17.5-19.5')	B-5 S609 (32.0-34.0)		
GRO*	<10	850	<10	<10	<10	<10	<10	<10	100
DRO*	<10 +	210 ++	<10	<10	<10	<10	<10	N/A	100
<b>PVOC's**</b>									
Benzene	<5.0	<5.0	<5.0	<5.0	<5.0	<25	<25	N/A	5.5
Ethylbenzene	<5.0	<5.0	<5.0	<5.0	<5.0	<25	<25	N/A	2900
Toluene	<5.0	<5.0	<5.0	<5.0	<5.0	<25	<25	N/A	1500
MTBE	<5.0	<5.0	<5.0	<5.0	<5.0	<25	<25	N/A	---
1,3,5-Trimethylbenzene	<5.0	6	<5.0	<5.0	<5.0	<25	<25	N/A	---
m,p,-Xylenes	<5.0	<5.0	<5.0	<5.0	<5.0	<25	<25	N/A	4100
o-Xylenes	<5.0	<5.0	<5.0	<5.0	<5.0	<25	<25	N/A	4100
<b>Total Lead*</b>	<b>8.5</b>	<b>4.4</b>	<b>1.5</b>	<b>1.9</b>	<b>2.3</b>	<b>2.2</b>	<b>1.6</b>	<b>---</b>	<b>50</b>

Note:

- GRO = gasoline range organics
- DRO = diesel range organics
- PVOC's = petroleum volatile organic compounds
- RCL = residual contaminant level
- N/A = not analyzed
- = no RCL established (ch NR 720 WAC)
- \* = concentrations reported in mg/kg (parts per million)
- \*\* = concentrations reported in ug/kg (parts per billion)
- + = extracted four hours past holding time
- ++ = extracted two hours past holding time
- < = less than, not detected above the method detection limit
- MTBE = methyl tert butyl ether

Table 3

Results of Laboratory Analyses, Water Quality Samples Collected During the Site Investigation, Town of Bayview - Town Hall, Bayview, Wisconsin.

Analyte	Water Sample					
	MW-1	DW	FB	TB	PAL	ES
GRO*	24	N/A	N/A	N/A	---	---
DRO*	4.5	N/A	N/A	N/A	---	---
<b>VOC's**</b>						
Benzene	250	<1.0	<1.0	<1.0	0.067	5
tert-Butylbenzene	50	<1.0	<1.0	<1.0	---	---
Ethyl Benzene	590	<1.0	<1.0	<1.0	272	1360
Isopropylbenzene	53	<1.0	<1.0	<1.0	---	---
Methylene Chloride	42	<1.0	<1.0	<1.0	15	150
Naphthalene	690	<1.0	<1.0	<1.0	8	40
n-Propylbenzene	220	<1.0	<1.0	<1.0	---	---
Toluene	8200	<1.0	<1.0	<1.0	68.8	343
1,2,4-Trimethylbenzene	2700	<1.0	<1.0	<1.0	---	---
m,p-Xylenes	20000	<2.0	<2.0	<2.0	124	620
o-Xylenes	5200	<1.0	<1.0	<1.0	124	620
<b>PAH's*</b>						
Fluorene	9	N/A	N/A	N/A	---	---
1-Methyl naphthalene	31	N/A	N/A	N/A	---	---
2-Methyl naphthalene	230	N/A	N/A	N/A	---	---
Naphthalene	420	N/A	N/A	N/A	8	40
Phenanthrene	3.6	N/A	N/A	N/A	---	---
<b>Dissolved Lead**</b>	<b>0.006</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>5</b>	<b>50</b>

Note : \* = reported in ug/l (parts per billion)  
 \*\* = reported in mg/l (parts per million)  
 < = less than, not detected above the method detection limit (MDL)  
 DRO = diesel range organics  
 GRO = gasoline range organics  
 VOC's = volatile organic compounds  
 PAH's = polynuclear aromatic hydrocarbons  
 N/A = not analyzed  
 DW = drinking water supply well sample  
 ES = enforcement standard  
 PAL = preventative action limit  
 --- = no ES or PAL established as of July 1993  
 VOC's not listed were not detected above their respective MDL  
 FB = field blank  
 TB = trip blank

Case Close Out Summary Table 3  
**Table 3: Remediation Documentation Sample Results**  
**Former Gasoline and Diesel UST's**  
**Town of Bayview**  
**Washburn, Wisconsin**

Sample Location	Sample Depth (feet)	Sample Date	Gasoline Range Organics (mg/kg)	Diesel Range Organics (mg/kg)	Benzene (ug/kg)	Ethylbenzene (ug/kg)	1,2-Dichloroethane (ug/kg)	Methyl-tert-butyl-ether (ug/kg)	Napthalene (ug/kg)	Toluene (ug/kg)	Total Xylene (ug/kg)	Lead (mg/kg)
S1	5.0	8/22/96	410.0	300.0	1570.0	2680.0	>250	>250	6500.0	6600.0	58000.0	12.0
S2	5.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	15.0
S3	10.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	2.0
S6	12.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	<5
S14	5.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	19.0
S15	10.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	5.0
S18	10.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	6.0
S23	5.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	12.0
S25	10.0	8/22/96	561.0	1400.0	350.0	6700.0	<250	<250	7600.0	24900.0	83000.0	6.0
S28	5.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	14.0
S29	10.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	17.0
S32	17.0	8/22/96	<10	<10	<25	<25	<25	<25	<25	<25	<50	6.0
Trip Blank		8/22/96	NA	NA	<25	<25	<25	<25	<25	<25	<50	NA
NR 720 Soil Standards			250.0	250.0	5.5	2900.0	NS	NS	NS	1500.0	4100.0	NS

**Explanation:**

NR 720 Soil Standards as presented in Chapter NR 720.09 of the Wisconsin Administrative Code, March, 1995

NS - No standard established

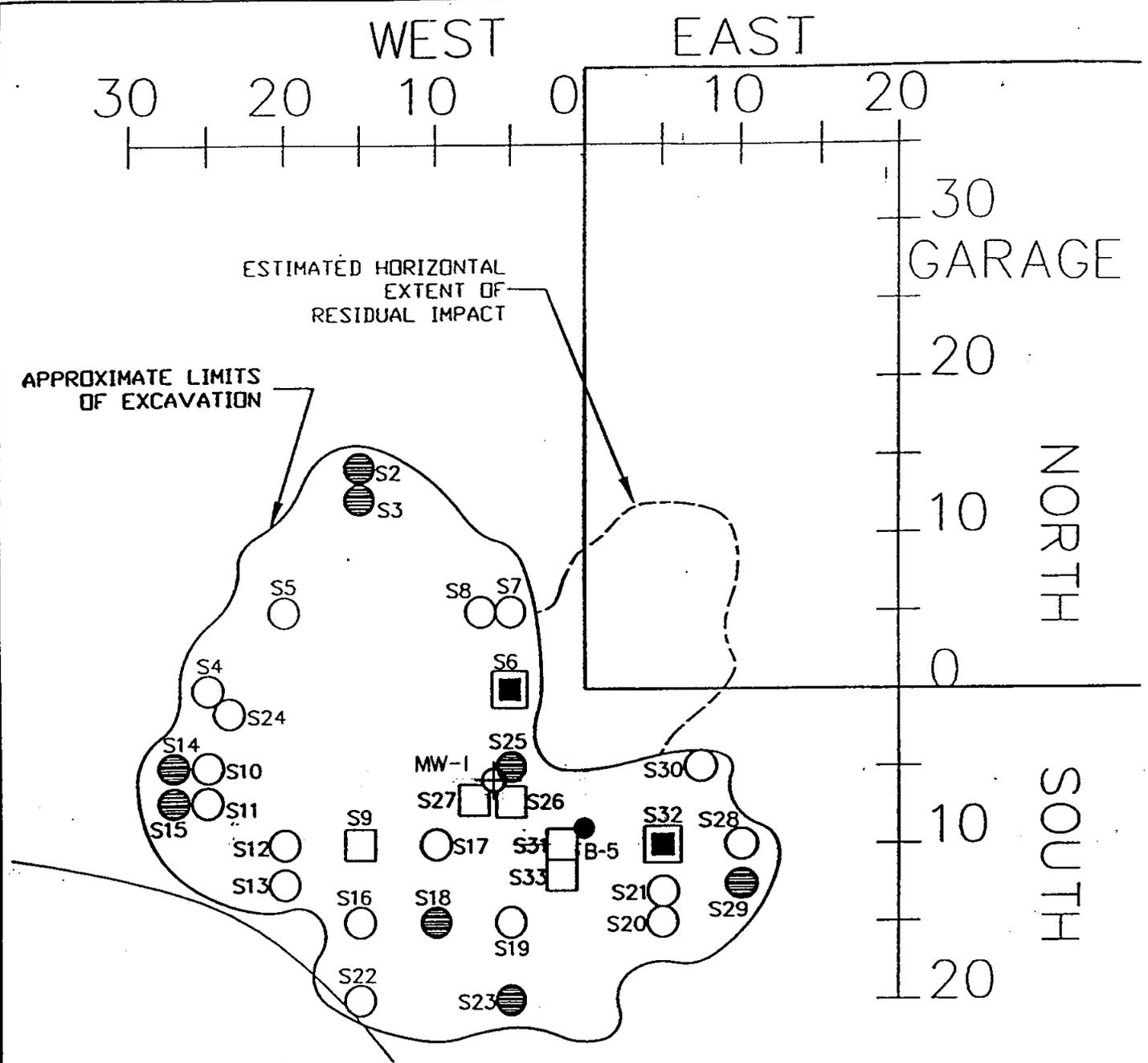
NA - Not analyzed for

mg/kg - milligram/kilogram - part per million (ppm)

ug/kg - microgram/kilogram - part per billion (ppb)

Samples analyzed on a dry weight basis

100.0 - Concentration detected exceeds established soil standard.



**LEGEND**

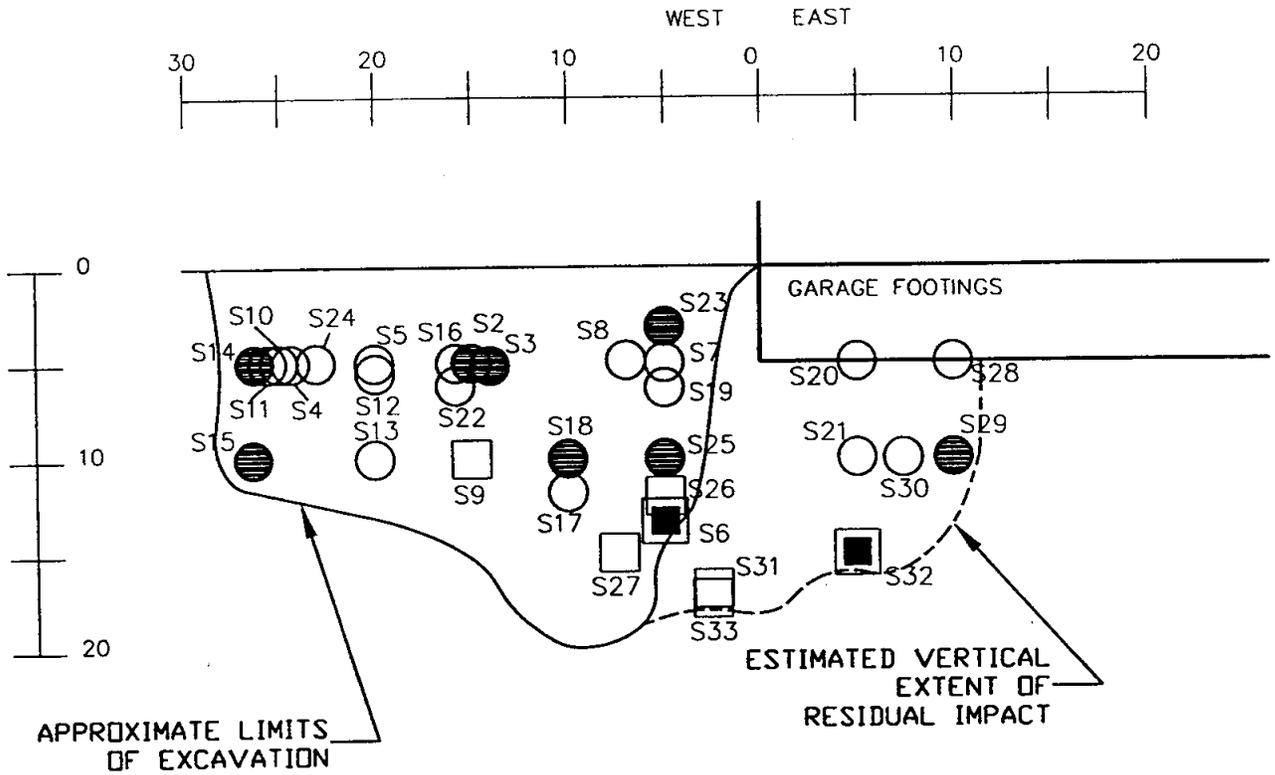
- $\phi$  POWER POLE
- OH — OVERHEAD LINES
- ~ TREES
- WALL SOIL SAMPLE LOCATION - SUBJECT TO FIELD SCREENING ANALYSIS ONLY
- ◐ WALL SOIL SAMPLE LOCATION - SUBMITTED FOR LAB ANALYSIS
- FLOOR SOIL SAMPLE LOCATION - SUBJECT TO FIELD SCREENING ANALYSIS ONLY
- ◼ FLOOR SOIL SAMPLE LOCATION - SUBMITTED FOR LAB ANALYSIS
- ⊕ GROUNDWATER QUALITY MONITORING WELL LOCATION
- SOIL EXPLORATION BOREHOLE LOCATION

**CONFIRMATORY SOIL SAMPLE LOCATIONS  
TOWN OF BAYVIEW  
REMEDIAL ACTION PROGRAM**

**CE** COLEMAN ENGINEERING COMPANY  
OF IRONWOOD  
205 N. HARRISON STREET  
IRONWOOD, MICHIGAN 49938

DATE APRIL 97  
JOB NO 94635  
CADD FILE 94635

FIGURE 4 REV.



**LEGEND**

- WALL SOIL SAMPLE LOCATION - SUBJECTED TO FIELD SCREENING ANALYSIS ONLY
- WALL SOIL SAMPLE LOCATION - SUBMITTED FOR LAB ANALYSIS
- FLOOR SOIL SAMPLE LOCATION - SUBJECTED TO FIELD SCREENING ANALYSIS ONLY
- FLOOR SOIL SAMPLE LOCATION - SUBMITTED FOR LAB ANALYSIS

**NOTE:**  
THE ACTUAL HORIZONTAL LIMIT OF EXCAVATION EXTENDS TO THE RIGHT, BEYOND THAT WHICH IS ILLUSTRATED. THE FULL SCALE WAS NOT DEPICTED SO THAT THE ESTIMATED EXTENT OF RESIDUAL IMPACT COULD BE RECOGNIZED.

CROSS-SECTIONAL DEPICTION OF EXCAVATION  
CONFIRMATORY SOIL SAMPLE LOCATIONS  
TOWN OF BAYVIEW  
REMEDIAL ACTION PROGRAM



COLEMAN ENGINEERING COMPANY  
OF IRONWOOD  
205 N. HARRISON STREET  
IRONWOOD, MICHIGAN 49938

DATE APRIL 97  
JOB NO 94635  
CADD FILE 94635

FIGURE 5

