

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 #: 03-35-000465

ACTIVITY NAME: Tomahawk Admin Bldg

PROPERTY ADDRESS: 18 E Washington

MUNICIPALITY: Tomahawk

PARCEL ID #: 3506-343-0227

CLOSURE DATE: Dec 18, 1995

FID #: 735062900

DATCP #:

COMM #: 54487137018

*WTM COORDINATES:

X: 541244 Y: 555500

** 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 #: 1 **Title: Project Location**
 - 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 #: **Title: Site Plan**
 - 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:**

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ACTIVITY NAME: Tomahawk Admin Bldg

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 #: **Title:**

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 #: **Title: Soil Boring Analysis**

- 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: Groundwater Analysis**

- 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).

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ACTIVITY NAME: Tomahawk Admin Bldg

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.

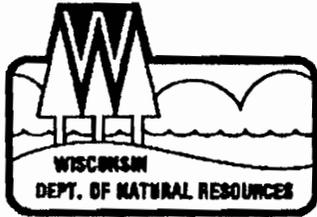
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

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:



George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

107 Sutliff Avenue
P.O. Box 818
Rhinelander, Wisconsin 54501-0818
TELEPHONE 715-365-8900
TELEFAX 715-365-8932

January 3, 1996

NCD UID # 465

03-35-000465

Mr. Curtis Powell
Tomahawk School District
18 E Washington Avenue
Tomahawk, WI 54487

SUBJECT: Tomahawk School District Administrative Office, 18
E Washington Ave., Tomahawk, WI

Dear Mr. Powell:

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 to the extent practicable.

On December 18, 1995, the above-named site was reviewed by the North Central District 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 structural barriers on the property are 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.

Enclosed is a sample deed restriction. Please ask your attorney to draft a deed restriction indicating that additional investigation and remediation will be done if the building foundation is removed. When this restriction is drafted, please send it to me, and I will forward it to our attorneys for review. The restriction should not be recorded until it has been approved by the Department.

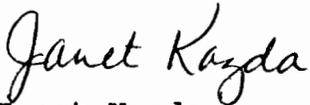


Mr. Curtis Powell
January 3, 1996

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If you have any questions, please call me at 715-365-8990.

Sincerely,
NORTH CENTRAL DISTRICT



Janet Kazda
North Central District Closeout Committee

cc: File
Edwin Zalewski, Robert E Lee & Associates, PO Box 2100,
Green Bay, WI 54306-2100

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 Board President and Clerk have executed this Declaration of Restrictions and Covenants this 12th day of March, 1996.

TOMAHAWK BOARD OF EDUCATION:

By: Edward Ziert, Board President

By: Buddy Gessler, Board Clerk



STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally came before me this 12th day of March, 1996, the above named Edward Ziert, Board President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Phyllis Sun

Notary Public, State of Wisconsin
My Commission Expires: November 30, 1997



STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally came before me this 12th day of March, 1996, the above named Buddy Gessler, Board Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

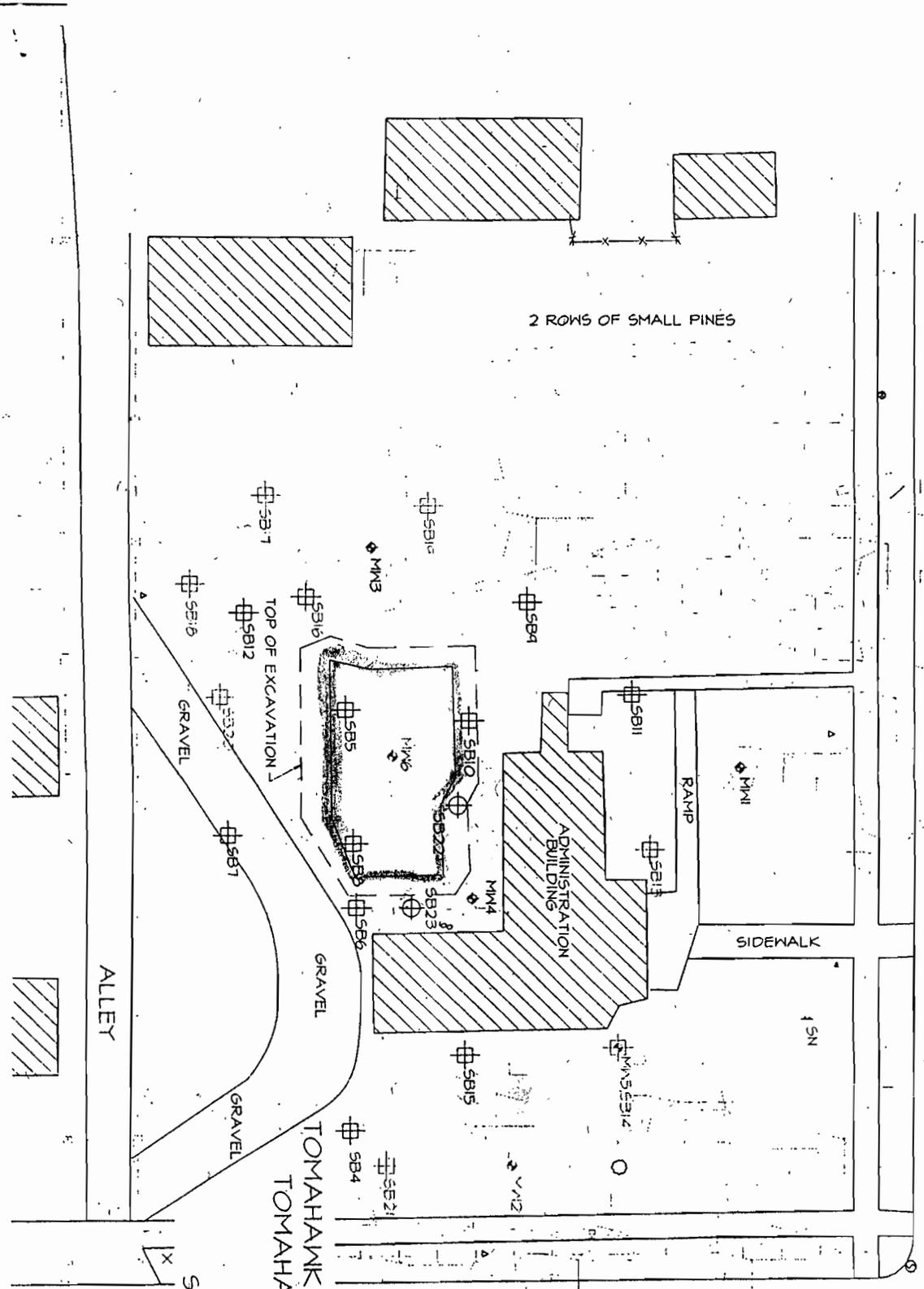
Phyllis Sun

Notary Public, State of Wisconsin
My Commission Expires: November 30, 1997

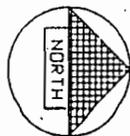
Drafted by:
Attorney Steven C. Garbowicz
State I.D. # 1018485
P.O. Box 639, Arbutus Ct. Bldg.
Eagle River, WI 54521
Telephone: (715) 479-6444

NOTE: SB & MM MARKED DARKER WERE
 INSTALLED 6/17/92-6/19/92
 BY TWIN CITY TESTING.

WASHINGTON AVENUE



SCALE: 1"=20'
 0' 10' 20' 40'



LEGEND

- ⊕ SOIL BORING
- ⊕ MONITORING WELL
- ⊕ SOIL BORING INSTALLED 8-2-95 BY MAXIM

FIFTH STREET

TOMAHAWK SCHOOL DISTRICT
 TOMAHAWK, WISCONSIN

SITE PLAN

FIGURE 1

Handwritten notes:
 \$1400
 City of Tomahawk
 265 East
 Fork River

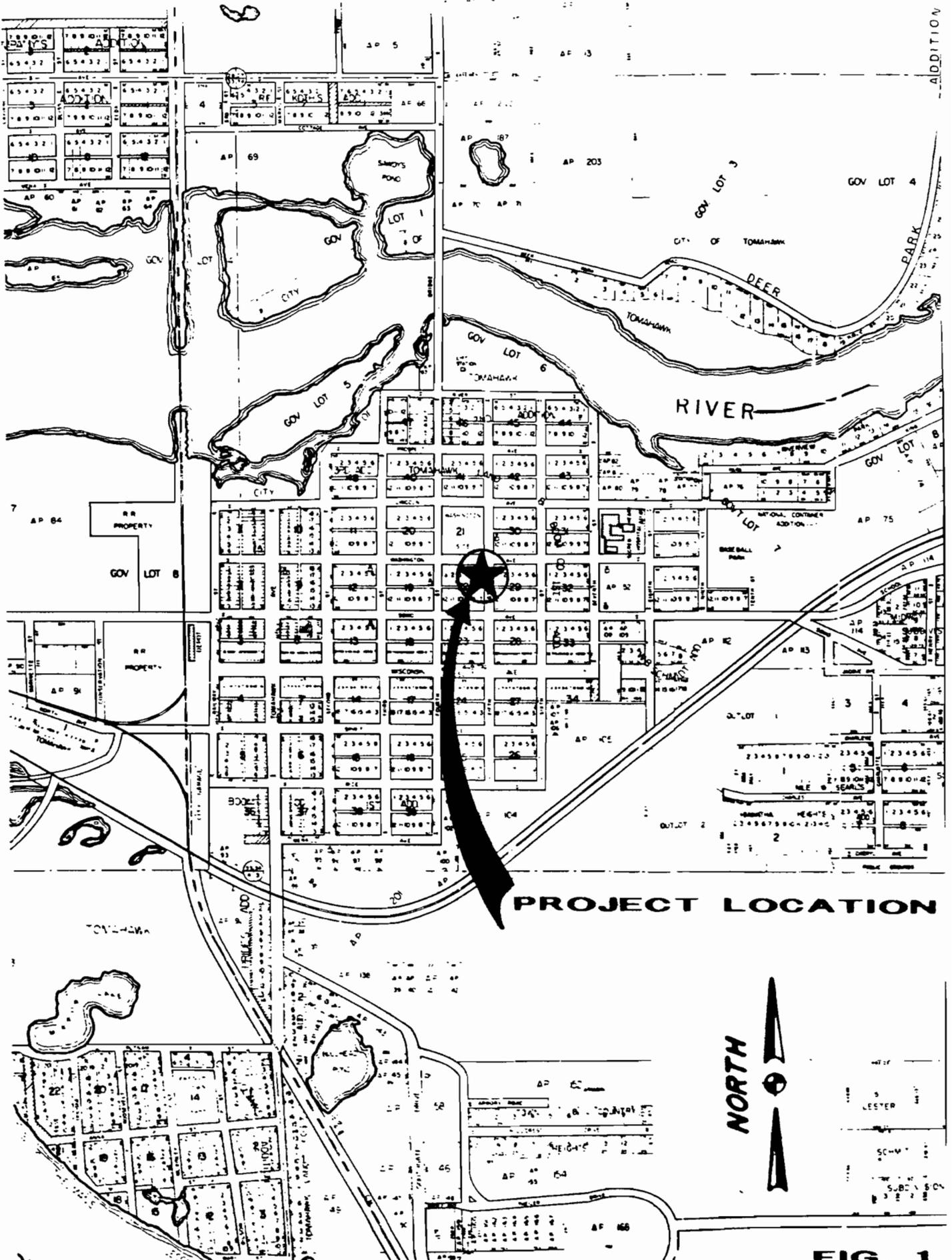
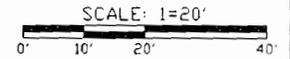
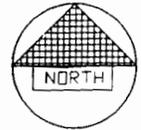


FIG. 1

NOTE! SB & MW MARKED DARKER WERE
INSTALLED 6/17/92-6/19/92
BY TWIN CITY TESTING.

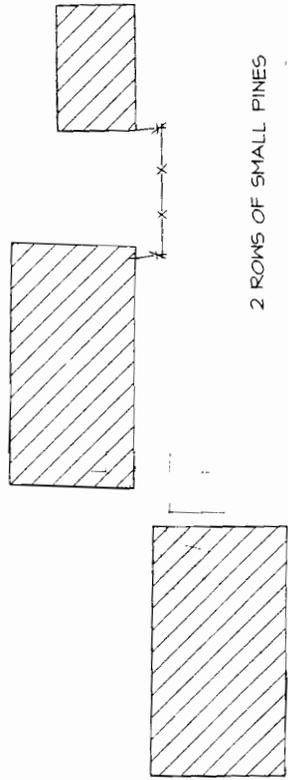
WASHINGTON AVENUE



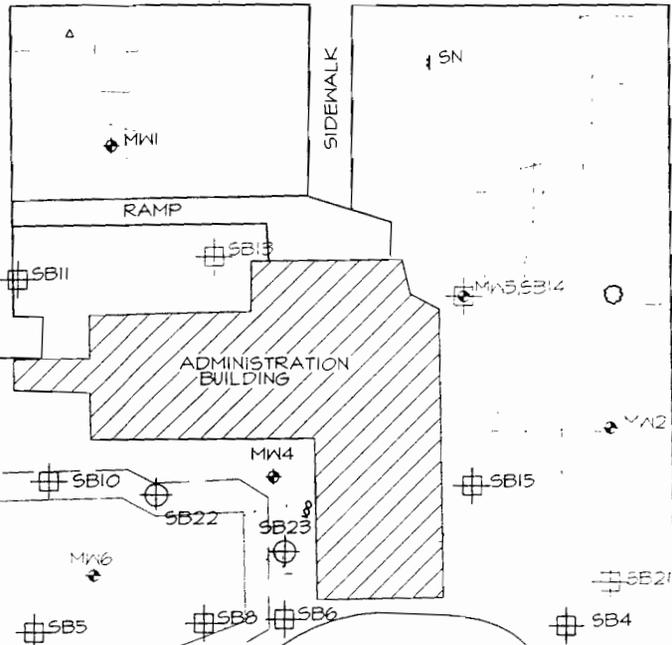
LEGEND

-  SOIL BORING
-  MONITORING WELL
-  SOIL BORING
INSTALLED
8-2-95 BY MAXIM

FIFTH STREET



2 ROWS OF SMALL PINES



ADMINISTRATION BUILDING

GRAVEL

GRAVEL

GRAVEL

ALLEY

TOMAHAWK SCHOOL DISTRICT
TOMAHAWK, WISCONSIN

SITE PLAN

Handwritten: 1165

FIGURE 1

Robert E. Lee & Associates, Inc. coordinated the construction of 21 soil borings and the installation of six monitoring wells during the investigation at the above referenced site. These actions defined the degree and extent of the petroleum contaminated soil and groundwater. The soil contamination was removed by remedial excavation on August 19, 1991. The excavation removed some of the contaminated groundwater with the soils, and removed much of the source of potential groundwater contamination. On August 2, 1995, soil borings SB-22 and SB-23 were installed to evaluate the degree of residual contamination in the soils between the excavation area and the administration building. The locations of these borings are shown on the enclosed site plan, and the analytical results are detailed in the table below.

Soil Boring Analysis

Parameter (ppb) Sampled 8/2/95	NR 720 Soil Standards	Minimum Detection Limit (MDL)	Soil Boring SB-22 8'-10'	Minimum Detection Limit (MDL)	Soil Boring SB-23 8'-10'
DRO (ppm)	100	526	11200	3.3	8.1
VOCs					
Benzene	5.5	450	<450	9.0	<25
Ethylbenzene	2900	225	<225	4.5	<25
MTBE	--	1100	<1100	22	<25
Toluene	1500	210	<210	4.2	<25
1,2,4-Trimethylbenzene	--	495	15300	9.9	<25
1,3,5-Trimethylbenzene	--	500	13700	10	<25
m,p-Xylene	Total Xylene	950	<950	19	<25
o-Xylene	4100	450	<450	9.0	<25

 Enforcement Standard Exceedance

Note: the MDL has been included to account for the 1:50 dilution of sample SB-22

At the time the above soil borings were installed, a round of groundwater samples was collected for analysis. The analytical results are detailed in the table below.

Groundwater Analysis

Parameter (ppb) Sampled 8/2/95	Enforcement Standards	Preventive Action Limit	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
DRO (ppm)	--	--	1610	86	90	1240	174	76
VOCs								
Benzene	5	0.5	2.3	ND	ND	0.7	ND	ND
Toluene	343	68.6	ND	ND	ND	ND	ND	ND
Ethylbenzene	700	140	ND	ND	ND	ND	ND	ND
Total Xylene	620	124	ND	ND	ND	ND	ND	ND
MTBE	60	12	ND	ND	ND	ND	ND	ND



PAL Exceedance

Note: PAHs were tested but not included in the table as no detections were encountered