

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

02-44-229577

ACTIVITY NAME:

SUGAR CAMP LUMBER CO (FORMER) FUEL OIL

PROPERTY ADDRESS:

6593 HWY 17 N

MUNICIPALITY:

SUGAR CAMP

PARCEL ID #:

SU 168-3

CLOSURE DATE: May 6, 2009

FID #:

DATCP #:

COMM #:

54501963093

*WTM COORDINATES:

X: 572848

Y: 590479

** 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: Site 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 #: 2 & 3 **Title: Site Layout & Main Building Layout and Soil Boring Locations**
- 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 #: 4 **Title: Extent of Remedial Excavation and Residual Soil Contamination**

BRRTS #: 02-44-229577

ACTIVITY NAME: SUGAR CAMP LUMBER CO (FORMER) FUEL OIL

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 #: 2 & 4 **Title:** **Soil Laboratory Results and Soil Excavation laboratory Results**

- 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).

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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: NA
- 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: NA



May 6, 2009

Brett Schneider
6593 State Hwy 17 N
Rhineland, WI 54501

RE: **Final Closure**

Commerce # 54501-9630-93-B DNR BRRTS # 02-44-229577
Sugar Camp Lumber Co, 6593 State Hwy 17 N, Rhineland

Dear Mr. Schneider:

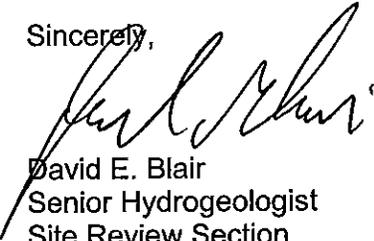
The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. It is in your best interest to keep all documentation related to environmental activities at your site.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-2515.

Sincerely,



David E. Blair
Senior Hydrogeologist
Site Review Section

Document Number

WARRANTY DEED

DCI Properties, Inc., a Wisconsin Corporation, conveys and warrants to Brett Schneider and Faith Schneider, husband and wife as survivorship marital property, the following described real estate in Oneida County, State of Wisconsin:

SEE LEGAL DESCRIPTION AND EXCEPTIONS ON REVERSE SIDE HEREOF.

Recording Area

Name and Return Address

SU 168-3
(Parcel Identification Number)

Dated this 11 day of September, 2001.

DCI Properties, Inc.

[Handwritten signatures of Randy Boughty and George Allen]

ACKNOWLEDGMENT

STATE OF _____ COUNTY
Personally came before me this _____ day of _____, 2001, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

signature
type or print name: _____

Notary Public, _____ County, _____
My commission is permanent. (If not, state expiration date: _____)

PER DESCRIPTION PROVIDED.
THIS INSTRUMENT WAS DRAFTED BY
Attorney John H. Priebe
Rhineland, WI 54501
(01-009)

ACKNOWLEDGMENT

STATE OF WISCONSIN
ONEIDA COUNTY
Personally came before me this 11 day of September, 2001, the above named RANDY BOUGHTY & GEORGE ALLEN of DCI Properties, Inc., to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Handwritten signature of Judith A. Roberts]
signature
type or print name: JUDITH A. ROBERTS

Notary Public, ONEIDA County, WI
My commission is permanent. (If not, state expiration date: 12-30-02)

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

PARCEL 1:

A parcel of land being a part of Government Lot 1, Section 14, Township 38 North, Range 9 East, more particularly described as follows:

Commencing at the North quarter corner of said Section 14; thence N. 88°0'E., 1336.33 feet to an iron pipe, being the Northwest corner of said Government Lot 1; thence S. 0°29'E., 1375.02 feet to the Northeast 1/16 corner of said Section and the point of beginning. Thence N. 87°36'E., along the North 1/16 line of said Section 767.5 feet to an iron pipe; thence N. 10°05'W., 105.65 feet to an iron pipe; thence S. 78°55'W., 35 feet to an iron pipe; thence S. 87°35'W., 715.41 feet to an iron pipe; thence S. 0°29'E., 100.05 feet to an iron pipe and the place of beginning.

PARCEL 2:

A parcel of land in the SE 1/4 of the NE 1/4 Section 14, Township 38 North, Range 9 East, described as follows:

Starting at the NE 1/16 corner of said Section and the place of beginning. Thence S. 03°34'23"E., along the 1/16 line, 400.0 feet to an iron pipe; thence N. 86°51'20"E., 781.16 feet to an iron pipe on the Westerly right of way of Wisconsin Highway 17; thence along the highway following the arc of a curve concave to the West, its short chord bearing N. 05°37'10"W., 400.4 feet to an iron pipe on the North 1/16 line; thence along the 1/16 line, S. 86°51'20"W., 767.3 feet to the place of beginning.

EXCEPTIONS TO WARRANTIES:

- 1) Municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions, and general real estate taxes.
- 2) Mineral rights of 50% reserved in Special Warranty Deed dated July 30, 1941 and recorded August 19, 1941 in Volume 139 Deeds, page 553 from The Federal Land Bank of Saint Paul to Bert J. Walker.
- 3) Conveyance of Lands to County for Highway Purposes, dated and recorded March 12, 1952 in Volume 187 Deeds, page 36, Document No. 150117 from Joseph Zembrzuski and Helen Zembrzuski, his wife to Oneida County, Wisconsin.
- 4) Notice of Claim to Mineral Rights dated December 28, 1966 and recorded January 3, 1967 in Volume 284 Deeds, page 408, Document No. 212349 made by The Federal Land Bank of Saint Paul and restated in Statement of Mineral Claim dated November 21, 1986 and recorded December 9, 1986 in Volume 1 Mineral Records, page 618, Document No. 354607.
- 5) Conveyance of Land to County for Highway Purposes dated April 4, 1952 and recorded April 9, 1952 in Volume 187 Deeds, page 184, Document No. 150358 from John S. Stefonik and Adele Stefonik, his wife to Oneida County, Wisconsin.
- 6) Holding Tank Agreement dated August 12, 1982 and recorded October 22, 1982 in Volume 489 Records, page 88, Document No. 322153 (Pertains to Parcel 2).

SCHNEIDER ELECTRIC

6593 Hwy 17 N.
Rhinelander, WI 54501
Phone (715)272-1060
Fax (715)272-1391

RECEIVED
MAY 04 2009
ERS DIVISION

April 30, 2009

Wisconsin Department of Commerce
Environmental & Regulatory Services Division
Bureau of PECFA
P.O. Box 8044
Madison, WI 53708-8044

To Mr. David E. Blair,

Concerning the sites in question, I believe that the attached legal descriptions accompanying the deed I have enclosed accurately describe the correct contaminated properties.

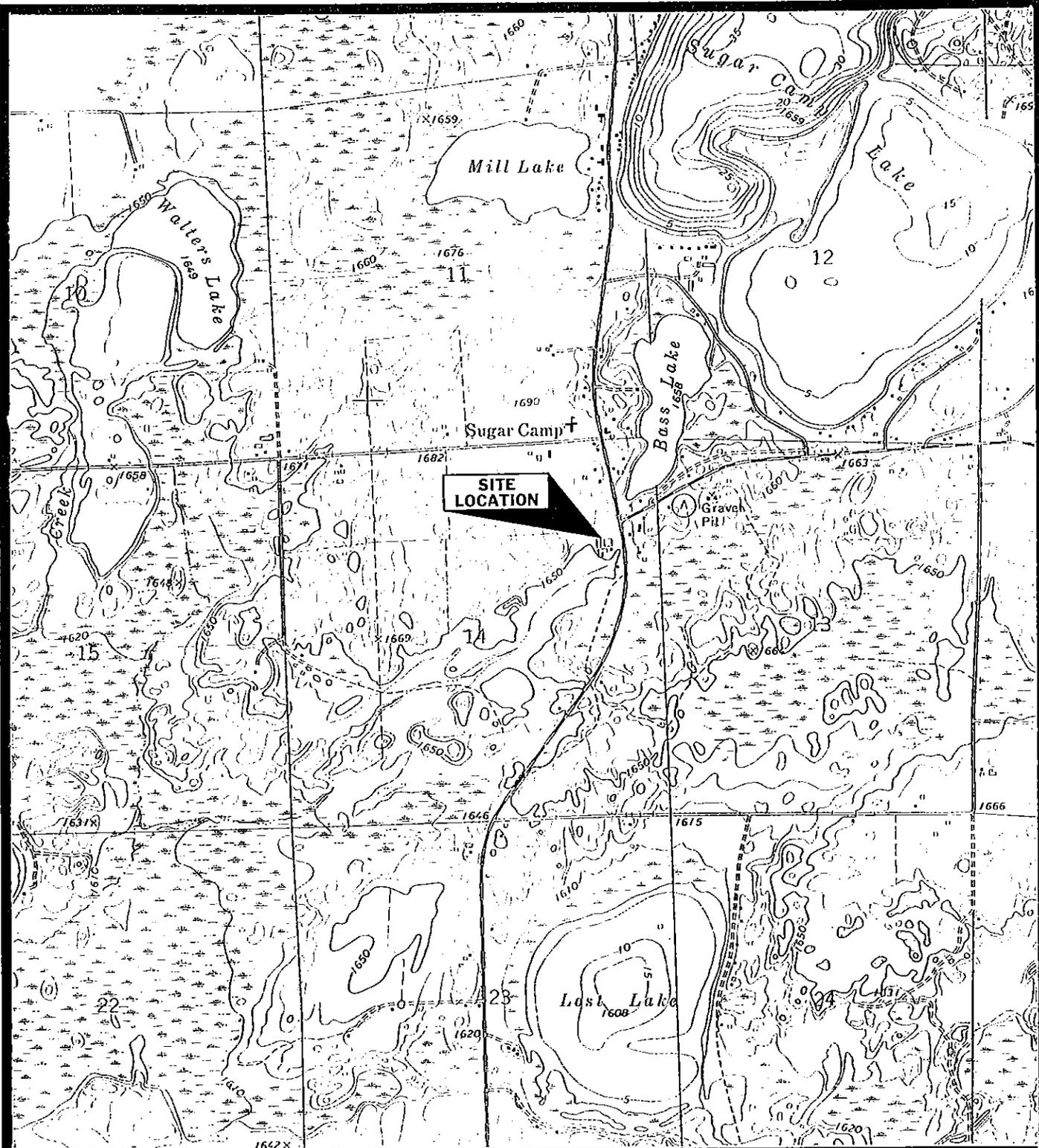
If you need anything else or have any questions, you can call me at the office number listed above.

Thank you.

Sincerely,



Brett J. Schneider, Owner



SCALE: 1" = 2,000'
 SOURCE: 1970 SUGAR CAMP, WI, USGS
 7.5-MINUTE TOPOGRAPHIC QUADRANGLE



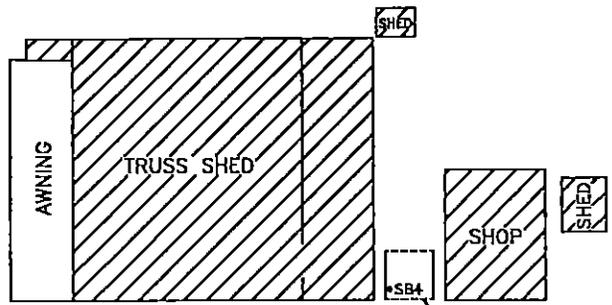
SUGAR CAMP LUMBER COMPANY (FORMER)
 6593 HIGHWAY 17 NORTH, RHINELANDER, WISCONSIN

FIGURE 1
 SITE LOCATION

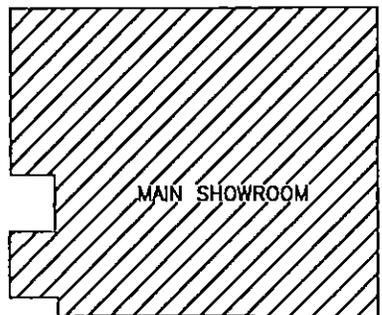
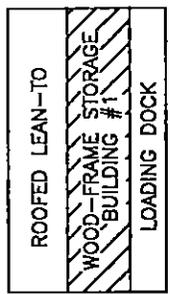
MAY 1998

AMB

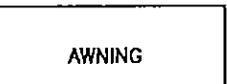
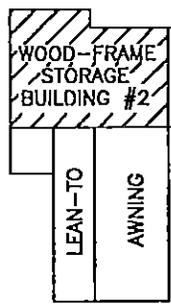
ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.



APPROXIMATE LOCATION OF FORMER DIESEL UST

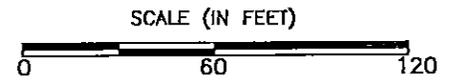


STH 17 →



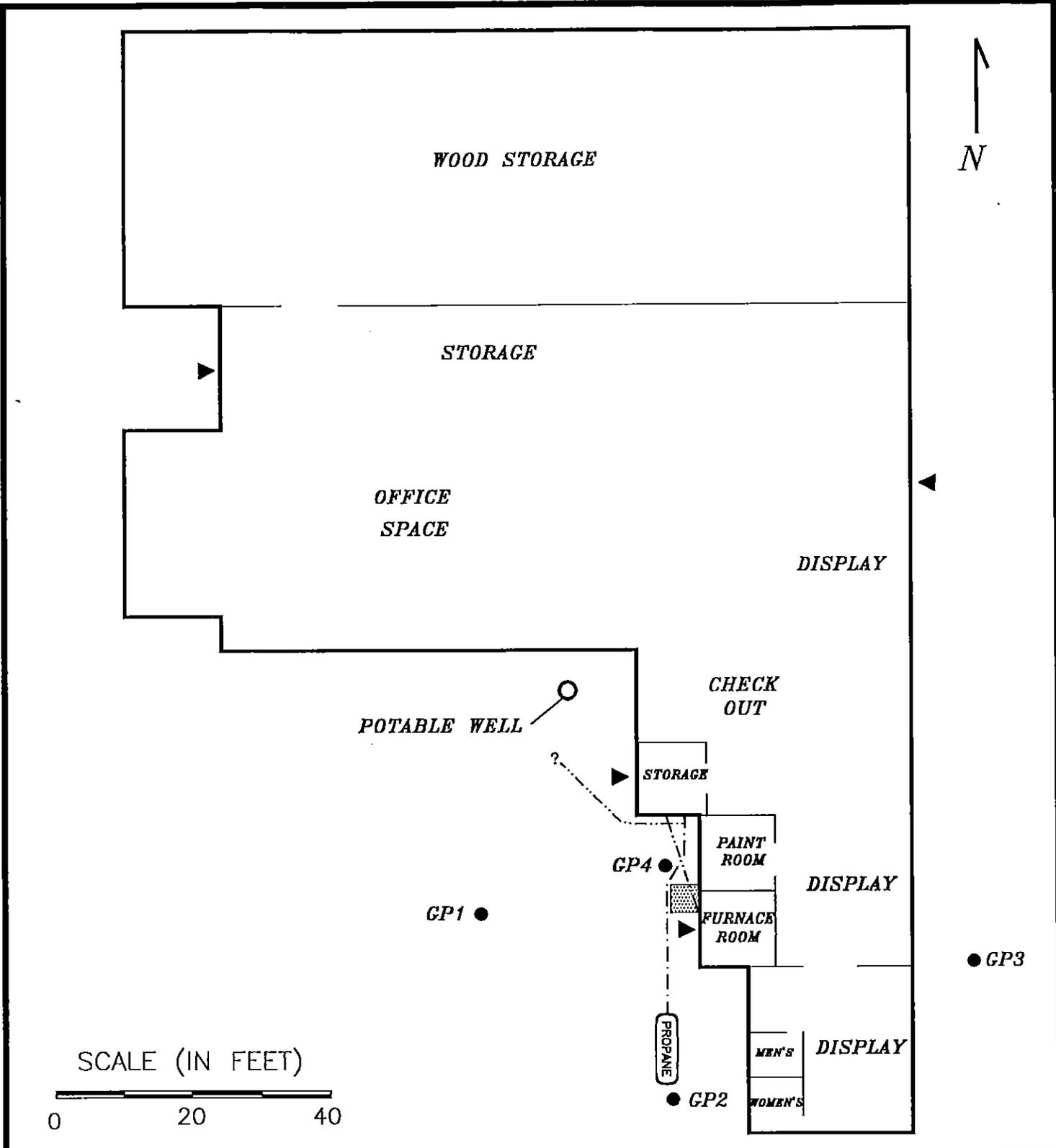
POTABLE WELL ○
FORMER HEATING OIL AST

APPROXIMATE LOCATION OF FORMER GASOLINE UST



•SB1 PHASE II ESA SOIL BORING

SUGAR CAMP LUMBER COMPANY (FORMER) RHINELANDER, WI	
FIGURE 2 SITE LAYOUT	
DEC. 1998	AMB
ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.	



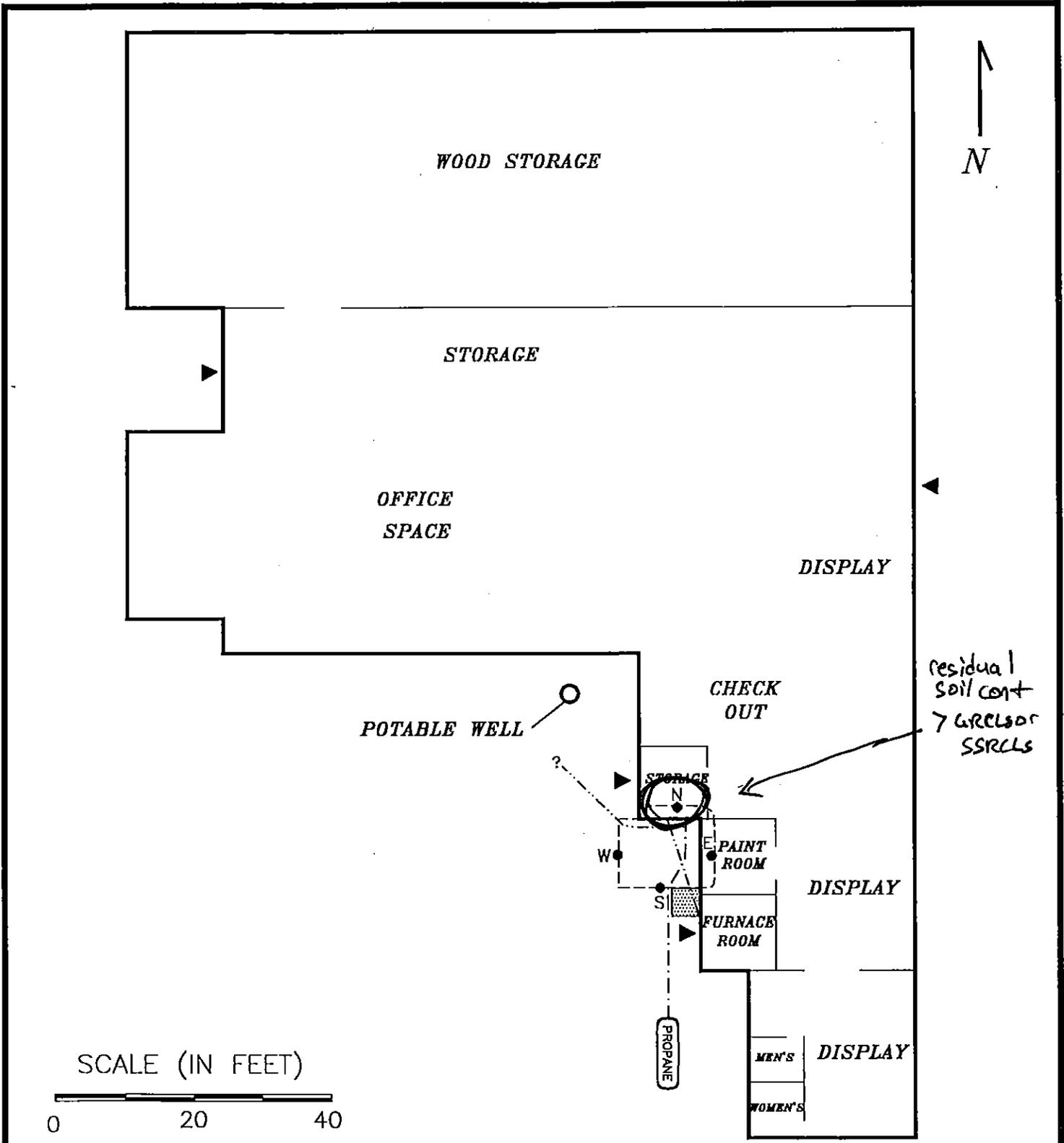
SUGAR CAMP LUMBER
SUGAR CAMP, WI

FIGURE 3
MAIN BUILDING LAYOUT AND
SOIL BORING LOCATIONS

SEPT. 1998

AMB

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.



▼ OUTSIDE BUILDING ENTRANCE

■ CONCRETE PAD

--- APPROXIMATE EXTENT OF REMEDIAL EXCAVATION

W ● REMEDIAL EXCAVATION SOIL SAMPLE

----- UNDERGROUND PROPANE LINE

----- UNDERGROUND ELECTRICAL

SUGAR CAMP LUMBER
SUGAR CAMP, WI

FIGURE 4

EXTENT OF REMEDIAL EXCAVATION
and residual soil contamination

JULY 2000

AMB

ENVIRONMENTAL COMPLIANCE CONSULTING, INC.

amended by David Blair - Corvise

**TABLE 2. LIMITED SUBSURFACE INVESTIGATION
SOIL LABORATORY RESULTS
SUGAR CAMP LUMBER**

--	Parameter analyzed, but not detected, MDL < NR 720 GRCL
<10	Parameter analyzed, but not detected, MDL > NR 720 GRCL
100	Parameter concentration > NR 720 GRCL
	Parameter not analyzed

SAMPLE IDENTIFICATION	GP4 - 6'	NR 720 GRCL
Analyte		
PVOCs (µg/Kg)		
Benzene	--	5.5
Toluene	--	1500
Ethylbenzene	--	2900
1,2,4-Trimethylbenzene	--	
1,3,5-Trimethylbenzene	<5900>	
Methyl tert-Butyl ether	--	
m&p-Xylenes	--	
o-Xylene	--	
Total Xylenes	--	*4100
PAHs* (µg/Kg)		
Acenaphthene	56	900,000
Acenaphthylene	--	18,000
Anthracene	<26>	5,000,000
Benzo (a) anthracene	380	88
Benzo (a) pyrene	--	8.8
Benzo (b) fluoranthene	<71>	88
Benzo (g,h,i) perylene	--	1800
Benzo (k) fluoranthene	--	880
Chrysene	<110>	8800
Dibenzo (a,h) anthracene	--	8.8
Fluoranthene	<9.6>	600,000
Fluorene	26	600,000
Indeno (1,2,3-cd) pyrene	-	88
Methyl-1-Naphthalene	<7.5>	1,100,000
Methyl-2-Naphthalene	<6.8>	600,000
Naphthalene	25	20,000
Phenanthrene	--	18,000
Pyrene	570	500,000

NR 720 GRCL: Wis. Adm. Code NR 720 Generic Residual Contaminant Level

Samples were analyzed for a full set of PAHs; only those parameters detected are shown.

< > Values represent results greater than the Limit of Detection, but Less than the Limit of Quantitation and are within a region of "Less-Certain Quantitation."

**TABLE 4. SOIL EXCAVATION LABORATORY RESULTS
SUGAR CAMP LUMBER**

--	Parameter analyzed, but not detected, MDL < NR 720 GRCL
<10	Parameter analyzed, but not detected, MDL > NR 720 GRCL
100	Parameter concentration > NR 720 GRCL
	Parameter not analyzed

SAMPLE IDENTIFICATION	N 12/7/98	S 12/7/98	E 12/7/98	W 12/7/98	MeOH BLANK 12/7/98	NR 720 GRCL
Analyte						
DRO (mg/Kg)	1100	--	--	--		100
PVOCs (µg/Kg)						
Benzene	<250	<25	<25	<25	<25	5.5
Toluene	<240	--	--	--	--	1500
Ethylbenzene	<230	--	--	--	--	2900
1,2,4-Trimethylbenzene	<240	--	--	--	--	
1,3,5-Trimethylbenzene	<500>	--	--	--	--	
Methyl tert-Butyl ether	<220	--	--	--	--	
m&p-Xylenes	<500	--	--	--	--	
o-Xylene	<250	--	--	--	--	
Total Xylenes	<750	--	--	--	--	4100
PAHs* (µg/Kg)						
Acenaphthylene	500	--	--	--		18,000
Anthracene	<16>	--	--	--		5,000,000
Benzo (a) anthracene	190	--	--	--		88
Benzo (a) pyrene	<14	--	--	--		8.8
Benzo (b) fluoranthene	590	--	--	--		88
Benzo (k) fluoranthene	<20>	--	--	--		880
Dibenzo (a,h) anthracene	ND <16	--	--	--		8.8
Fluoranthene	<28>	--	--	--		600,000
Phenanthrene	<18>	--	--	--		18,000
Pyrene	72	--	--	--		500,000

NR 720 GRCL: Wis. Adm. Code NR 720 Generic Residual Contaminant Level

Samples were analyzed for a full set of PAHs; only those parameters detected are shown.

< > Values represent results greater than the Limit of Detection, but Less than the Limit of Quantitation and are within a region of "Less-Certain Quantitation."