

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

May, 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
or Direct Contact > 4 ft (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

** 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 #: **Title:**
 - 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:**

BRRTS #: 03-11-000600

ACTIVITY NAME: Stafford Trucking

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:**

- 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 #: 03-11-000600

ACTIVITY NAME: Stafford Trucking

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:

file



George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southern District Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
TELEPHONE 608-275-3266
TELEFAX 608-275-3338

July 23, 1993

File Ref: 600

Cathleen Lathrop
Columbia County Clerk
400 DeWitt Street
P O Box 177
Portage, WI 53901-2191

SUBJECT: Stafford Trucking Deed Notification Closure

Dear Ms. Lathrop:

On June 7, 1993, the above named site was reviewed by the Close Out Committee at the Southern District. Based upon the remaining soil contamination, a deed notification was required for the property. The Department received the completed and signed Deed Notification with proof of filing in Columbia County on July 20, 1993.

Therefore, closure of this site has now been granted and no further action is necessary at this time. If in the future the Department receives information which demonstrates that additional work is necessary, the Department has the authority to require further action.

If you have any questions regarding this determination, you may contact me at the number shown below.

Sincerely,

Stacy Dehne

Stacy Dehne
Hydrogeologist
(608) 275-3240

cc: Donald Peterson, Corporation Counsel, Columbia County, 400 DeWitt Street, Portage WI 53901

DOCUMENT NO.

486518

WARRANTY DEED

STATE BAR OF WISCONSIN FORM 2 - 1982

THIS SPACE RESERVED FOR RECORDING OFFICER'S USE

Mc

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

OCT 16 1990

Benny Judd
Reg. of Deeds at *2:20 P.M.*

RETURN TO

Don George

GRACE E. STAFFORD, a single person

conveys and warrants to COLUMBIA COUNTY

the following described real estate in Columbia County, State of Wisconsin:

Lot One (1), Volume One (1) of Certified Survey Maps at Page 81, Document No. 345883.

Tax Parcel No: 326A
Town of Pacific

Transfer fee

\$630.00

NTF

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

Exception to warranties: easements, restrictions, covenants and rights of way of record, if any; state laws and municipal and local ordinances in respect to zoning, use, building and other restrictions.

Dated this 16th day of October, 1990.

(SEAL)

Grace E. Stafford (SEAL)

Grace E. Stafford

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 701.06, Wis. Stats.)

THIS INSTRUMENT WAS PREPARED BY

David H. Bennett, Attorney at Law

Portage, Wisconsin

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Columbia County, } ss.

Personally came before me this 16th day of October, 1990, the above named Grace E. Stafford

to me known to be the person who executed the foregoing instrument and acknowledged the same

David H. Bennett
David H. Bennett

Notary Public Columbia County, Wis.
My Commission is permanent

~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~

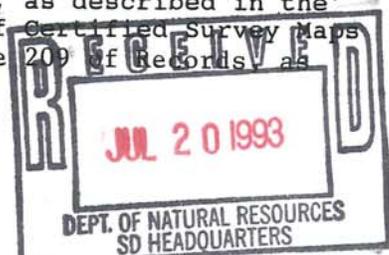
*Names of persons signing in any capacity should be typed or printed below their signatures.

COPY

20

IN RE: That part of mapped land located in the Northwest Quarter of the Southeast Quarter of Section 25, Township 12 North, Range 9 East, Town of Pacific, Columbia County, Wisconsin described as follows:

Commencing at a point on the west line of said section 25 which is 2667 feet south from the northwest corner thereof and in the center of U.S.H. 16; thence N 89 degrees, 54 minutes E, 2657 feet along said centerline to the west line of said Northwest Quarter of Southeast Quarter; thence S 0 degrees, 30 minutes W, 65 feet along said west line to the point of beginning; thence continuing S 0 degrees, 30 minutes W, 1253 feet; thence N 87 degrees, 29 minutes E, 665.21 feet along an existing fence; thence N 0 degrees, 30 minutes E, 1225 feet to the south line of U.S.H. 16; thence S 89 degrees, 54 minutes W, 664.62 feet along said south line of U.S.H. 16 to the point of beginning the same being the west one half of said Northwest Quarter of the Southeast Quarter except highway right-of-way; and containing 18.90 acres. This, as described in the warranty deed recorded at Lot One (1), Volume One (1) of Certified Survey Maps at Page 81, Document No. 345883; and in Volume 378, Page 209 of Records as Document No. 486518.



State of Wisconsin
County of Columbia

WHEREAS Columbia County is the owner of record of the above-described property; and

WHEREAS it is the desire and intention of the property owner to impose on it restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time;

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 limitations and restrictions:

One or more petroleum discharges have occurred at this property. Structural impediments existing at the time of clean-up made complete remediation of the discharges impracticable. Total Petroleum Hydrocarbons (TPH) as diesel and/or leaded gasoline contaminated soil may remain at this property at the following location: potentially anywhere beneath the Columbia County Recycling Processing Facility, in the area where the former tanks were excavated. Pursuant to the requirements of s. 144.76, Wis. Stats., any future subsurface work in this location which removes the structural impediments which currently exist shall provide for investigation of the degree and extent of diesel and leaded gasoline contamination. To the extent of contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successor or assign. The Department, its successor or assign, may initiate proceedings at law or in equity against any person or persons violating or proposing to violate this covenant to prevent the proposed violation or to recover damages for such violation.

Signed by the property owner or owners this 14th day of July, 1993

By John H. Tramburg
John H. Tramburg, Chair, Columbia County Board

By Cathleen M. Lathrop
Cathleen M. Lathrop, Clerk

Subscribed and sworn to before me this 14th day of July, 1993

Karen M. Schneider
Notary Public, State of Wisconsin

My Commission expired 3-05-95

This document was drafted by the Wisconsin Department of Natural Resources.

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

JUL 14 1993

Benny Judd
Reg. of Deeds at 8:15 A.M
Plaschke Bldg

VOL. 448 PAGE 287

CERTIFIED SURVEY MAP NO. 81
 SURVEYOR'S CERTIFICATE

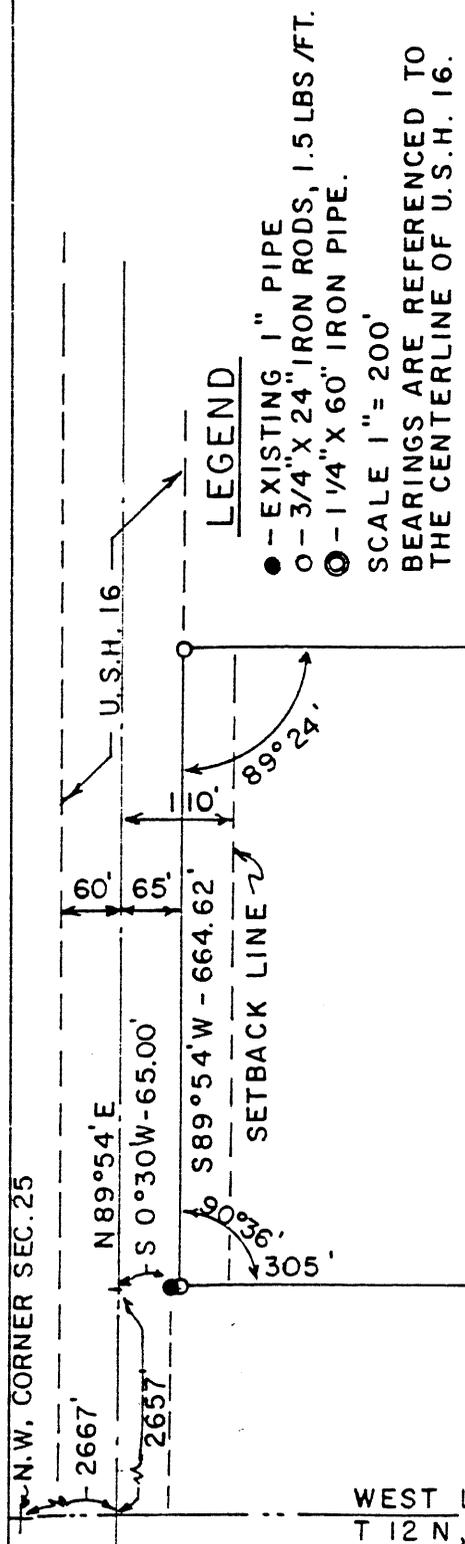
345883

I, Herman Holzmilller, Registered Land Surveyor, do hereby certify:

That I have surveyed and mapped the lands included in this CERTIFIED Survey Map hereon shown and located in the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ of section 25, T 12 N, R 9 E, Town of Pacific, Columbia County Wisconsin, commencing at a point on the west line of said section 25 which is 2667 feet south from the northwest corner thereof and in the center of U.S.H. 16; thence N 89°54' E, 2657 feet along said centerline to the west line of said NW $\frac{1}{4}$ -SE $\frac{1}{4}$; thence S 0°30' W, 65.00 feet along said west line to the point of beginning; thence continuing S 0°30' W, 1253.00 feet; thence N 87°29' E, 665.21 feet along an existing fence; thence N 0°30' E, 1225.00 feet to the south line of U.S.H. 16; thence S 89°54' W, 664.62 feet along said south line of U.S.H. 16 to the point of beginning the same being the west one half of said NW $\frac{1}{4}$ -SE $\frac{1}{4}$ except highway right-of-way, and containing 18.90 acres.

That I have made such survey and certified survey map by the direction of Howard Heinze.

That I have complied fully with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Pacific and Columbia County in surveying and mapping the same.



Herman Holzmilller
 Herman Holzmilller, Registered Land Surveyor S-776
 Dated this 28th day of September, 1970.



LEGEND

A = SAMPLE LOCATION



SCALE: 1 INCH = TEN FEET *



BUILDING

Starting Reference Point for BOTH MAPS

TANK EXCAVATION



A = 12.9 ppm TPH diesel
B = 50.4 ppm TPH diesel

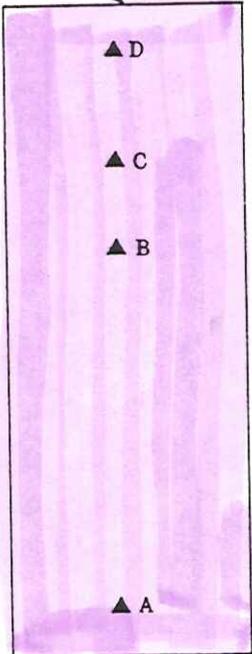


FIGURE 1
SITE LAYOUT MAP
STAFFORD TRUCKING
PORTAGE, WI

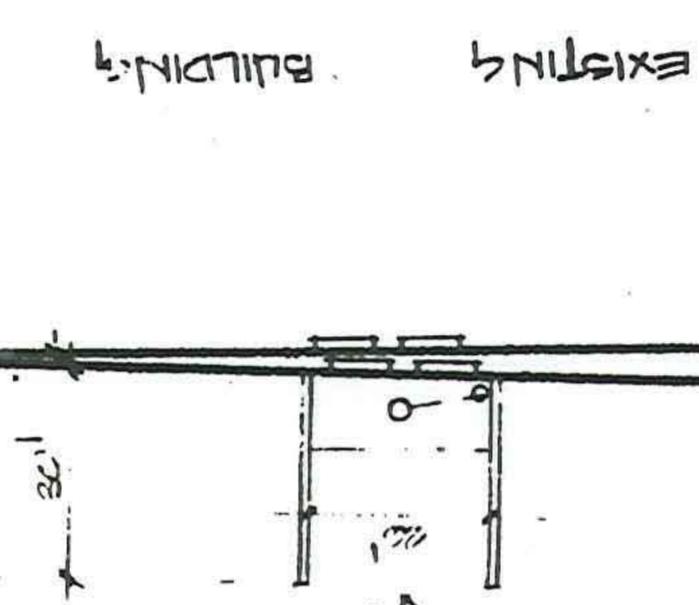
MSA MD-STATE ASSOCIATES, INC.
 Engineers • Architects • Planners • Surveyors
 120 South Blvd • Durham • North Carolina • 919-286-4000

PROJECT: ZISAMP
 DRAWN BY: S. HEARL DATE: 10/10/00
 CHECKED BY: SCALE: DATE: FILE NO:

* This is a reduced copy of the original, scale changes to 1 inch = 15 feet approximately.

Stafford Trucking Property
 W7465 Hwy 16
 Pardeeville, WI
 DNR File Ref. 600

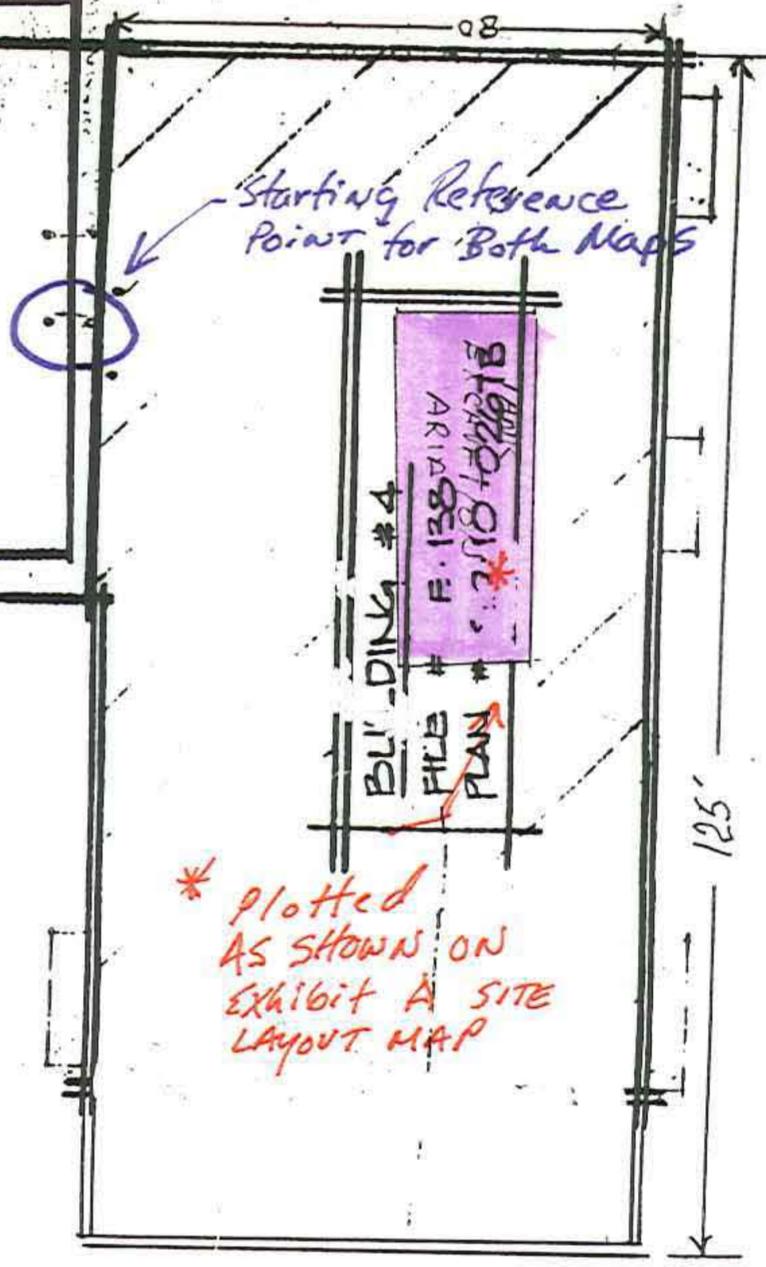
Exhibit B



NOTE:
 CUT N (2) NEW 8x90 DOOR
 DOORS, W/ FRONT OF DOCKS,
 SHELTERS, 30' RETAINING WALLS
 & CATCH BASIN W/ SUMP PIT.
 UNDERPIN EXIST. FND.



EXIST. 4' HIGH KICKER WALL

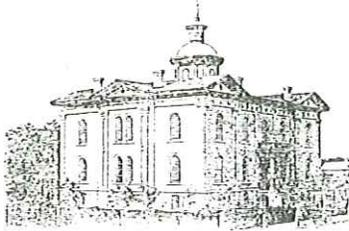


* plotted AS SHOWN ON EXHIBIT A SITE LAYOUT MAP

ENTRANCE SIGN

This map is part of the blueprints for

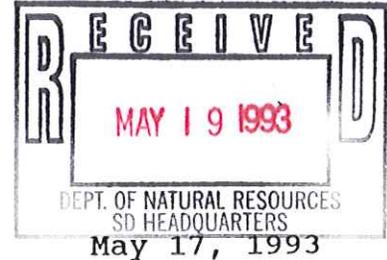
OFFICE OF
DONALD J. PETERSON
CORPORATION COUNSEL



Former Columbia County Court House
(Circa 1865)

County of Columbia
State of Wisconsin

400 DEWITT STREET
Portage, Wisconsin 53901
PHONE (608) 742-2191
FAX (608) 742-1605



Ms. Marilyn Jahnke, Program Assistant
Emergency & Remedial Response Program
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

RE: Stafford Trucking Property, W7465 Hwy. 16, Pardeeville,
Wisconsin.

Dear Ms. Jahnke:

This letter is in response to our telephone conversation of last week regarding the county's quest for a DNR closure letter concerning the above referenced property.

Please find enclosed documentation proving that additional soil sampling in the former tank bed area is not possible because remaining soil in that area is inaccessible.

The county has prepared for DNR review a map (exhibit B) showing that the Columbia County Recycling Processing Facility (referred to as Building #4 in Exhibit B) completely surrounds and covers the tank bed excavation area (in purple) especially since the floor of the facility is comprised of 6" of reinforced concrete.

This map was created by reference to the original blueprints/site layout for construction of the facility (exhibit B) and the site layout map prepared as part of the excavation process (exhibit A).

Utilizing the same starting reference points the tank excavation area was plotted onto the blueprints for the recycling facility. The result indicates that excavation area lies totally underneath the facility floor and thus is inaccessible to further soil sampling.

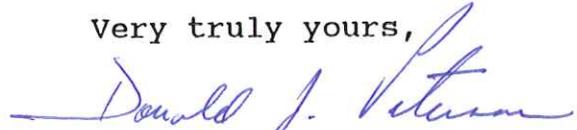
Page 2
RE: Stafford Property Letter
May 17, 1993

Additionally, the county would consent to a deed restriction which would state that the property may contain contaminated soil and that should the tank excavation area become accessible in the future the possibility of contamination must be readdressed.

Hopefully, the enclosed documentation and assent of the county to a deed restriction fulfills the requirements of the "second option" referred to in your April 20, 1993 correspondence to Columbia County Vice-Chairman Ed Riley.

Should you have further questions or needs, please do not hesitate to contact me.

Very truly yours,



Donald J. Peterson
Corporation Counsel

DJP/tlr

pc: Bill Casey
Ed Riley
John Tramburg

RESULTS

Soil samples were collected from the ends of each tank for laboratory analysis. The locations of these samples are shown in Figure 1. The results of the headspace screening and laboratory analysis for TPH are in Table 1. The State guideline limit for TPH in soil is 10 mg/Kg. Two samples of the stockpiled soil from the inside of the 12,000 gallon diesel tank were also collected. The results of the analyses performed on these samples are shown in Table 1 and Table 2. Copies of the laboratory reports are in Appendix A.

TABLE 1. SOIL TPH RESULTS

<u>LOCATION</u>	<u>OVA READING</u>	<u>TPH</u>
A-15' below diesel tank	0.80 ppm	12.9 ppm
B-15' below diesel tank	2.0	50.4
C-10' below gas tank	4.2	<1.0
D-10' below gas tank	15.0	<1.0
#1 stockpiled soil	>1000	364
#2 stockpiled soil	>1000	202

NA = NOT LAB ANALYZED