

Source Property Information

BRRTS #: 03-18-000677

ACTIVITY NAME: Townmart-Wyocena

PROPERTY ADDRESS: 123 South Washington Street

MUNICIPALITY: Wyocena

PARCEL ID #: 11-191-40.A

CLOSURE DATE: Jul 28, 2008

FID #: []

DATCP #: []

COMM #: 53969999923

*WTM COORDINATES:

X: 575823 Y: 336097

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

*Coordinates are in
WTM83, NAD83 (1991)

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 #: 03-11-000677

PARCEL ID #: 11-191-40.A

ACTIVITY NAME: Townmart - Wyocena

WTM COORDINATES: X: 575823 Y: 336097

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 Map

- 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 Title: Soil Boring and Monitoring Well 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 #: **Title: Extent of Soil Contamination**

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ACTIVITY NAME: Townmart - Wyocena

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 #: 4 Title: Geologic Cross Section AA

Figure #: 5 Title: Geologic Cross Section BB

- 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: Extent of Groundwater Contamination Exceeding NR 140

- 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: Water Table Flow Direction

Figure #: 6 Title: Water Table Contours

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 Title: Soil Headspace Field Readings

- 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 #: 1 Title: Groundwater Chemistry Data

- 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 #: 1 Title: Groundwater Chemistry Data

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: Townmart - Wyocena

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: 1

- 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: 1

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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="119 South Washington Street, Wyocena, WI 53969"/>	<input type="text" value="11-191-35 and 11-191-30"/>	<input type="text" value="575829"/>	<input type="text" value="336138"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

July 28, 2008

File ref.: 03-11-000677

Karl Beth
United Coop
N7160 Raceway Road
Beaver Dam, WI 53916

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Townmart-Wyocena, 123 South Washington Street, Wyocena, WI
WDNR BRRTS Activity #:03-11-000677

Dear Mr. Beth:

On June 6, 2008, the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On June 16th, 2008, you were notified that the Closure Committee had granted conditional closure to this case.

On July 22, 2008 the Department received well abandonment forms, indicating that you have complied with the requirements of closure. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the concrete cap that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans. The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where concrete cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Remaining Residual Groundwater Contamination

Groundwater impacted by petroleum related contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on the contaminated property and off the contaminated property. Off-property owners have been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Lawrence Lester at 608-275-3465.

Sincerely,



Patrick McCutcheon
South Central Remediation & Redevelopment Team Supervisor

cc: Englebert, MSA
Cole, Town of Wyocena

PAVEMENT COVER MAINTENANCE PLAN

April 4, 2008

Townmart - Wyocena
123 South Washington Street
Wyocena, WI 54470

WDNR BRRTS # 03-11-000677

Legal Description: Lot 1 CS V.5 P.89 #1097, Tax Parcel Number 40.A. Section Twenty-one (21), Township Twelve (12) North, Range Ten (10) East. See attached Tax Parcel Information and Parcel Map.

Introduction

This document is the maintenance plan for a pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by petroleum. The location of the paved surfaces to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A - Extent of Soil Contamination).

Cover Barrier Purpose

The paved surfaces over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces also act a partial infiltration barrier to minimize future soil-to-groundwater contaminant migration that could violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed.

Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources ("WDNR") at least annually after every inspection, unless otherwise directed in the case closure letter.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

April 2008

Site Owner and Operator: United Cooperative
Contact: Karl Beth
N7160 Raceway Road
Beaver Dam, WI 53916
920-885-5522

Consultant: Kevin Olson
MSA Professional Services, Inc.
1230 South Boulevard

Exhibit B
Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

June 16, 2008

Karl Beth
United Coop
N7160 Raceway Road
Beaver Dam, WI 53916

Subject: Conditional Closure Decision, With Requirements to Achieve Final Closure
Townmart-Wyocena, 123 South Washington Street, Wyocena, Wisconsin
WDNR BRRTS # 03-11-000677

Dear Mr. Beth:

On June 4-6, 2006, the South Central Region Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination on the site from the underground storage tank system appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells, groundwater extraction wells and any other remediation system wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. The requirements for maintenance and inspection of the existing concrete surface barrier, and future investigation and remedial action evaluation of the currently inaccessible contamination will be outlined in the final closure letter. Your site and the off-site property at 119 North Washington Street will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3209.

Sincerely,



Denise Nettlesheim
Hydrogeologist
Remediation & Redevelopment Program

cc: Jayne Englebert, MSA, 1230 South Boulevard, Baraboo, WI 53913-2791
Douglas Cole, Chair, Town of Wyocena, W5795 E. Bush Road, Pardeeville, WI 53954
Case File

CSI Wyocena Townmart Site
BRRTS # 03-11-000677
123 South Washington Street, Wyocena, WI 53969

WTM 83/91 Coordinates for site: X=575823, Y=336097

Off-source Affected Property:

Town of Wyocena Hall
119 North Washington Street, Wyocena, WI 53969

WTM 83/91 Coordinates for town hall: X=575829, Y=336138

WARRANTY DEED

STATE BAR OF WISCONSIN FORM 2 - 1982

465017

THIS SPACE RESERVED FOR RECORDING DATA

1/100

Mildred Smith Pease and Merle R. Pease, her husband, as his interest may appear, STATE OF WISCONSIN } COLUMBIA COUNTY } ss

Received for record this 6th day of Feb A.D. 1987 at 1:00 P.M.

conveys and warrants to Cooperative Services, Incorporated, 471 Highland St., Madison, Wisconsin

Marian Robinson Reg. of Deeds

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

RETURN TO CCTC PA 273

Tax Parcel No:

A parcel of land commencing at the Northwest corner of Lot 1, Block 12, in Village of Wyocena, thence in a Southerly direction along West side of said Lot 1 to North edge of alley in rear of said Lot 1, thence in an Easterly direction 25 feet on North side of alley to a point, thence in a straight line to the North edge of said Lot 1; thence Westerly 25 feet to place of beginning, AND the East 30 feet of Lot 2, Block 12, Village of Wyocena, Columbia County, Wisconsin.

This document is re-recorded to correct name of grantee.

TRANSFER \$ 75.00 FEE NO. 3 EXEMPT

STATE OF WISCONSIN } COLUMBIA COUNTY } ss Received for record this 18th day of March A.D. 1988 at 2:00 P.M. Marian Robinson Reg. of Deeds CCTC

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

Exception to warranties: Easements, restrictions and rights-of-way of record, if any, and municipal and zoning restrictions.

Dated this 6th day of February, 1987.

(SEAL) Mildred Pease (SEAL) MILDRED SMITH PEASE (SEAL) Merle R. Pease (SEAL) MERLE R. PEASE

AUTHENTICATION

Signature(s) of Mildred Smith Pease and Merle R. Pease authenticated this 6th day of February, 1987. JANE E. KOHLWEY TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN } County. } ss Personally came before me this day of 19 the above named to me known to be the person who executed the foregoing instrument and acknowledge the same. Notary Public County, Wis. My Commission is permanent. (If not, state expiration date: 19)

THIS INSTRUMENT WAS DRAFTED BY Miller, Rogers & Owens, Attorneys, P. O. Box 200, Portage, WI 53901 (Signatures may be authenticated or acknowledged. Both are not necessary.)

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

Columbia County Land Information Department Tax Parcel Data

Tax Parcel Identification Number 40.A	Tax District 11191 - Village of Wyocena	Geolocator Code 11191211210
Owner(s) COOPERATIVE SERVICES INC	Mailing Address COOPERATIVE SERVICES INC 935 8TH ST BARABOO, WI, 53913-0000	Deed Document Number(s)
Site Address(es)	School District 4228 - Pardeeville Area School	Special District(s)
Tax Parcel Description and Comments LOT 1 CS V.5 P.89 #1097 R312 -2 R331-425 R331-426 (123 S WASHINGTON)		Location Sec 21, T12N, R10E
		Total Acres 0.000

Parcel 35, Village of Wyocena

Page 1 of 1

Columbia County Land Information Department Tax Parcel Data

Tax Parcel Identification Number 35	Tax District 11191 - Village of Wyocena	Geolocator Code
Owner(s) WYOCENA, TOWN OF	Mailing Address WYOCENA, TOWN OF W5306 CTH G WYOCENA, WI, 53969-0000	Deed Document Number(s)
Site Address(es)	School District 4228 - Pardeeville Area School	Special District (s)
Tax Parcel Description and Comments LOT 8-BLK 9-ORIG PLAT; EXC A STRIP OF LAND 2 FT BY 40 FT OFF W SIDE THEROF V291- 490 COM @ SW COR R4-592 R6- 211 E1/2 OF LT 7 BK 9 ORIG PLAT ; ALSO COM AT SW COR LT 8 TH E 2' TH N40' TH W 2'TH S40' TO POB & VACATED ALLEY (119 N WASHINGTON ST) #676084-676085-676086		Location
		Total Acres 0.000

Tax Year 2005

Other years available: [2002](#) [2003](#) [2004](#) **2005**

Real Estate Assessments Assessment for the current year is subject to final approval by the Board of Review. For Board of Review dates and locations, contact the Village clerk Almon Porter at (608) 429-2349

Code	Description	Acres	Land Val	Impt Val	Total Val
4	Exempt Other (Other)	0.000	\$0	\$0	\$0
Totals		0.000	\$0	\$0	\$0

Last Updated 1/31/2005 4:15:58 PM by PAR

For questions about this assessment, contact the assessor, Nancy Lee Schmidt at (608) 584-4727

* MFL and PFC values are not included in the total.

Special Assessments

RESPONSIBLE PARTY AFFIRMATION OF PROPERTY DESCRIPTIONS

The following affirmation by the responsible party is required by Wisconsin Administrative Code, ch. NR 726.05 paragraph (3)(a)4.g. (for groundwater contamination) and/or NR 726.05 paragraph (3)(b)4.f. (for soil contamination).

I hereby affirm the following:

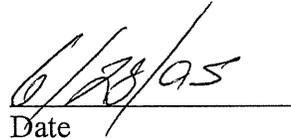
1. I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that had groundwater contamination exceeding ch NR 140 enforcement standards at the time that case closure was requested, other than public street or highway rights-of-way or railroad rights-of-way, have been submitted to the agency with administrative authority for the site, either as an attachment to the site investigation report or as part of the groundwater GIS registry attachment to the case close out report,

and

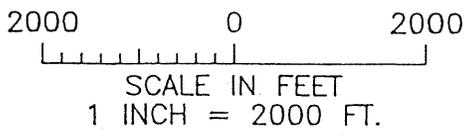
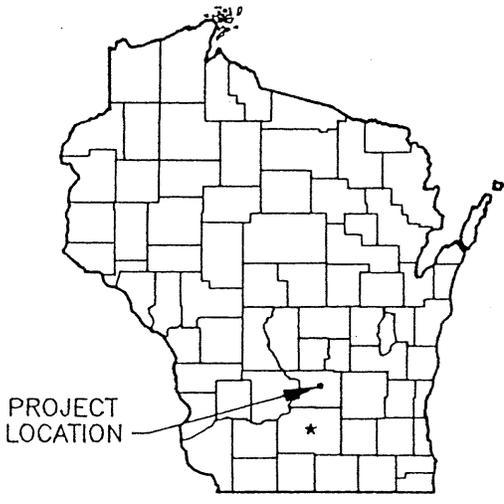
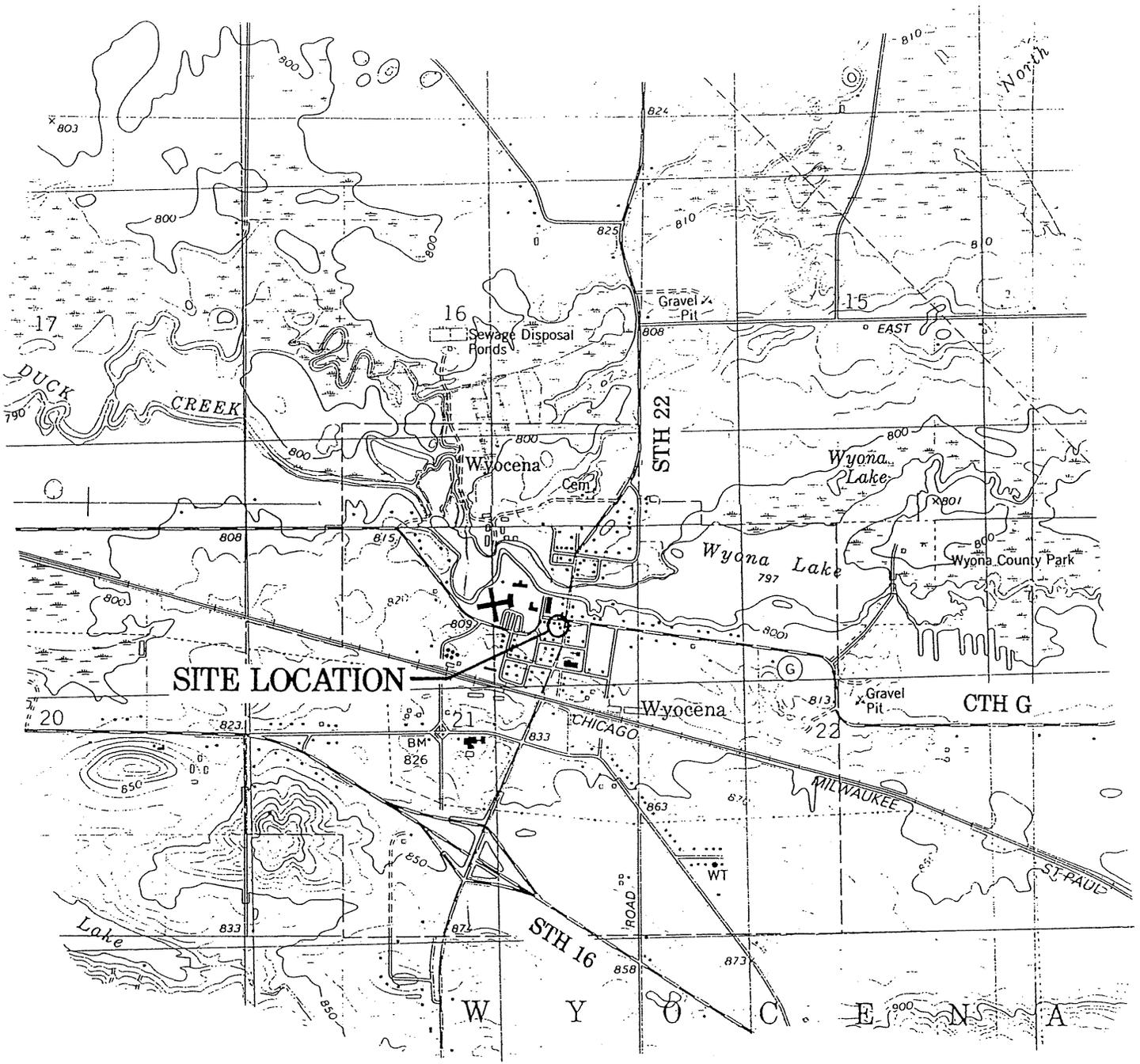
2. I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that had soil contamination exceeding generic or site-specific residual contaminant levels as determined under ch. NR 720.09, 720.11 and 720.19 at the time that case closure is requested, other than public street or highway rights-of-way or railroad rights-of-way, have been submitted to the agency with administrative authority for the site, either as an attachment to the site investigation report or as part of a soil GIS registry attachment to the case close out report.



Karl Beth, Manager, Co-op Country Partners



Date



Wyocena Quadrangle
 Wisconsin—Columbia Co.
 7.5 Minute Series (Topographic)
 NE/4 Poynette 15' Quadrangle
 Contour Interval 10 Feet
 1984



FIGURE I
SITE LOCATION MAP
 CSI TOWNMART
 WYOCENA, WISCONSIN

LEGEND

- MW1  MONITORING WELL LOCATION
- B1  SOIL BORING LOCATION (JANUARY 1993)
-  VE/GE WELLS
- SB1  SOIL BORING LOCATION (MARCH 2000)
-  C OF TRENCH
-  10'x 12' REMEDIATION BUILDING

NOTE:
SEE FIGURE 2 FOR ADDITIONAL NOTES AND LEGEND.

EXISTING UNDERGROUND STORAGE TANKS

- ① - 6000 GALLON
- ② - 8000 GALLON
- ③ - 8000 GALLON

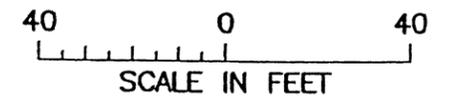


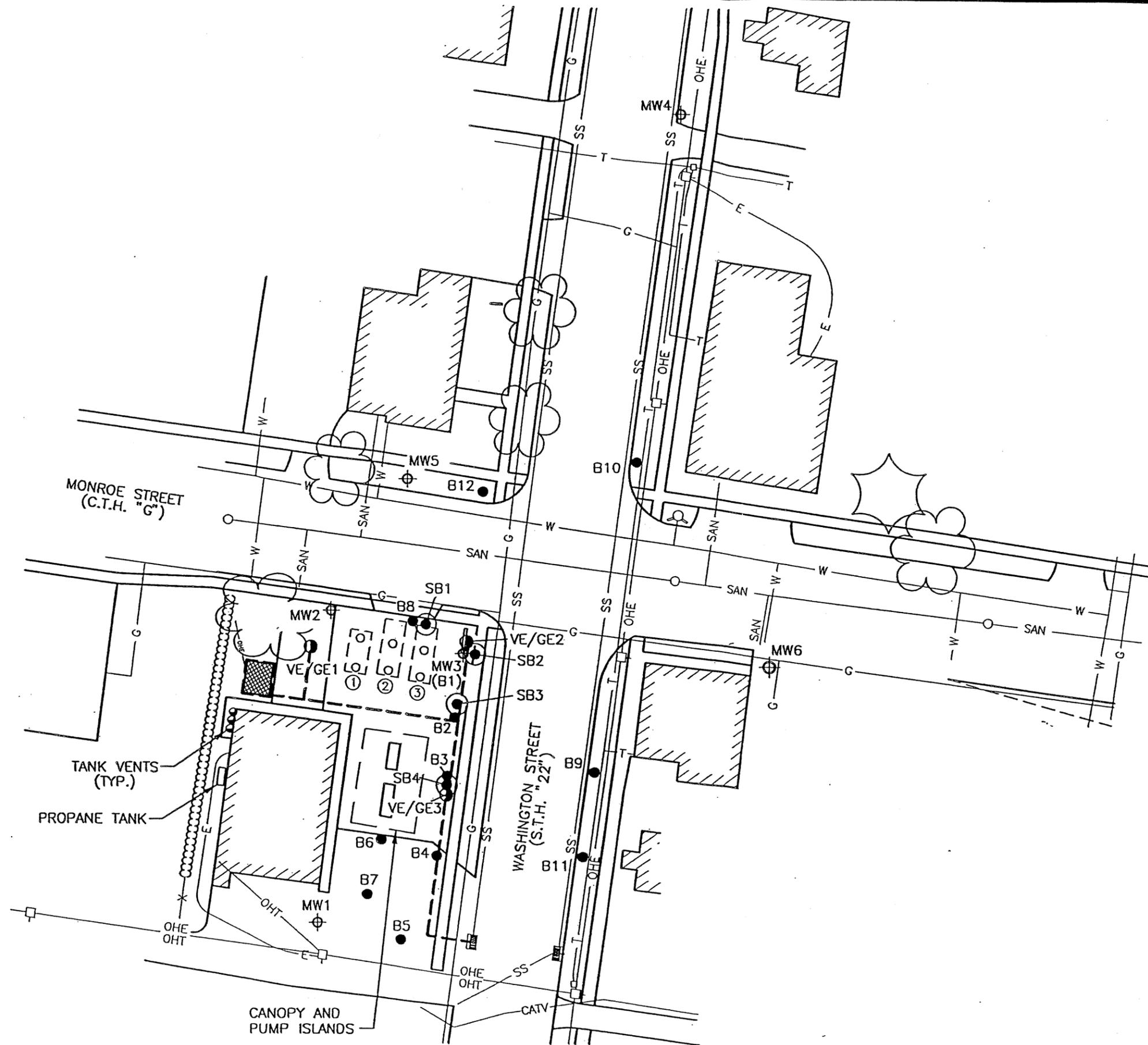
FIGURE 2

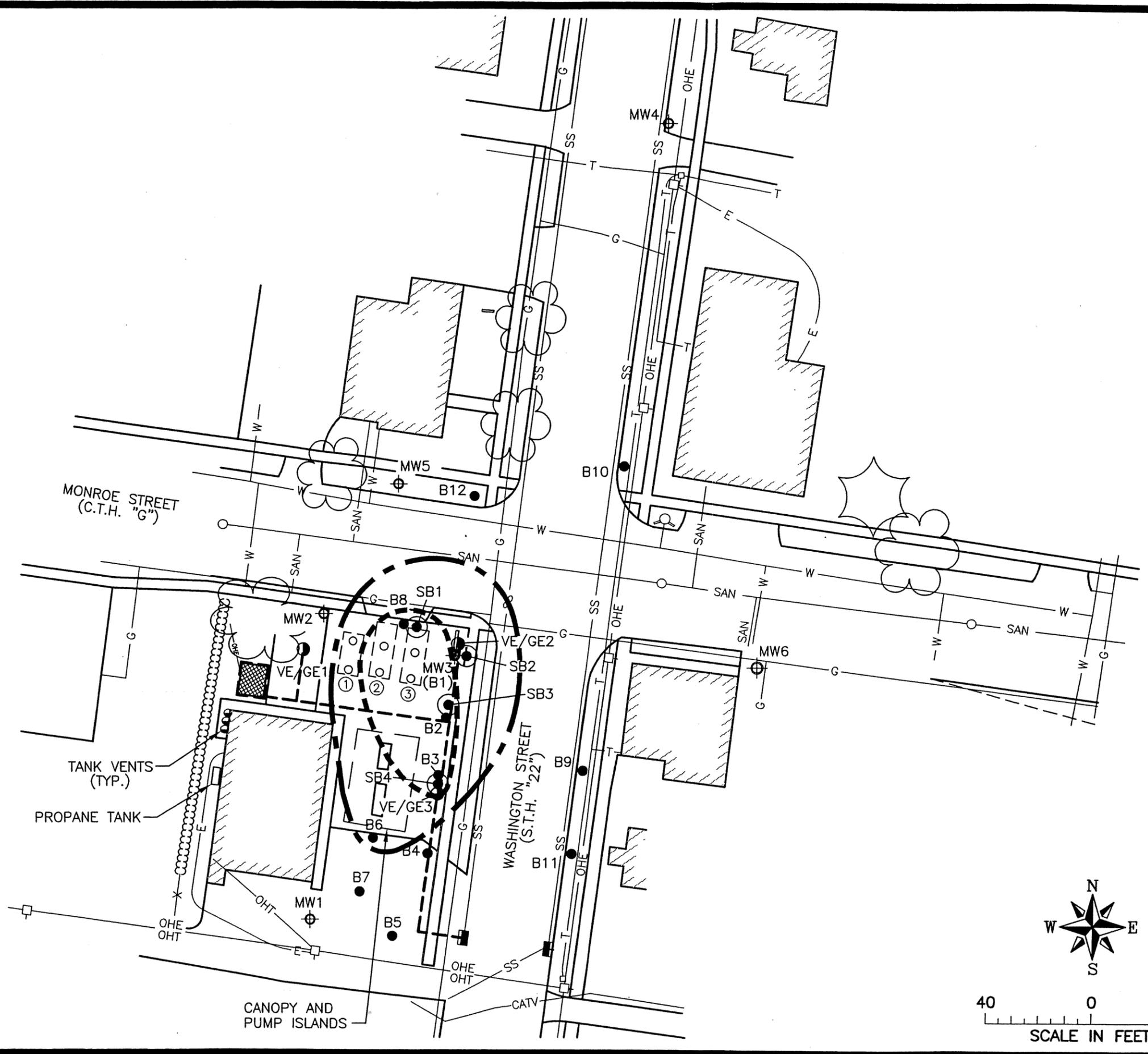
SOIL BORING AND MONITORING WELL LOCATIONS

CSI TOWNMART
WYOCENA, WISCONSIN

MSA TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL
1230 South Boulevard Baraboo, WI 53913
608-356-2771 1-800-362-4505 Fax 608-356-2770

DRAWN BY RHM DATE 4-4-00 SHEET _____ of _____
CHECKED BY _____ SCALE AS NOTED FILE NO. 21205308





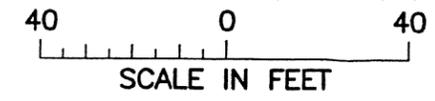
LEGEND

- MW1 MONITORING WELL LOCATION
- B1 SOIL BORING LOCATION (JANUARY 1993)
- VE/GE WELLS
- SB1 SOIL BORING LOCATION (MARCH 2000)
- CL OF TRENCH
- 10'x 12' REMEDIATION BUILDING
- ESTIMATED EXTENT OF UNSATURATED SOIL EXCEEDING NR 746 TABLE 1 VALUES
- ESTIMATED EXTENT OF UNSATURATED SOIL EXCEEDING NR 720 GENERIC RESIDUAL CONTAMINANT LEVELS

NOTE:
SEE FIGURE 2 FOR ADDITIONAL NOTES AND LEGEND.

EXISTING UNDERGROUND STORAGE TANKS

- ① - 6000 GALLON
- ② - 8000 GALLON
- ③ - 8000 GALLON



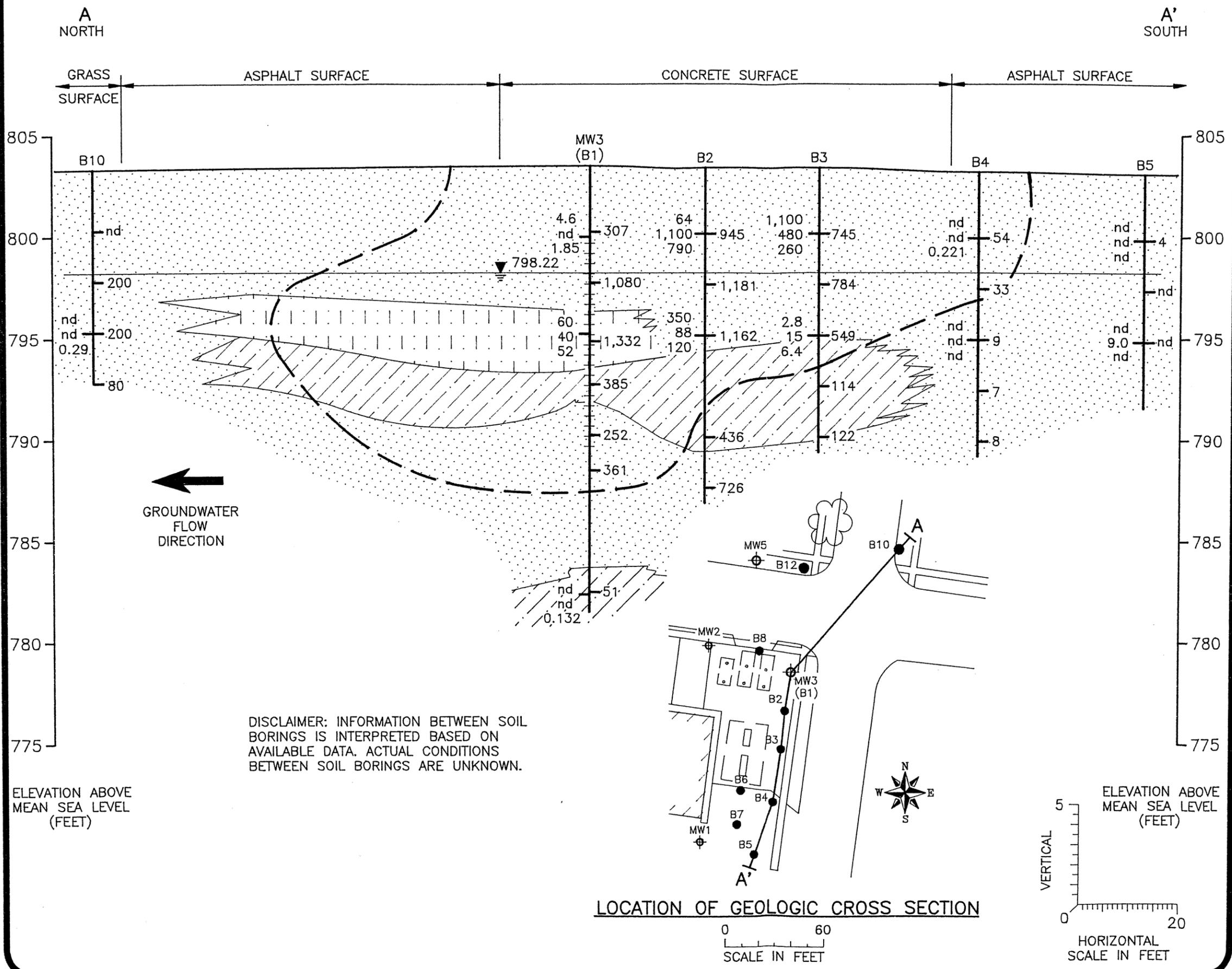
**EXTENT OF SOIL CONTAMINATION
CSI TOWNMART
WYOCENA, WISCONSIN**

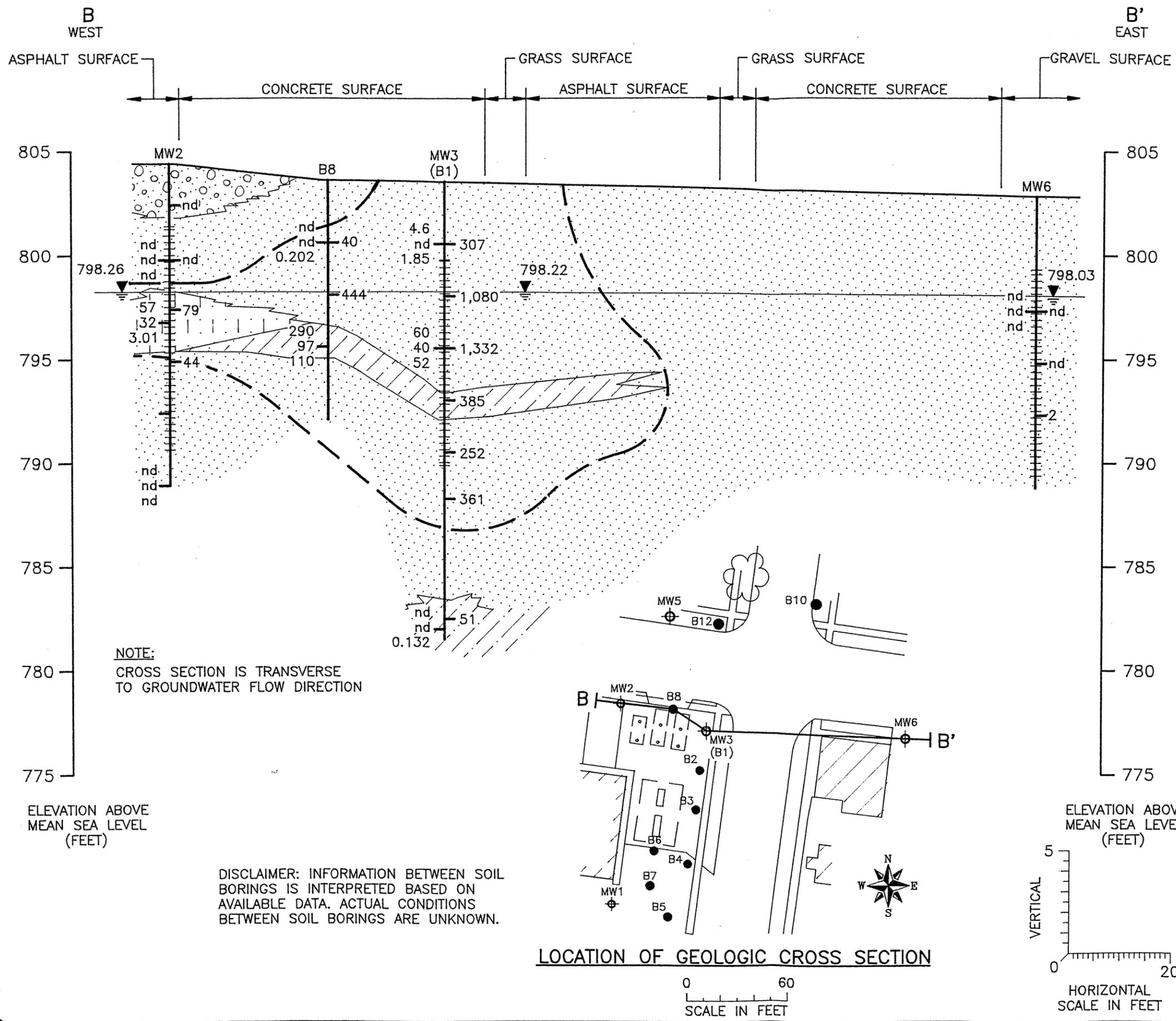
MSA TRANSPORTATION MUNICIPAL REMEDIATION DEVELOPMENT ENVIRONMENTAL
 1230 South Boulevard Baraboo, WI 53913
 608-356-2771 1-800-382-4505 Fax: 608-356-2770

PROFESSIONAL SERVICES

DRAWN BY RHM DATE 6-3-05 SHEET _____ of _____
 CHECKED BY _____ SCALE AS NOTED FILE NO. 212053A2

PLOT 6-6-05





KEY:

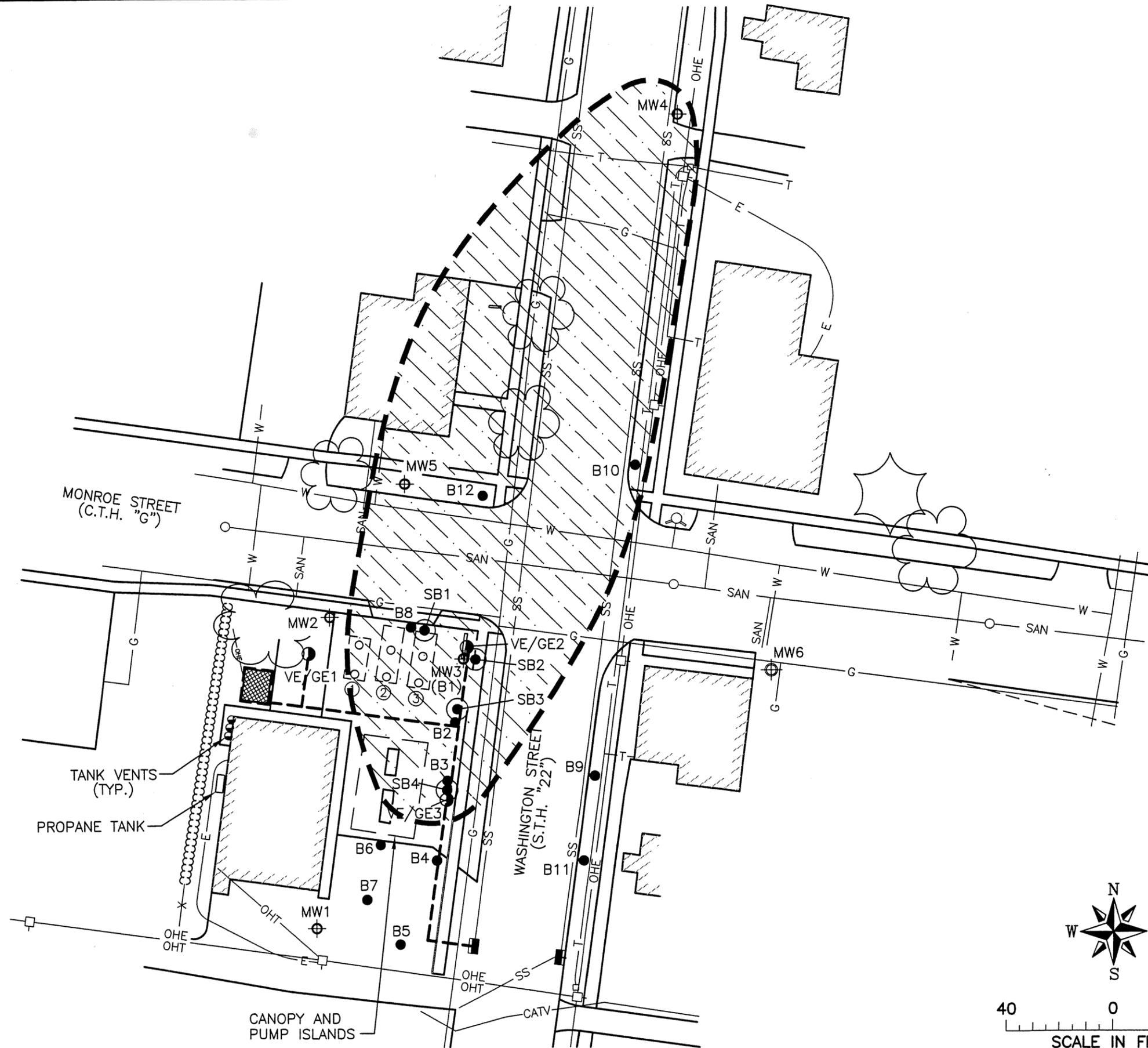
- GRAVEL SAND MIXTURE (FILL)
- SAND: POORLY GRADED
- SILTY FINE SAND
- SILT WITH FINE SAND AND CLAY
- B-B' LOCATION OF GEOLOGIC CROSS SECTION (IN SITE PLAN)
- WATER TABLE ELEVATION (WATER LEVEL DATA COLLECTED 12/93)
- ESTIMATED EXTENT OF PETROLEUM PRODUCT CONTAMINATED SOIL, BASED UPON CONCENTRATIONS OF GRO, DRO, PVOC'S, FIELD READINGS, AND FIELD OBSERVATIONS

GRO → 4.6
DRO → nd
PVOC → 1.85
CONCENTRATIONS IN mg/Kg

← BORING I.D.
← FIELD METER READING
← SCREENED INTERVAL

nd = NOT DETECTED

FIGURE 5
GEOLOGIC CROSS SECTION B-B'
WITH FIELD AND LABORATORY
PETROLEUM PRODUCT
CONTAMINATION DATA
CSI TOWNMART
WYOCENA, WISCONSIN



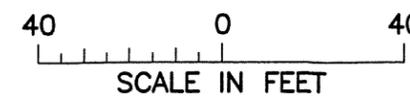
LEGEND

- MW1 MONITORING WELL LOCATION
- B1 SOIL BORING LOCATION (JANUARY 1993)
- VE/GE WELLS
- SB1 SOIL BORING LOCATION (MARCH 2000)
- C OF TRENCH
- 10'x 12' REMEDIATION BUILDING
- EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140 ENFORCEMENT STANDARDS AS OF FEBRUARY 28, 2005

NOTE:
SEE FIGURE 2 FOR ADDITIONAL NOTES AND LEGEND.

EXISTING UNDERGROUND STORAGE TANKS

- ① - 6000 GALLON
- ② - 8000 GALLON
- ③ - 8000 GALLON

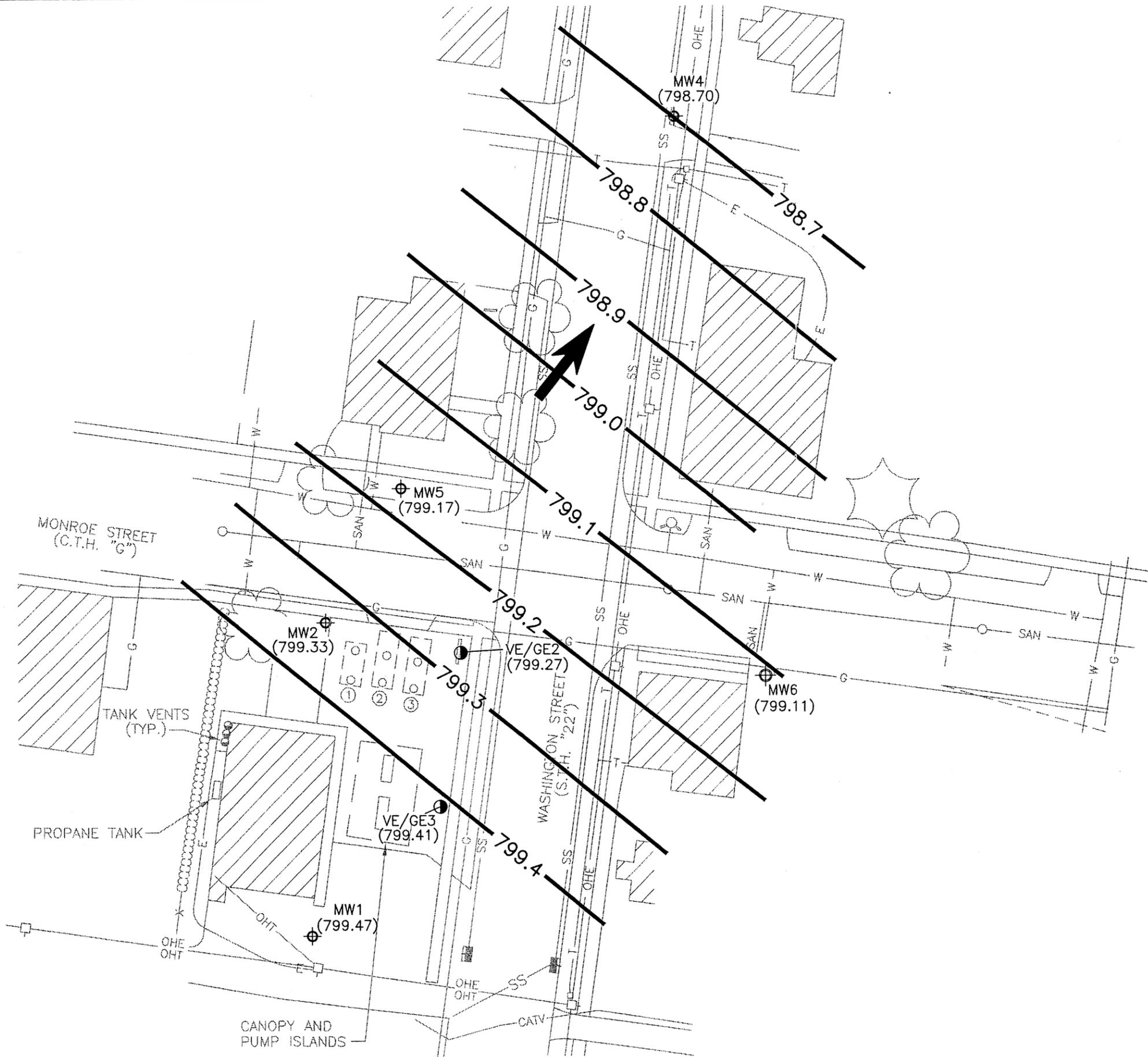


EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140 ENFORCEMENT STANDARDS AS OF FEBRUARY 28, 2005

CSI TOWNMART
WYOCENA, WISCONSIN

MSA TRANSPORTATION & MUNICIPAL REMEDIATION
DEVELOPMENT ENVIRONMENTAL
1230 South Boulevard, Baraboo, WI 53913
608-356-2771 1-800-382-4505 Fax: 608-356-2770

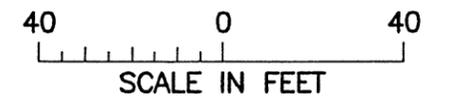
DRAWN BY RHM DATE 6-3-05 SHEET _____ of _____
CHECKED BY _____ SCALE AS NOTED FILE NO. 212053A1



LEGEND

- 
 MW6 (799.11) MONITORING WELL WITH GROUNDWATER ELEVATION ON JULY 13, 2004
- 
 VE/GE WELLS
- 
 GROUNDWATER FLOW DIRECTION
- 
 798.7 WATER TABLE CONTOUR (FEET MSL) CONTOUR INTERVAL 0.10 FT.

NOTE:
GROUNDWATER CONTOURS ARE SHOWN WITHOUT IMPACT BY GROUNDWATER EXTRACTION SYSTEM.



**WATER TABLE FLOW DIRECTION
JULY 13, 2004**
CSI TOWNMART
WYOCENA, WISCONSIN

MSA TRANSPORTATION MUNICIPAL REMEDIATION
DEVELOPMENT ENVIRONMENTAL
1230 South Boulevard Baraboo, WI 53913
608-356-2771 1-800-362-4505 Fax 608-356-2770

PROFESSIONAL SERVICES

DRAWN BY RHM DATE 8-4-04 SHEET ___ of ___
CHECKED BY SCALE AS NOTED FILE NO. 212053HC



1230 South Blvd.
Baraboo, Wisconsin
53913
608-356-2771

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LEGEND

MW4

 797.90
 MONITORING WELL WITH
 WATER TABLE ELEVATION
 (FEET MSL)

 GROUNDWATER FLOW
DIRECTION

798.05
 WATER TABLE CONTOUR
 (FEET MSL)
 CONTOUR INTERVAL
 0.10 FT.

NOTE:
SEE FIGURE 2 FOR ADDITIONAL
NOTES AND LEGEND.



40 0 40
SCALE IN FEET

FIGURE 6
WATER TABLE CONTOURS
DECEMBER 29, 1993

CSI TOWNMART
WYOCENA, WISCONSIN

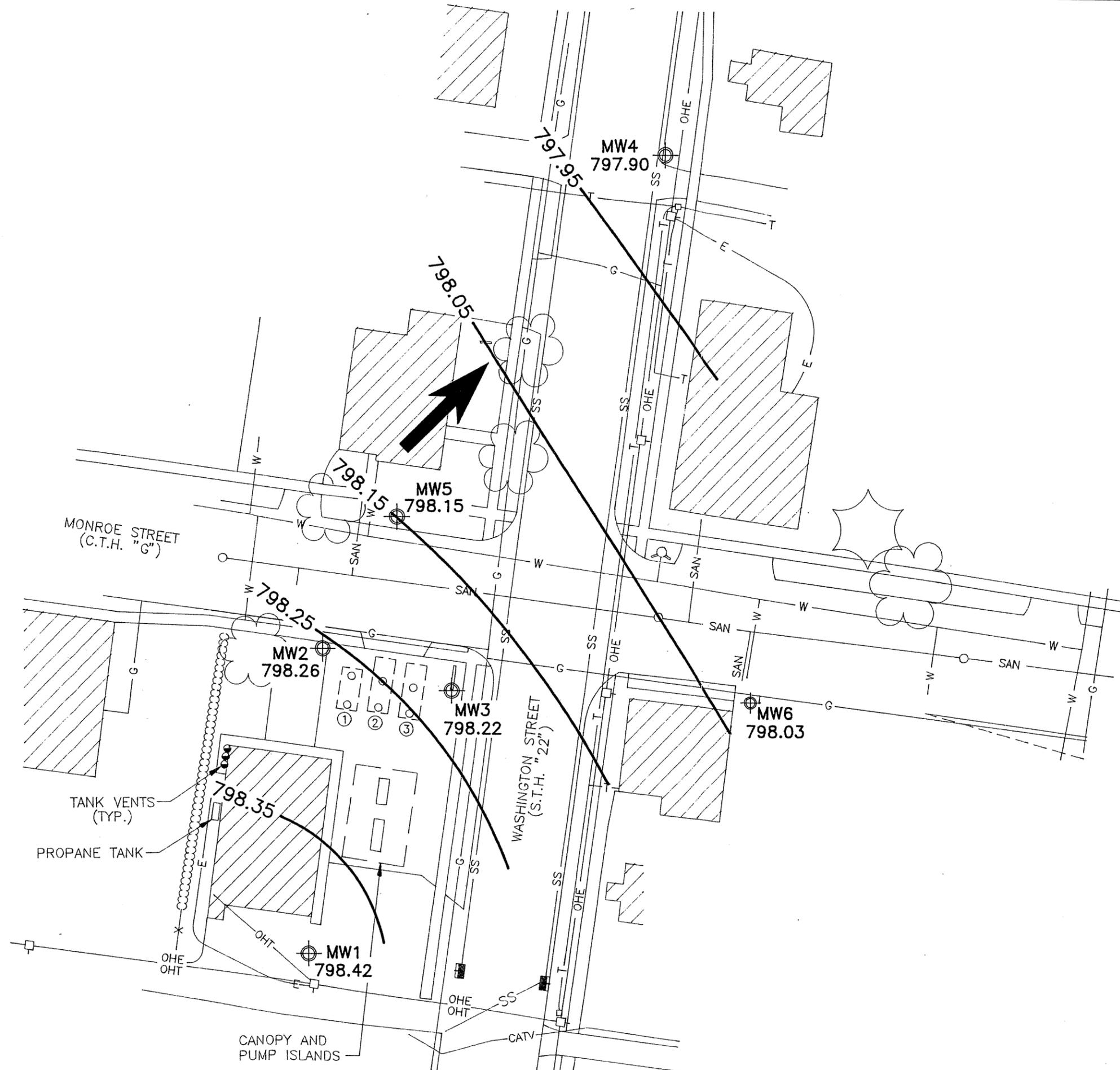


TABLE 2
SOIL HEADSPACE FIELD READINGS
CSI TOWNMART - WYOCENA, WISCONSIN
MSA PROJECT# 212053

DEPTH (Feet)	B1 (MW3)	B2	B3	B4	B5	B6	B7	B8	B9*	B10*	B11*	B12*	MW-1	MW-2	MW-4*	MW-5*	MW-6*
1																	
2									--	<2	<2	--	nd	nd	--	--	--
3	307	945	745	54	4	460	3.2	40					nd	nd	--	--	--
4									500	200	6	30			nd	<2	<2
5													nd	nd			
6	1,080	1,181	784	33	nd	65	nd	444									
7									180	200	2	80	nd	79	nd	6	<2
8	1,332	1,162	549	9	nd	3	nd	--									
9									520	80	<2	6	2	44	--	--	2
10																	
11	385	--	114	7	--	0.8	nd	--									
12									<10								
13	252	436	122	8													
14													--				
15	361													--			
16		726															
17																	
18																	
19																	
20																	
21	51																
22																	

Notes:

- 1) Readings in OVM (PID) units calibrated to a 250 ppm Isobutylene span gas standard. (* indicates readings obtained with an OVA (FID) unit calibrated to 100 ppm methane span gas standard)
- 2) "nd" = volatile organic vapors were not detected with field meter
- 3) "--" = Soil from this depth was not field screened
- 4) Value listed is for a 2 ft. soil sample, and is approximately at the center of the interval

TABLE 3
SOIL CHEMISTRY RESULTS
CSI TOWNMART - WYOCENA, WISCONSIN
MSA PROJECT#212053

Sample Location	Depth (in feet)	Total Lead	GRO	DRO	MTBE	Benzene	Toluene	Ethyl benzene	m&p Xylene	o- Xylene	1,3,5-TMB	1,2,4-TMB
January 6, 1993												
Methanol Blank		--	<1.0	--	<0.010	<0.010	0.048	<0.010	0.017	<0.010	<0.010	<0.010
B1	2-4'	1.97	4.6	<5.2	<0.010	<0.010	0.075	0.10	0.45	0.21	0.21	0.80
B1	7-9'	5.34	60	40	<0.24	3.8	13	4.4	14	5.2	2.2	9.3
B2	2-4'	37.9	64	1,100	<0.22	10	131	72	240	96	58	180
B2	7-9'	5.86	350	88	<0.24	7.9	35	13	40	14	7.2	26
B3	2-4'	2.41	1,100	480	<0.21	1.2	29	26	83	32	22	71
B3	7-9'	1.85	2.8	15	<0.012	1.0	2.4	0.39	1.4	0.62	0.10	0.48
B4	2-4'	3.40	<1.1	<5.4	<0.011	<0.011	<0.011	<0.011	0.062	0.029	0.034	0.096
B4	7-9'	<0.72	<1.2	<6.0	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012
MW 1	6-8'	2.38	<1.2	<6.1	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012
MW 2	3.5-5.5'	<0.73	<1.1	<5.6	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011
MW 2	7-8'	6.76	57	32	<0.12	<0.12	<0.12	0.73	0.35	0.61	0.89	0.43
MW 2	15-15.5'	1.09	<1.2	<6.0	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012
MW 3	21-22'	1.12	<1.2	<5.9	<0.012	0.036	0.023	<0.012	0.039	<0.012	<0.012	0.034
January 7, 1993												
Methanol Blank		--	<1.0	--	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010
B5	2-4'	6.86	<1.1	<5.6	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011
B5	7-9'	0.74	<1.2	9.0	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012
B6	2-4'	66.3	9.4	100	<0.011	0.20	0.15	0.13	0.44	0.15	0.059	0.11
B6	7-9'	0.78	<1.2	<6.1	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012
B7	2-4'	1.12	<1.1	<5.7	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011
B7	2-4' Dup	1.44	<1.1	<5.6	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011
B7	7-9'	1.09	<1.2	<6.1	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.102	<0.012
B8	2-4'	0.66	<1.0	<5.2	<0.010	<0.010	<0.010	<0.010	0.049	0.043	0.033	0.077
B8	7-9'	12.9	45	94	<0.25	1.2	5.0	4.1	14	5.5	3.1	12
B8	7-9' Dup	46	290	97	<0.25	2.4	14	12	40	14	8.2	28

TABLE 3 continued
SOIL CHEMISTRY RESULTS
CSI TOWNMART - WYOCENA, WISCONSIN
MSA PROJECT#212053

Sample Location	Depth (in feet)	Total Lead	GRO	DRO	MTBE	Benzene	Toluene	Ethyl benzene	m&p Xylene	o- Xylene	1,3,5-TMB	1,2,4-TMB
<u>November 8-9, 1993</u>												
Methanol Blank		--	<2.0	--	<0.050	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030
B9	6-8'	--	4.7	<5.0	<0.050	1.200	0.530	0.280	0.660	<0.030	0.088	0.250
B9	11-13'	--	<2.0	<5.0	<0.050	0.073	0.044	<0.030	<0.060	<0.030	<0.030	<0.030
B10	6-8'	--	<2.0	<5.0	<0.050	0.290	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030
B11	3.5-5.5'	--	<2.0	<5.0	<0.050	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030
B12	6-8'	--	<2.0	<5.0	<0.050	0.150	<0.030	<0.030	0.082	<0.030	<0.030	0.030
MW4	6-8'	--	<2.0	<5.0	<0.050	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030
MW5	6-8'	--	<2.0	<5.0	<0.050	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030
MW6	3.5-5.5'	--	<2.0	<5.0	<0.050	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030

Notes: GRO = Gasoline Range Organics
DRO = Diesel Range Organics
Bolded values indicate compound detection

MTBE = Methyl-t-butylether
TMB = Trimethylbenzene
-- = not analyzed

**Pre-Remediation vs Post-Remediation Soil Results
CSI-Wyocena Townmart**

Boring #	20 ft from SVE well #2		adjacent to SVE well #2				between SVE wells 2 and 3				adjacent to SVE well #3			
	B-8	SB-1	B-1	SB-2	B-1	SB-2	B-2	SB-3	B-2	SB-3	B-3	SB-4	B-3	SB-4
Depth (feet)	7-9	7-8	2-4	2-4	7-9	7-8	2-4	2-4	7-9	7-8	2-4	2-4	7-9	7-8
Date	Jan-93	Mar-00	Jan-93	Mar-00	Jan-93	Mar-00	Jan-93	Mar-00	Jan-93	Mar-00	Jan-93	Mar-00	Jan-93	Mar-00
GRO	290	81	4.6	1.9	60	140	64	1900	350	4600	1100	5.8	2.8	3900
Benzene	2.4	<0.025	<0.010	<0.025	3.8	1.8	10	2.1	7.9	4.5	1.2	<0.025	1	<2.5
Toluene	14	<0.025	0.075	0.036	13	10	131	28	35	<i>84</i>	29	0.063	2.4	44
Ethylbenzene	12	0.53	0.1	0.035	4.4	3.9	72	<i>46</i>	13	<i>120</i>	26	0.078	0.39	85
Xylenes	54	0.82	0.66	0.249	19.2	17.8	336	<i>223</i>	54	<i>590</i>	115	0.65	2.02	450
Trimethylbenzenes	36.2	1.59	1.01	0.165	11.5	9.9	238	<i>174</i>	33.2	<i>480</i>	93	0.28	0.58	470

All concentrations are in mg/Kg.

GRO = gasoline range organics

Depths are in feet below ground surface.

Values in **BOLD** exceed Comm 46 Table 2 direct contact concentrations (benzene = 1.10 mg/kg)

Values in *italics* exceed Comm 46 Table 1 concentrations (indicative of free product)

(Table 1 values: (all in mg/kg) benzene = 8.5, ethylbenzene = 4.6, toluene = 38, xylenes = 42, 1,2,4-trimethylbenzene = 83, 1,3,5-trimethylbenzene = 11).

TABLE 1. Groundwater Chemistry Data
CSI Townmart, Wycocena, Wisconsin

	Benzene	Ethyl- benzene	Toluene	Total Xylenes	Total Trimethyl- benzenes	MtBE	1,2-di chloro- ethane	Nitrate plus Nitrite	Sulfate	Iron	Dissolved Oxygen	Ground water Level
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	mg/L	MSL
ES	5	700	1000	10000	480	60	5					
PAL	0.5	140	200	1000	96	12	0.5					
MW-1												TOC = 803.02
01-Feb-93	--	--	--	--	--	--	--					798.30
16-Nov-93	--	--	--	--	--	--	--					797.99
26-Jul-95	--	--	--	--	--	--	--					798.02
17-Jan-96	--	--	--	1.5*	--	--	--					797.65
22-Apr-96	--	--	--	--	--	--	--					798.39
25-Jul-96	--	--	--	--	--	--	--					798.87
28-Jan-97	--	--	--	--	--	--	--					797.80
05-Aug-97	--	--	--	--	--	--	--	4.2	44.8	--	1.0	798.55
11-Nov-97	--	--	--	--	--	--	--					797.99
29-May-98	--	--	--	--	--	--	--	0.3	7			
07-Jul-98	--	--	--	--	--	--	--			0	0.4	798.75
01-Dec-98	--	--	--	--	--	--	--					797.74
24-May-99	not sampled										0.72	798.83
01-Dec-99	not sampled										0.6	797.54
25-May-00	--	--	--	--	--	--	--					798.13
16-Nov-00	not sampled										0.8	797.68
24-Mar-01	not sampled										1.62	798.16
25-Jun-01	--	--	--	--	--	--	--				3.1	799.13
13-Sep-01	not sampled										0.4	798.31
06-Jun-02	not sampled										0.8	798.75
20-Sep-02	not sampled										1.0	797.10
12-Mar-03	not sampled										0.8	797.94
24-Sep-03	not sampled										2.0	796.91
13-Jul-04	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.90	5.46	40.3	0	1.92	799.47
28-Feb-05	not sampled											798.06
MW-2												TOC=803.93
01-Feb-93	--	--	--	--	1.6	--	--					798.21
16-Nov-93	--	--	--	--	--	--	--					797.82
26-Jul-95	--	--	--	--	--	--	--					797.94
17-Jan-96	--	--	--	--	--	--	--					797.53
22-Apr-96	--	--	--	--	--	--	--					798.23
25-Jul-96	--	--	--	--	--	--	--					798.68
28-Jan-97	--	--	--	--	--	--	--					797.69
05-Aug-97	--	0.3	--	--	--	--	--	2.59	10.8	0.5	0.5	798.39
11-Nov-97	--	--	--	--	--	--	--					797.85
29-May-98	0.3	--	--	--	--	--	--	0.38	9			
07-Jul-98	--	--	--	--	--	--	--			0	0.4	798.56
01-Dec-98	--	--	--	--	--	--	--					797.63
24-May-99	not sampled										0.36	798.67
01-Dec-99	not sampled										0.8	797.43
25-May-00	--	--	--	--	--	--	--					798.01
16-Nov-00	not sampled										0.6	797.59
24-Mar-01	not sampled										1.9	798.04
25-Jun-01	--	--	--	--	--	--	--				0.1	798.97
13-Sep-01	not sampled										0.2	798.19
06-Jun-02	not sampled										0.4	798.64
20-Sep-02	not sampled										0.3	797.05
12-Dec-02	not sampled										0.4	797.10
12-Mar-03	not sampled											797.00
24-Sep-03	not sampled										1.2	796.83
13-Jul-04	<0.40	<0.50	1.8	<0.60	1.6	<0.50	<0.90	<0.13	21.9	2.8	1.39	799.33

TABLE 1. Groundwater Chemistry Data
CSI Townmart, Wycena, Wisconsin

	Benzene	Ethyl- benzene	Toluene	Total Xylenes	Total Trimethyl- benzenes	MtBE	1,2-di chloro- ethane	Nitrate plus Nitrite	Sulfate	Iron	Dissolved Oxygen	Ground water Level
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	mg/L	MSL
ES	5	700	1000	10000	480	60	5					
PAL	0.5	140	200	1000	96	12	0.5					
MW-3	(VE/GE2)											TOC=803.11
01-Feb-93	5400	2000	3900	8700	3950	<100						798.16
16-Nov-93	3500	1600	5800	6200	2200	29						798.29
31-Mar-94	1900	1100	6000	5000	1350	160						
26-Jul-95	3060	735	5160	3300	747	--						797.89
14-Feb-97	2900	840	4000	4700	900	110						
05-Aug-97	3800	600	3600	2550	520	10			--	0.3		
11-Nov-97	1400	350	1500	1770	410	<20						
29-May-98	2900	1000	6600	5000	760	<20		--	8.9			
24-May-99	2400	670	1800	2780	600	<24					0.5	798.62
01-Dec-99	1600	350	600	1000	200	<50					0.2	797.41
25-May-00	3600	1500	5500	7600	1640	<280	<100					
16-Nov-00	3000	1700	2500	9400	3580	<220	<80					
24-Mar-01	1100	1100	2500	11000	3400	<220	<80					
25-Jun-01	1500	610	1100	2460	610	<55	<20					
13-Sep-01	2300	1200	2000	5100	1060	<110	<40					
05-Dec-01	1700	490	770	2720	680	<55	<20					
15-Mar-02	940	300	940	2160	520	<55	<20					
06-Jun-02	1800	930	1500	3660	890	<25	<45					
20-Sep-02	1900	1100	510	4030	1050	23						
12-Dec-02	2000	770	1000	3240	730	<25	<45					
12-Mar-03	2400	710	360	2120	550	<25	<45					
24-Sep-03	2100	1700	10000	8700	1810	<130	<230					
13-Jul-04	2500	1100	1700	4180	760	<50	<90	<0.13	<0.74	3.4	0.28	799.27
28-Feb-05	1100	850	1600	4130	770	<50	<90					798.04
MW-4												TOC=801.46
16-Nov-93	--	--	1.1	--	--	28	27					797.52
26-Jul-95	2.08	--	--	--	--	5.21						797.61
17-Jan-96	--	--	--	--	--	7.3						797.32
22-Apr-96	--	--	--	--	--	--						798.01
25-Jul-96	--	--	--	--	--	8.9						798.34
28-Jan-97	--	--	--	--	--	--						797.44
05-Aug-97	--	--	--	--	--	--		0.38	16.4	--	0.9	798.04
11-Nov-97	--	--	--	--	0.5	--						797.16
29-May-98	--	--	--	--	--	1.0		0.96	34.3			
07-Jul-98										0	0.3	798.17
01-Dec-98	--	--	--	--	--	--						797.42
01-Dec-99	not sampled										1.0	797.10
25-May-00	--	--	--	0.34	--	--	<0.40					797.74
16-Nov-00	--	--	--	--	--	--					4.1	797.40
24-Mar-01	--	--	--	--	--	--					2.9	797.73
25-Jun-01	--	--	--	--	--	1.5	1.6				0.2	798.47
13-Sep-01	--	--	--	--	--	--					0.4	797.86
05-Dec-01	--	--	--	--	0.44	--					0.6	795.69
15-Mar-02	<0.10	<0.10	<0.10	<0.20	<0.30	<1.1	<0.40					797.90
06-Jun-02	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.90				0.8	798.20
20-Sep-02	<0.40	<0.40	<0.40	<0.90	<0.50	<0.40					1.2	796.76
12-Dec-02	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.90				0.4	796.80
12-Mar-03	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.90				0.8	796.77
24-Sep-03	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.90				2.2	796.67
13-Jul-04	<0.40	<0.50	<0.50	<0.60	<0.50	25	13	0.76	18.1	2.0	1.21	798.70
28-Feb-05	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.90					797.71

TABLE 1. Groundwater Chemistry Data
CSI Townmart, Wycocena, Wisconsin

	Benzene	Ethyl- benzene	Toluene	Total Xylenes	Trimethyl- benzenes	MtBE	1,2-di chloro- ethane	Nitrate plus Nitrite	Sulfate	Iron	Dissolved Oxygen	Ground water Level
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	mg/L	MSL
ES	5	700	1000	10000	480	60	5					
PAL	0.5	140	200	1000	96	12	0.5					
VE/GE-1 13-Jul-04	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.90	<0.13	1.53	2.8	1.4	
VE/GE-3 14-Feb-97	13000	4000	26000	19500	3700	<150						TOC=802.91
05-Aug-97	5000	1900	16000	8200	1650	<150				--	0.4	
11-Jan-97	2200	1700	9800	8400	1370	<20						
29-May-98	6000	1900	17000	10700	1510	30						
07-Jul-98	not sampled							--	8.9			
01-Dec-98	not sampled									6.4	0.1	
24-May-99	4700	2000	15000	10300	1790	<47						
01-Dec-99	320	130	1100	680	90	<10					0.08	798.75
25-May-00	not sampled										0.2	797.64
16-Nov-00	2400	2300	3000	13300	2670	<220	<80					
24-Mar-01	2400	1900	6200	13700	2510	<220	<80					
25-Jun-01	1800	1600	9100	8100	2000	<280	<100					
13-Sep-01	4000	2300	16000	12100	2100	<550	<200					
05-Dec-01	4100	2000	16000	13800	2020	58	<20					
15-Mar-02	2500	1700	11000	10000	1780	59	<20					
06-Jun-02	1300	1700	7800	10000	2560	<130	<230					
20-Sep-02	740	670	2800	3220	850	<80						
12-Dec-02	2800	2000	15000	10300	2030	<50	<90					
12-Mar-03	640	440	2900	2430	2420	49	<45					
24-Sep-03	1900	670	480	2020	550	<50	<90					
13-Jul-04	790	1200	4900	6400	1310	<250	<450	<0.13	1.89	3.0	0.19	799.41
28-Feb-05	770	880	4600	6100	1470	<100	<180					798.35

Notes:

Bold number indicates ES exceedances

Dashes (--) indicate compound was analyzed but not detected.

MtBE = methyl tert-butyl ether



PROFESSIONAL SERVICES

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June 30, 2005

Mr. Douglas Cole, Chair
Town of Wyocena
W5795 E. Bush Road
Pardeeville, WI 53954

Re: Notification of Groundwater Contamination
CSI Wyocena Townmart, 123 South Washington Street, Wyocena, WI
BRRTS # 03-11-000677, Commerce # 53969-9999-23

Dear Mr. Cole:

On behalf of our client, Co-op Country Partners, MSA Professional Services, Inc. is writing to notify you of the presence of groundwater contamination at the Town of Wyocena property at 119 N. Washington Street. The contamination, which appears to have originated on the Co-op's property, has migrated onto your property on the northwest corner of the intersection of Washington Street and Monroe Street in the Village of Wyocena. The levels of benzene contamination in the groundwater on your property are periodically above the state groundwater enforcement standard found in chapter NR 140, Wisconsin Administrative Code. However, MSA Professional Services, Inc. has investigated this contamination and determined that the groundwater contaminant plume is stable or receding and will naturally degrade over time. MSA Professional Services, Inc. further believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. Therefore, the owner of the property, Co-op Country Partner's, will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, please call Denise Nettesheim, the DNR contact for this site, at 608-275-3209.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

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Mr. Douglas Cole
June 30, 2005

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. A map showing the property boundaries in the area and the most recent extent of groundwater contamination is attached for your review, along with a complete legal description of your property. Please review the enclosed legal description of your property and notify me within the next 30 days if the legal description is incorrect.

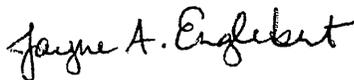
Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511), if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from the owner, by contacting Denise Nettesheim at the number given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 1-800-362-4505.

Sincerely,

MSA Professional Services, Inc.



Jayne A. Englebert, P.G.
Senior Hydrogeologist

JAE:dp

cc: Karl Beth, Co-op Country Partners
Denise Nettesheim, DNR
Kevin Olson, MSA

334 676085

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

This Deed, made between Bank of Poynette, a Wisconsin banking corporation

Grantor, and Town of Wyocena, a body politic

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Columbia County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

SEE ATTACHED ADDENDUM

TRANSFER FEE

420.00

NTF

STATE OF WISCONSIN } ss
COLUMBIA COUNTY }
RECEIVED FOR RECORD

JAN 31 2003

Denny J. Hill
Reg of Deeds at 3:25 PM

Recording Area

Name and Return Address

Jeffrey P. Clark
Lathrop & Clark LLP
P. O. Box 128
Poynette, WI 53955-0128

11-191-30 and 11-191-35

Parcel Identification Number (PIN)

This is not homestead property.

(is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except **municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in 2002 and thereafter.**

Dated this 28th day of January, 2003.

* _____

Joan A. Radtke
* Joan A. Radtke, Assistant Vice President

* _____

Kathy M. Saager
* Kathy M. Saager, Cashier

AUTHENTICATION

Signature(s) of Joan A. Radtke and Kathy M. Saager

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
Columbia County)

authenticated this _____ day of _____, 2003

Personally came before me this 28th day of January, 2003 the above named Joan A. Radtke, Assistant Vice President, and Kathy M. Saager, Cashier,

* Jeffrey P. Clark

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Barbara J. Jerome
* Barbara J. Jerome

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date:

THIS INSTRUMENT WAS DRAFTED BY

Attorney Jeffrey P. Clark

Poynette, WI 53955-0128

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

July 3, 2005)

* Names of persons signing in any capacity must be typed or printed below their signature.

**ADDENDUM
TO
WARRANTY DEED
Town of Wyocena/Bank of Poynette**

LOT ONE (1) AND ALL OF LOT TWO (2), BLOCK NINE (9), IN THE VILLAGE OF WYOCENA, COLUMBIA COUNTY, WISCONSIN, EXCEPTING THE NORTH 73 FEET OF LOT 1 AND 2, IN BLOCK 9 AND LAND IN VOLUME 241 OF DEEDS, PAGES 61-62, DOCUMENT NO. 272110.

AND

THE EASTERLY 6 FEET OF THE FOLLOWING PARCEL: THE WEST 50 FEET OF THE SOUTH 48 3/4 FEET OF LOT TWO (2), IN BLOCK NINE (9), IN THE VILLAGE OF WYOCENA, COLUMBIA COUNTY, WISCONSIN.

AND

THE EAST HALF (1/2) OF LOT SEVEN (7) AND ALL OF LOT EIGHT (8), BLOCK NINE (9), IN THE VILLAGE OF WYOCENA, COLUMBIA COUNTY, WISCONSIN.

AND

TOGETHER WITH ALL OF VACATED ALLEY LYING NORTH OF LOT 8 AND THE EAST 22 FEET OF LOT 7, BLOCK 9; ALSO TOGETHER WITH THE SOUTH ONE-HALF (1/2) OF VACATED ALLEY LYING NORTH OF THE WEST 11 FEET OF THE EAST HALF OF LOT 7, BLOCK 9, VILLAGE OF WYOCENA, COLUMBIA COUNTY, WISCONSIN.

336

GRANTOR: BANK OF POYNETTE
GRANTEE: TOWN OF WYOCENA

III. PROPERTY TRANSFERRED

15. ADDITIONAL TAX PARCEL NUMBER

11-191-35

16. PROPERTY DESCRIPTION

LOT ONE (1) AND ALL OF LOT TWO (2), BLOCK NINE (9), IN THE VILLAGE OF WYOCENA, COLUMBIA COUNTY, WISCONSIN, EXCEPTING THE NORTH 73 FEET OF LOT 1 AND 2, IN BLOCK 9 AND LAND IN VOLUME 241 OF DEEDS, PAGES 61-62, DOCUMENT NO. 272110.

AND

THE EASTERLY 6 FEET OF THE FOLLOWING PARCEL: THE WEST 50 FEET OF THE SOUTH 48 3/4 FEET OF LOT TWO (2), IN BLOCK NINE (9), IN THE VILLAGE OF WYOCENA, COLUMBIA COUNTY, WISCONSIN.

AND

THE EAST HALF (1/2) OF LOT SEVEN (7) AND ALL OF LOT EIGHT (8), BLOCK NINE (9), IN THE VILLAGE OF WYOCENA, COLUMBIA COUNTY, WISCONSIN.

AND

TOGETHER WITH ALL OF VACATED ALLEY LYING NORTH OF LOT 8 AND THE EAST 22 FEET OF LOT 7, BLOCK 9; ALSO TOGETHER WITH THE SOUTH ONE-HALF (1/2) OF VACATED ALLEY LYING NORTH OF THE WEST 11 FEET OF THE EAST HALF OF LOT 7, BLOCK 9, VILLAGE OF WYOCENA, COLUMBIA COUNTY, WISCONSIN.

X. CERTIFICATION

AGENT FOR GRANTEE:

SUE K. PETERSON
TOWN CLERK
TOWN OF WYOCENA
W5306 COUNTY G
WYOCENA, WI 53969
(608) 429-3513





PROFESSIONAL SERVICES

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June 30, 2005

Ms. Sherry Colstad, Clerk
Village of Wyocena
165 East Dodge Street, Box 913
Wyocena, WI 53969

Re: Notification of Soil and Groundwater Contamination
CSI Wyocena Townmart property, 123 South Washington Street, Wyocena
BRRTS # 03-11-000677, Commerce # 53969-9999-23

Dear Ms. Colstad:

On behalf of Coop Country Partners (CCP), MSA Professional Services, Inc. is writing you this letter to notify you of the presence of soil and groundwater contamination in the right of way of Washington and Monroe Streets adjacent to their property at 123 South Washington Street in the Village of Wyocena. MSA is in the process of preparing a request for site closure for this property, and the Department of Natural Resources requires notification to surrounding affected properties as a condition of closure.

Although a soil and groundwater treatment system operated for several years at this property, soil contamination exceeding Wisconsin Administrative Code NR 720 generic residual contaminant limits likely remains in the right of way adjacent to this property. Soil borings advanced immediately adjacent to the right of way several years ago still contained high levels of petroleum contamination. A figure illustrating the estimated extent of the soil contamination is attached.

In addition, the levels of benzene contamination in the groundwater in the right of way are above the state groundwater enforcement standard found in chapter NR 140, Wisconsin Administrative Code. However, MSA Professional Services, Inc. has investigated this contamination and determined that the groundwater contaminant plume is stable or receding and will naturally degrade over time. MSA Professional Services, Inc. further believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. Therefore, MSA, on behalf of Coop Country Partners, will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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Page 2

Ms. Sherry Colstad
June 30, 2005

This information is being sent to you so that the Village can make informed decisions regarding utility and roadwork in the vicinity of this property. If future construction in this area involves below grade work resulting in excavation of contaminated soil or dewatering and generation of water, the material would have to be properly disposed of in accordance with Department of Natural Resources guidelines.

The Department of Natural Resources will not review the closure request for at least 30 days after the date of this letter. As an affected party, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, the DNR project contact for this site is Denise Nettesheim (608-275-3209).

If you need more information or have any questions regarding this closure request, you may contact me at 1-800-362-4505.

Sincerely,

MSA Professional Services, Inc.



Jayne A. Englebert, P.G.
Senior Hydrogeologist

JAE:dp

cc: Karl Beth, Coop Country Partners
Denise Nettesheim, DNR
Kevin Olson, MSA Project Manager

From: "TeBeest, Sharlene" <sharlene.tebeest@dot.state.wi.us>
To: "Jayne Englebert" <JAYNEE@msa-ps.com>
Date: 6/28/2005 4:09:32 PM
Subject: RE: Notification of Contamination Within Right of Way

Thank you, Jayne.

I've received your notification for the CSI Wyocena Townmart. Please keep a copy of this e-mail for your file, it is the only confirmation you will receive.

Shar
Shar Te Beest
Hazardous Materials Specialist /District 1 Liaison
Wisconsin Department of Transportation
Division of Transportation Systems Development
Bureau of Equity and Environmental Services
Phone (608) 266-1476; Fax (608) 266-7818;
Cell (608) 692-4546
e-mail: sharlene.tebeest@dot.state.wi.us
<mailto:sharlene.tebeest@dot.state.wi.us>

-----Original Message-----

From: Jayne Englebert [mailto:JAYNEE@msa-ps.com]
Sent: Tuesday, June 28, 2005 11:53 AM
To: Sharlene.tebeest@dot.state.wi.us
Cc: Jayne Englebert; Kevin Olson
Subject: Notification of Contamination Within Right of Way

County: Columbia
Highway: State Highway 22
Site Name: CSI Wyocena Townmart
Site Address: 123 South Washington Street, Wyocena, WI 53969
BRRTS #: 03-11-000677
PECFA Number: 53969-9999-23
Owner's Name: Co-op Country Partner's (Attn: Karl Beth)
Owner's Address: 935 Eighth Street, Baraboo, WI 53913
Consulting Firm: MSA Professional Services, Inc.
Consultant Contact: Jayne Englebert, P.G.
Consultant Address: 1230 South Boulevard, Baraboo, WI 53913
Consultant Phone: 608-356-2771
Consultant Fax: 608-356-2770
Consultant Email: jaynee@msa-ps.com
Soil contamination: yes
Depth to contaminated soil: 2 feet
Vertical extent of contaminated soil: from 2 feet to 10 feet below surface
Groundwater contamination: yes
Depth to groundwater table: 3 to 7 feet
Types of Contamination Present: gasoline
Brief Summary of Cleanup Activity: operation of an SVE/GWE extraction system for several years
Maps showing extent of soil and groundwater contamination attached.