



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ruthe E. Badger, Regional Director

Horicon Service Center
N7725 STH 28
Horicon, Wisconsin 53032
Telephone 920-387-7860
FAX 920-387-7888

September 3, 2002

Mr. Thomas White
Wisconsin Products, LLC
W7185 HWY 49
Waupun, WI 53963

**Subject: Final Closure of the Former Samuels Recycling Facility Case Located at
1350 West Brown Street, Waupun, Dodge County, Wisconsin
BRRTS ID # 02-14-275793**

Dear Mr. White:

On July 24, 2002 the South Central Region Case Closure Committee reviewed your site 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 August 1, 2002, you were notified that the Closure Committee had granted conditional closure to this case.

On August 26, 2002, the Department received information indicating that you have complied with the conditions of closure. This additional information included a copy of the soil deed restriction filed with the Dodge County Register of Deeds, limiting future use and development of the property as industrial, consistent with it's current zoning designation and your remedial efforts to restore the environment using industrial cleanup standards. Previously, correspondence and data had been provided, indicating that your property has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

However, please be aware that this 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 the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-387-7867, or at the e-mail address below.

Sincerely,

James Kralick, P.G.
Hydrogeologist, SCR Remediation & Redevelopment Program
James.Kralick@dnr.state.wi.us

cc: Horicon - LUST case file
Patrick Schultz, Wisconsin Products, LLC, W7185 HWY 49, Waupun, WI 53963
Bruce Iverson, Montgomery Watson Harza, PO Box 5385, Madison, WI53705-0385
Suzanne Murawski, STS Consultants, 2070 Omro Road, Oshkosh, WI 54904-7706





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August 1, 2002

Mr. Thomas White
Wisconsin Products, LLC
W7185 Hwy 49
Waupun, WI 53963

Subject: Conditional Closure of the Former Samuels Recycling Facility Site Located at
1350 West Brown Street, Waupun, Dodge County, Wisconsin
BRRTS ID # 02-14-275793

Dear Mr. White:

On July 24, 2002 the South Central Region Case Closure Committee reviewed your site for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. After careful review of the submitted closure request, the Closure Committee has determined that the metals (lead and chromium) contamination documented on your site appears to have been investigated and remediated to Department standards and meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, Wis. Adm. Code. Your case will be closed if the following conditions are satisfied:

SOIL DEED RESTRICTION

Because your property is currently zoned M-2 (industrial) in the City of Waupun, and because remediation activities were conducted solely to mitigate residual soil contamination that exceeded s. NR 720.11 industrial direct contact standards, the closure committee has required that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain the industrial zoning of your property to prevent it from impacting human health, and/or to require that the owner of the property investigate the degree and extent of residual soil contamination that is present, if a change in the properties zoning to residential, commercial, agricultural, or other non-industrial use is proposed.

I have prepared a draft soil deed restriction (enclosed) and have had it reviewed by Department legal counsel. You should sign it if you own the property, or have the appropriate property owner/representative sign it, and have it notarized and recorded at the Dodge County Register of Deeds Office. Then submit a copy of the recorded document to me. Once I receive a copy of the restriction recorded at the Dodge County Registrar of Deeds Office, I will issue a final case closure letter.

Please be aware that this 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 the environment.



The Department appreciates your efforts to restore the environment at your site. If you have any questions regarding this letter, please contact me at 920-387-7867, or at the e-mail address below.

Sincerely,



James Kralick, P.G.
Hydrogeologist, SCR Remediation & Redevelopment Program
James.Kralick@dnr.state.wi.us

cc: Horicon – LUST case file
Patrick Schultz, Wisconsin Products, LLC, W7185 Hwy 49, Waupun, WI 53963
Bruce Iverson, Montgomery Watson Harza, One Science Court, PO Box 5385,
Madison, WI 53705-0385
Suzanne Murawski, STS Consultants, Ltd., 2070 Omro Road, Oshkosh, WI 54904-7706

TABLE 2

Summary of Waste Characterization Results
Former Samuels Recycling Company Facility
1350 West Brown Street
Waupun, Wisconsin

Compound	Sample ID				Limit (3)
	Area 1 Characterization	Area 2 Characterization	Area 3 Characterization	Area 1 Soil Stockpile Characterization	
<i>Inorganics/Others</i>					
Total Halogen (% chlorine)	<0.1	<0.1	<0.1	<0.1	<1%
Specific Gravity	1.9	2.1	1.7	2.0	NS
Free Liquids	None	None	None	None	None
TCLP Phenolics (mg/L)	0.045	0.052	0.025	0.045	<2000
Flash Point (°F)	>180	>140	>180	>180	>140 °F
pH	8.11	8.57	7.60	7.95	2<pH<12.5
Reactive Cyanide (mg/kg)	<0.8	<0.8	<0.8	<0.8	<50 mg/kg
Reactive Sulfide (mg/kg)	<10	<10	<10	<10	<50 mg/kg
Total Solids (%)	91.8	93.9	83.1	94.2	NS

General Notes:

1. TCLP = Toxicity Characteristic Leaching Procedure
2. mg/kg = milligrams per kilogram
3. mg/L = milligrams per liter
4. NS = No Standard
5. Samples were collected by MWH on August 8 and September 28, 2001.

Footnotes:

- (1) = PCBs are not regulated by RCRA, but are covered by TSCA which has a regulatory limit of 50 mg/kg total PCBs for disposal as a solid/special waste.
- (2) = 3-Methylphenol and 4-Methylphenol co-elute.
- (3) = RCRA Regulatory or Waste Management's Protocol B Limits

Westra
CONSTRUCTION, INC.

Corporate Office
W7185 Hwy 49
Waupun, WI 53963
Phone: (920) 324-3545
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FAX: (952) 556-5552
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Remcon Construction, Inc.
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2715 W. Grovers Avenue
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FAX: (602) 795-0099
Email:
info@remconconstruction.com

Web site: www.westrawci.com

Founded in 1948

Equal Opportunity Employer

Accredited Quality Contractor

Member of:
Associated Builders
and Contractors, Inc.

Design/Build Institute of America

Our Core Values:

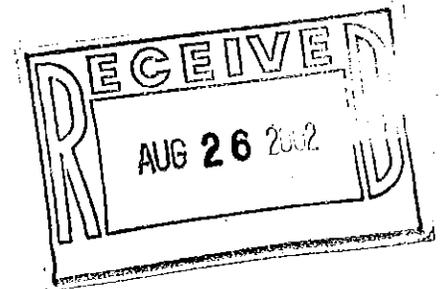
Integrity

Quality

Teamwork

August 22, 2002

State of Wisconsin \ Department of Natural Resources
Horicon Service Center
Attn: James Kralick
N7725 STH 28
Horicon, WI 53032



Re: Conditional closure of the former Samuels Recycling Facility
located at 1350 West Brown Street, Waupun, WI Dodge County,
Wisconsin.
BRRTS ID # 02-14-275793

Dear Mr. Kralick:

As requested in your letter dated August 1, 2002, I have enclosed a copy of the property restriction that was recorded at the Dodge County Register of Deeds Office.

With this information, I would anticipate that a final closure letter could now be issued. However, if you need anything additional, please contact me directly @ (920) 324-6618.

Sincerely

A handwritten signature in black ink, appearing to read "Patrick Schultz". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patrick Schultz
Corporate Tax Director
Westra Construction, Inc.

V 1 2 6 3 P 3 7 8

963607

Document Number

DEED RESTRICTION

Office of Register of Deeds
 Dodge County, WI
RECEIVED FOR RECORD

AUG 16 2002

at 10:51 o'clock A. M.

Chris Planasch
 CHRIS PLANASCH - Registrar

Declaration of Restrictions

In Re: Lot 1 of Certified Survey Map No. 3235, as recorded in the Dodge County Register of Deeds Office in Volume 19 of Certified Survey Maps, on pages 103 and 104, being a Survey of Lot 6 and the South 242.00 feet of Lot 5 of Certified Survey Map No. 1348 as recorded in Volume 9 of Certified Surveys on Page 234-237 in the Dodge County Register of Deeds and being located in the Fractional North West 1/4 of the North West 1/4 of Section 6, Township 13 North, Range 15 East, City of Waupun, Dodge County, Wisconsin and described in Exhibit A which is hereby attached and made part of this restriction.

Recording Area

Name and Return Address

PATRICK SCHULTZ
 WISCONSIN PRODUCTS LLC
 W7185. HIGHWAY 49
 WAUPUN WI 53963

292-1315-0622-016

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
 COUNTY OF DODGE) County where document is signed]

WHEREAS, Wisconsin Products, LLC, a Wisconsin limited liability company is the owner of the above-described property.

WHEREAS, one or more metals discharges have occurred on this property. Lead and chromium contaminated soil above ch. NR 720, Wis. Adm. Code non-industrial direct contact standards remains on this property at less than 4 feet below ground surface at the following location(s): chromium and lead at Soil Boring TP-1 (TP-1) at 106 milligrams/kilogram (mg/kg) and 390 mg/kg, respectively; chromium and lead at TP-3 at 57 mg/kg and 429 mg/kg, respectively; chromium and lead at TP-4 at 35 mg/kg and 196 mg/kg, respectively; chromium at TP-5 at 17 mg/kg; chromium at TP-7 at 26 mg/kg; chromium and lead at TP-8 at 78 mg/kg and 249 mg/kg, respectively; chromium and lead at TP-10 at 22 mg/kg and 154 mg/kg, respectively; chromium and lead at TP-11 at 31 mg/kg and 284 mg/kg, respectively; chromium and lead at SP-11 at 49 mg/kg and 63 mg/kg, respectively; chromium and lead at GP-A1-1 at 72.5 mg/kg and 299 mg/kg, respectively; chromium at GP-A1-7 at 50.5 mg/kg; lead at GP-A2-1 at 139 mg/kg; and lead at GP-A2-9 at 99.6 mg/kg. The locations of TP-1, TP-3, TP-4, TP-5, TP-7, TP-8, TP-10, TP-11, SP-11, GP-A1-1, GP-A1-7, GP-A2-1, and GP-A2-9 are identified on Exhibit B, hereby attached and made part of this restriction

By signing this document, Dodge asserts that he or she is duly authorized to sign this document on behalf of Wisconsin Products, LLC, a Wisconsin limited liability company.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 12th day of August, 2002.

Signature: Patrick H. Flynn
Printed Name: PATRICK H. FLYNN

Subscribed and sworn to before me this 12 day of August, 2002

Kim M. Greene
Notary Public, State of Wisconsin
My commission 12/04/05



This document was drafted by the Wisconsin Department of Natural Resources based on information provided by STS Consultants, Ltd. and Montgomery Watson Harza.

EXHIBIT A U 1263 P 381

923109

STATE BAR OF WISCONSIN FORM 1 - 1999 VOL 1111 PAGE 66

WARRANTY DEED

Document Number

This Deed, made between Samuels Recycling Company, a Wisconsin corporation, Grantor, and WISCONSIN PRODUCTS, LLC, a Wisconsin limited liability company, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Dodge County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum): Lot 1 of Certified Survey Map No. 3235, as recorded in the Dodge County Register of Deeds Office in Volume 19 of Certified Survey Maps, on pages 103 and 104, being a Survey of Lot 6 and the South 242.00 feet of Lot 5 of Certified Survey Map No. 1348 as recorded in Volume 9 of Certified Surveys on Page 234-237 in the Dodge County Register of Deeds and being located in the Fractional North West 1/4 of the North West 1/4 of Section 6, Township 13 North, Range 15 East, City of Waupun, Dodge County, Wisconsin.

Office of Register of Deeds Dodge County, WI RECEIVED FOR RECORD FEB - 2 2001 at 2:35 o'clock P.M. Chris Planasch CHRIS PLANASCH - Registrar

TRANSFER FEE \$ 472.50

Recording Area

Name and Return Address

Attorney William E. Buchholz P.O. Box 310 Waupun, WI 53963

292-1315-0622-016

Parcel Identification Number (PIN)

This is not homestead property. (is) (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 & zoning ordinances & agreements entered under them, recorded easements for the distribution of utility & municipal services, recorded building & use restrictions and covenants and general taxes levied in the year 2001 & subsequent years.

Dated this 29th day of January, 2001.

Samuels Recycling Company John A. Dulin * John A. Dulin, President

Michael J. Siehoff * Michael J. Siehoff, Secretary

AUTHENTICATION

Signature(s) authenticated this day of

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County. Personally came before me this 29th day of JANUARY, 2001 the above named John A. Dulin and Michael J. Siehoff

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Richard W. Pitzner

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

Notary Public, State of Wisconsin My Commission is permanent. (if not, state expiration date: AUGUST 1, 2004.)

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

This report and its contents are confidential and may not be used without the written approval of Montgomery Watson Harris.

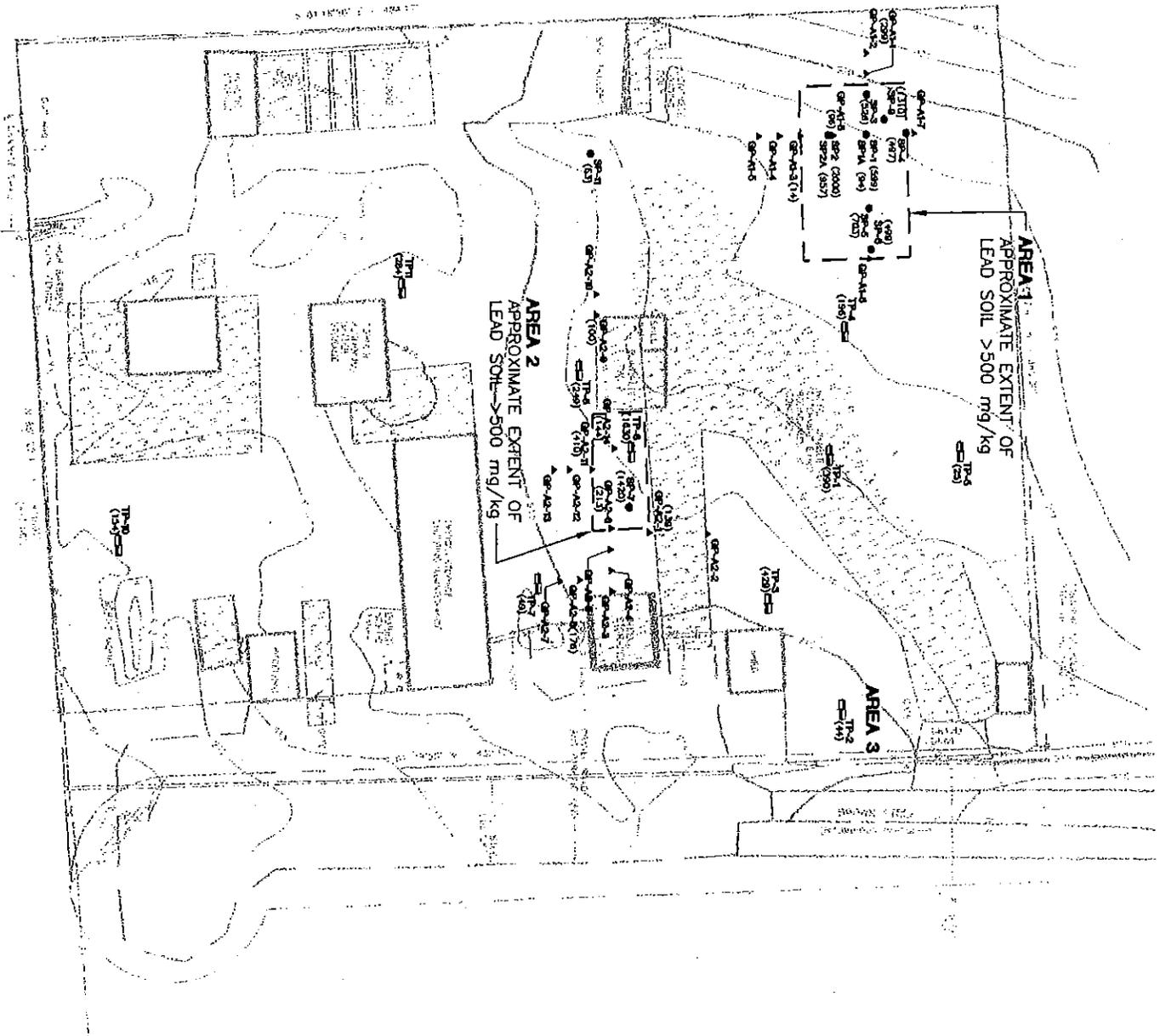
QUALITY CONTROL Uroptic Standards, Inc. Lead Professional: NEC

DATE: 9-24-01

TECHNICAL REVIEW Project Manager

BAJ 9-24-01

Other:



LE

TABLE 3

Summary of Confirmation Soil Sample Results
Former Samuels Recycling Company Facility
1350 W. Brown Street
Waupun, Wisconsin

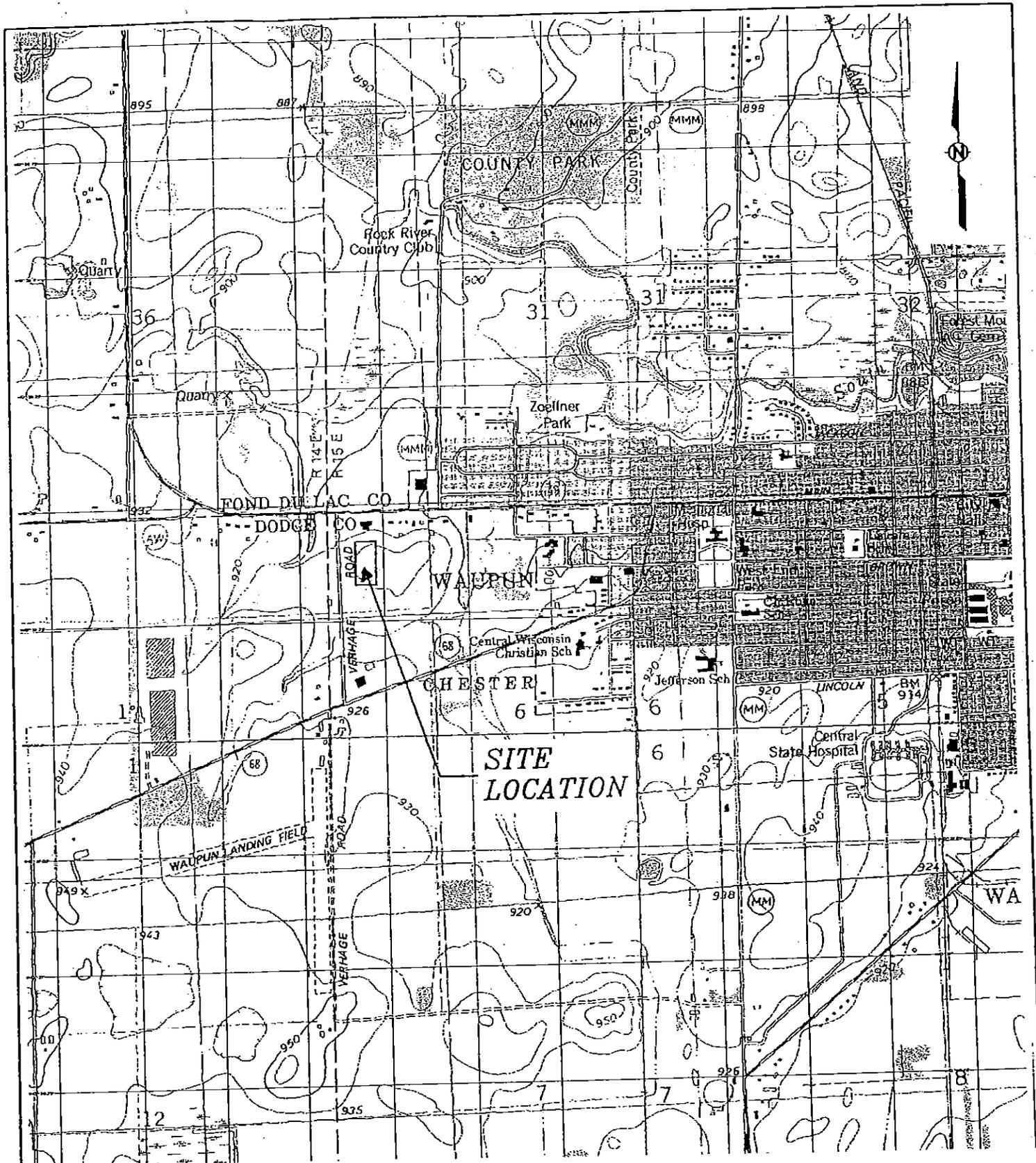
Sample Location ID	Description	Depth (Ft.)	PID Reading (L.U.)	Total Lead (mg/kg)	PVOCs (mg/kg)
Area 1					
C7	Base of excavation at center	2.7	NA	3.61	NA
C8	South sidewalk	0.5	NA	3.15	NA
C9	West sidewalk	0.5	NA	3.54	NA
C10	North sidewalk	1	NA	2.71	NA
C11	East sidewalk	1	NA	3.29	NA
Area 2					
C1	South sidewalk	0.5	NA	53.1	NA
C2	North sidewalk	1	NA	8.27	NA
C3	East sidewalk	0.5	NA	8.86	NA
C4	West sidewalk	1	NA	1,660.0(1)	NA
C5	Base of excavation- west	2	NA	8.98	NA
C6	Base of excavation- east	2	NA	8.19	NA
C13	Petroleum Area- bottom	9	<1.0	NA	<0.025
C14	Petroleum Area- east sidewalk	8	<1.0	NA	<0.025
C15	Petroleum Area- west sidewalk	8	<1.0	NA	<0.025
C16	Petroleum Area- south sidewalk	8	<1.0	NA	<0.025
C17	Petroleum Area- north sidewalk	6	<1.0	NA	<0.025
C41	West sidewalk below concrete slab	1	NA	11.1	NA
C42	West sidewalk below concrete slab	1	NA	10.3	NA
C43	West sidewalk below concrete slab	1	NA	16.9	NA
C44	West sidewalk below concrete slab	1	NA	10.5	NA
C45	West sidewalk- 1 ft into sidewalk, 3 ft north of center of excavation	1	NA	11.2	NA
Area 3					
C12	Base of excavation	2	<1.0	NA	<0.025

Notes:

- Confirmation soil samples collected by STS on November 27, and 28, 2001 and December 19, 2001.
- NA = Not analyzed.

Footnotes:

- Additional soil in the area of C4 was removed. Confirmation sample C45 represents the residual lead concentration in this area after additional soil removal.



MAP SOURCE: MODIFIED FROM WAUPUN NORTH, WAUPUN SOUTH, BRANDON, AND BUCKHORN CORNER, WIS. U.S.G.S. QUADRANGLES.



STS Consultants Ltd

SITE LOCATION MAP

WISCONSIN PRODUCTS, LLC
WAUPUN, WISCONSIN

DRAWN BY	ACS	12-19-00
CHECKED BY	JTT	12-19-00
APPROVED BY		
CADFILE 426435EA001.dwg	SCALE 1" = 2000'	
STS PROJECT NO. 26435EA	FIGURE NO. 1	