

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.

Source Property Information

BRRTS #: 03-14-111813

ACTIVITY NAME: FLYNN MOTORS

PROPERTY ADDRESS: 301 Front St

MUNICIPALITY: Beaver Dam

PARCEL ID #: 206-1114-0422-201

CLOSURE DATE: Dec 5, 2002

FID #: DATCP #:

COMM #: 53916160701

***WTM COORDINATES:**

X: 613713 Y: 332110

** 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" form)* Soil Contamination > *RCL or **SSRCL (232) Contamination in ROW Off-Source Contamination*(note: for list of off-source properties
see "Impacted Off-Source Property" form)***Land Use Controls:** N/A (Not Applicable) Soil: maintain industrial zoning (220)*(note: soil contamination concentrations
between non-industrial 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 unit or economic
development corporation was directed to
take a response action)***Monitoring Wells:**

Are all monitoring wells properly abandoned per NR 141? (234)

 Yes No N/A** Residual Contaminant Level****Site Specific Residual Contaminant Level*

BRRTS #: 03-14-111813

ACTIVITY NAME: FLYNN MOTORS

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 #: 5 **Title: NR140 ES Exceedances**

- 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 #: 6 **Title: Groundwater Contours September 1997**

Figure #: 8 **Title: Groundwater Contours July, 2000**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 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 #: 5 **Title: Contaminated Soils Excavation Soil Sample Analysis Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 6 **Title: Remedial Groundwater Analytical Results**

- 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 #: 7 **Title: Groundwater Elevation Summary**

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 #: 03-14-111813

ACTIVITY NAME: FLYNN MOTORS

NOTIFICATIONS

Source Property

- Not Applicable**
- 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.

- Not Applicable**
- 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: 1**

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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="101 Haskell St/105 Haskell St"/>	<input type="text" value="206-1114-0422-241/242"/>	<input type="text" value="613735"/>	<input type="text" value="332084"/>
<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"/>

POST
CLOSURE

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Scott Walker, Governor
Cathy Stepp, Secretary
Lloyd L. Eagan, Regional Director
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711



August 19, 2011

Mr. Steve Brazee
713 Marsh Trail
Beaver Dam WI 53916

Subject: Correction to Final Site Closure Letter – Flynn Motors, 301 Front Street, Beaver Dam
WDNR BRRTS Activity Number 03-14-111813

Dear Mr. Brazee:

On August 15, 2011, I was contacted by Ms. Karla Steinfeldt, Realtor for Century 21, regarding the closure letter that was issued to Mr. Jim Flynn, Flynn Motors, **301 S. Spring Street**, Beaver Dam, dated December 5, 2002. You are the current owner of the property located at **301 Front Street**, Beaver Dam; Ms. Steinfeldt is working as your representative in efforts to sell the 301 Front Street property.

The December 2002 final closure letter incorrectly cites the Flynn Motors site address as 301 S. Spring Street, Beaver Dam. The address that correlates to the closed Flynn Motors site is 301 Front Street, Beaver Dam (parcel identification number 206-1114-0422-201).

The Department has reviewed its records pertaining to the Flynn Motors site. A petroleum-related contamination incident was investigated and cleaned-up at the Flynn Motors, **301 Front Street**, site between 1996 and 2002. This letter is to confirm the location notation error in the December 5, 2002 Final Closure letter for Flynn Motors. **However, the information contained in the body of the December 5, 2002, letter applies to conditions for the 301 Front Street, Beaver Dam, address.**

For additional information about conditions of the site at the time of closure, please visit our website:

<http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2> or
<http://dnrmaps.wi.gov/efiles/Scr/Dodge/03%20LUST/0314111813/0314111813.pdf>

Thank you for bringing this error to my attention. If you have additional questions, please don't hesitate to contact me at the number shown below.

Respectfully,


Linda Hanefeld
Remediation and Redevelopment Team Supervisor
(608) 275-3310



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

December 5, 2002

Mr. Jim Flynn
301 S. Spring Street
Beaver Dam WI 53916

**Subject: Final Closure of the Flynn Motors LUST Case Located at
301 S. Spring Street, Beaver Dam, Dodge County, Wisconsin
BRRTS ID # 03-1-111813**

Dear Mr. Flynn:

On April 23, 2001, 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 May 2, 2001, you were notified that the Closure Committee had granted conditional closure to your case.

On October 28, 2002, the Department received information indicating that you have complied with the conditions of closure. This additional information included the necessary data to place a groundwater use restriction (GUR) on an impacted property adjacent to your site. Your site will now be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>. 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.

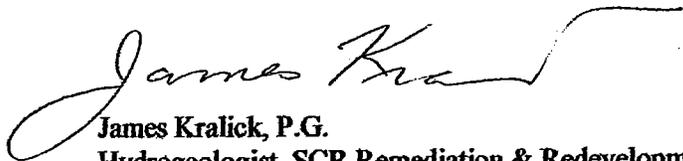
However, please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

If this is a PECFA site, 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.



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,

A handwritten signature in cursive script that reads "James Kralick". The signature is written in black ink and is positioned above the typed name and title.

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

cc: Horicon – LUST case file
AES Consultants, Jacob Saeger, 1009 Washington Street, Grafton, WI 53024



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

May 1, 2001

Jim Flynn
Flynn Motors
301 Front Street
Beaver Dam, WI 53916

SUBJECT: Conditional Closure, Flynn Motors, 301 Front St., Beaver Dam
BRRTS # 03-14-111813

Dear Mr. Flynn:

On April 23, 2001, your request for closure of the case described above was reviewed by the South Central Region Closure Committee. This 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 two former gasoline underground storage tanks appears to have been investigated and actively remediated to the extent practicable under site conditions.

Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following conditions are satisfied:

1. **MONITORING WELL ABANDONMENT** The monitoring wells and the remediation wells/piping at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code, unless long term groundwater monitoring is going to be conducted. If monitoring wells will not be immediately abandoned because future groundwater monitoring is planned, you will need to notify me of your monitoring plans in order to qualify for case closure. Documentation of well abandonment must be submitted to Mark F. Putra, Flyway Service Center on forms provided by the Department of Natural Resources.
2. **WASTE AND SOIL PILE REMOVAL** Any remaining 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. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.
3. **GROUNDWATER USE RESTRICTION** Section NR 726.05(2)(b), Wis. Adm. Code, provides that if groundwater contamination still exceeds NR 140 enforcement standards when a closure request is submitted, a case may only be closed if a groundwater use restriction is recorded for each property where enforcement standards are exceeded (including street or highway rights-of-way). Therefore, recording the required groundwater use restriction is an option that the Department can offer to you in order to close this case. The Committee is requiring a groundwater use restriction on your property and on the property across the street adjacent to the monitoring wells. In addition you will have to

provide notice to the City of Beaver Dam regarding the presence of contaminated groundwater under Haskell Street. If you choose not to accept this option, you may be required to conduct additional groundwater monitoring and may choose to perform additional investigation and cleanup of the remaining contamination in order to qualify for unconditional closure. However, you should note that additional investigation or cleanup work may not be eligible for reimbursement from the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine if the additional work will be eligible for reimbursement.

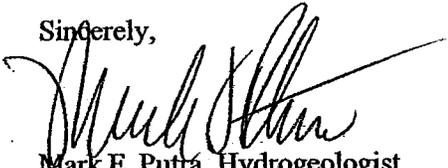
I will prepare the two draft groundwater use restrictions and have them reviewed by Department legal counsel. Your consultant did submit a copy of your property, but I also need a copy of the deed for the property across the street. When the Department review is completed, I will send the draft groundwater use restrictions to you. You should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded at the Dodge County Register of Deeds Office, and then submit a copy of the recorded document to me. Please be aware that if a groundwater use restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed.

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 the number shown below.

Sincerely,



Mark F. Putra, Hydrogeologist
Remediation & Redevelopment
Telephone: (920) 387-7867
putram@dnr.state.wi.us

cc: AES Ltd., 1009 Washington Street, Grafton, WI 53024

959843

Document Number

GROUNDWATER USE RESTRICTION

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

JUN 20 2002
 at 10:40'clock a.M.
Chris Planasch
 CHRIS PLANASCH - Registrar

Declaration of Restrictions

In Re: The property described in Exhibit A (which is hereby attached and made a part of this restriction) as:

Parcel A: Lot 9 and the east 1/2 of Lot 8, Block 18 in Brower and Ackerman's Addition to the City of Beaver Dam, Dodge County, Wisconsin, being part of the North West 1/4 of Section 4, Township 11 North, Range 14 East.

Parcel B: Lot 10, Block 18 in Brower and Ackerman's Addition to Beaver Dam, located in the City of Beaver Dam, Dodge County, Wisconsin, being a part of the North West 1/4 of Section 4, Township 11 North, Range 14, East

Recording Area

Name and Return Address

James Flynn
301 S. Spring St.
Beaver Dam, WI 53910

206-1114-0422-201
Parcel Identification Number (PIN)

STATE OF WISCONSIN)
COUNTY OF Dodge) ss

WHEREAS, James L. Flynn, is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Benzene contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location(s) on the following date(s): in Monitoring Well 1 (MW1) at 78 micrograms per liter (ug/l) benzene on October 11, 2000. The location of MW1 is identified on Exhibit B, hereby attached and made part of this restriction.

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

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code, groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code, is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

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 limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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 benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, James Flynn asserts that he/she is duly authorized to sign this document on behalf of James Flynn

IN WITNESS WHEREOF, the owner of the property have executed this Declaration of Restrictions, this 18th day of JUNE, 2002.

Signature: James Flynn
Printed Name: JAMES FLYNN

Subscribed and sworn to before me
this 18th day of JUNE, 2002

Anthony R. McMullan
Notary Public, State of WISCONSIN
My commission expires: 11/19/03

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by AES Consultants, LTD

DODGE COUNTY LAND RECORDS

Parcel 206-1114-0422-201

Tax Year 2011, Last Updated 08/15/2011

General Property Information

Parcel Number 206-1114-0422-201
Municipality 206 - CITY OF BEAVER DAM
Property Address 301 FRONT ST
BEAVER DAM
School District BEAVER DAM
Technical College District MPTC FOND DU LAC
Special District(s)
Owner Name STEVE R BRAZEE
Mailing Address STEVE R BRAZEE
N7548 EDGEWATER DR

BEAVER DAM, WI 53916

Recording Information**(Does Not Include Mortgages)**

Instrument	0979261	0959843	0729188
Document Type	DEED-WARRANTY	DECLARTN/COVENANTS/RESTR	DEED-WARRANTY
Recorded Date	01/31/2003	06/20/2002	02/13/1990
Document Date	01/20/2003	06/18/2002	01/23/1990
Transfer Tax*	\$156	Not Available	Not Available

*Transfer Tax is calculated at \$3 per \$1000 of the sales price.

Property Assessment Information

Land Class-Use	Acres	Land	Improvements	Total
1-02 Commercial	0.230	\$28,800	\$31,600	\$60,400
Totals	0.230	\$28,800	\$31,600	\$60,400

Section-Town-Range 4-11-14

Tax Parcel Description* LOTS 9 & 10 & E1/2 LOT 8 BLK 18 BROWER & ACKERMAN'S ADD

*Tax Parcel Description is not the Legal Description. Please note that the Tax Parcel Description presented in this application is used to locate property in general terms only. The Tax Parcel Description should not be used as or confused with the Legal Description of a particular property (a legal description is far more precise than a tax parcel description).

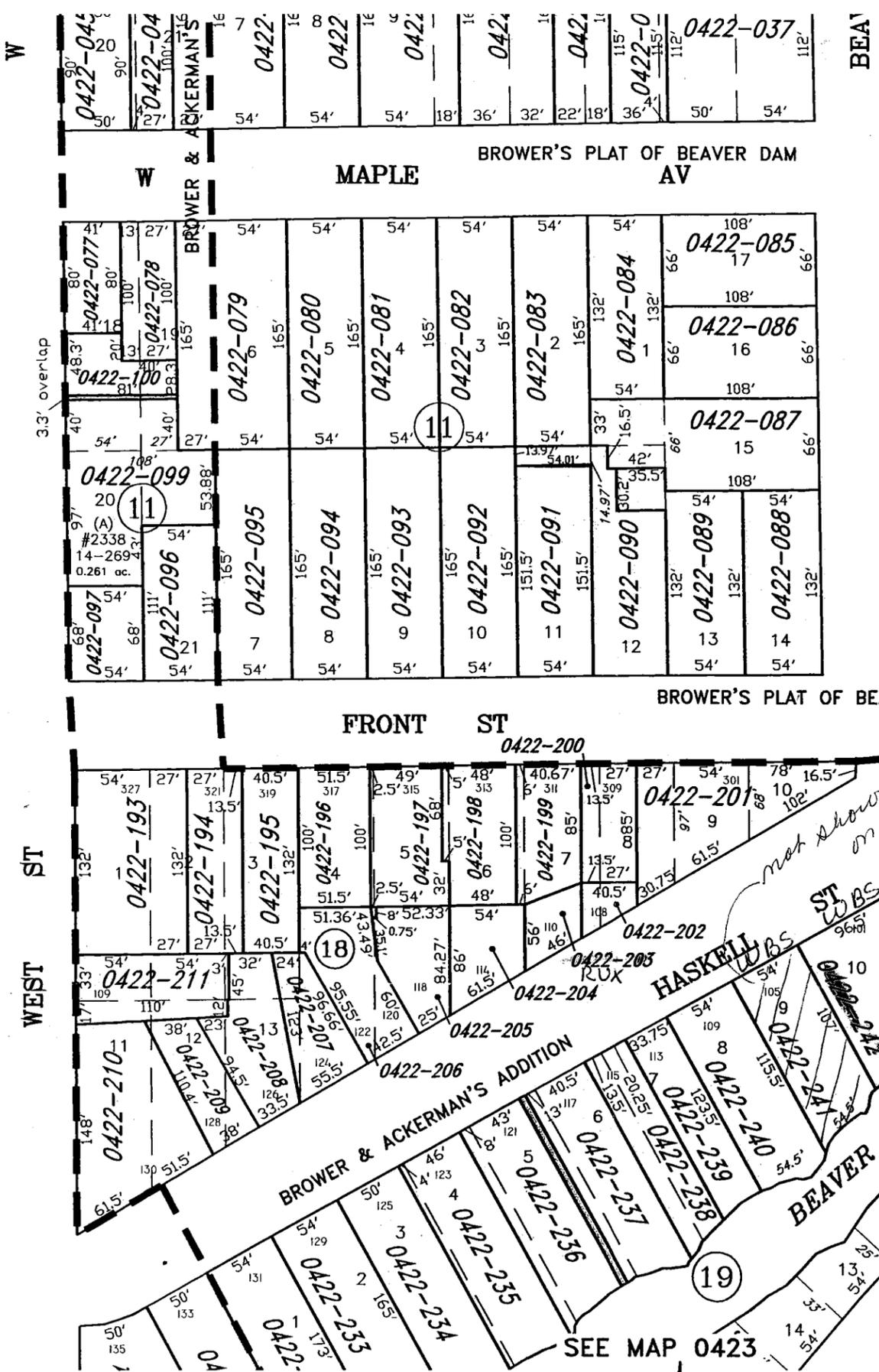
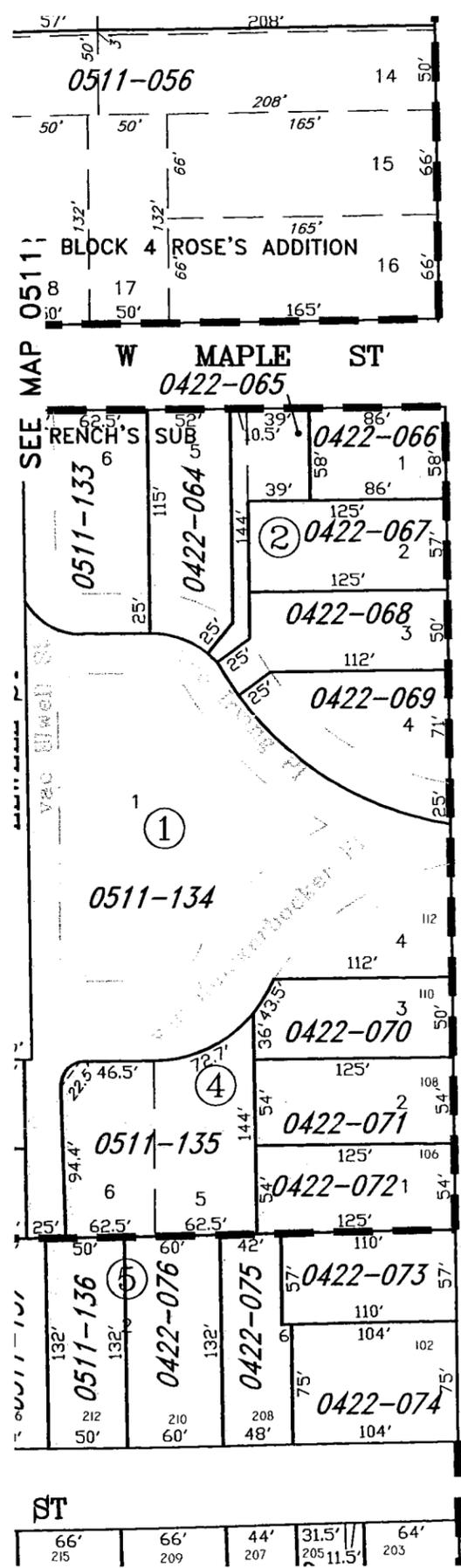
2011 Property Tax Information	
General Net	\$0.00
Lottery Credit	\$0.00
General Tax	\$0.00
Tax Totals	\$0.00

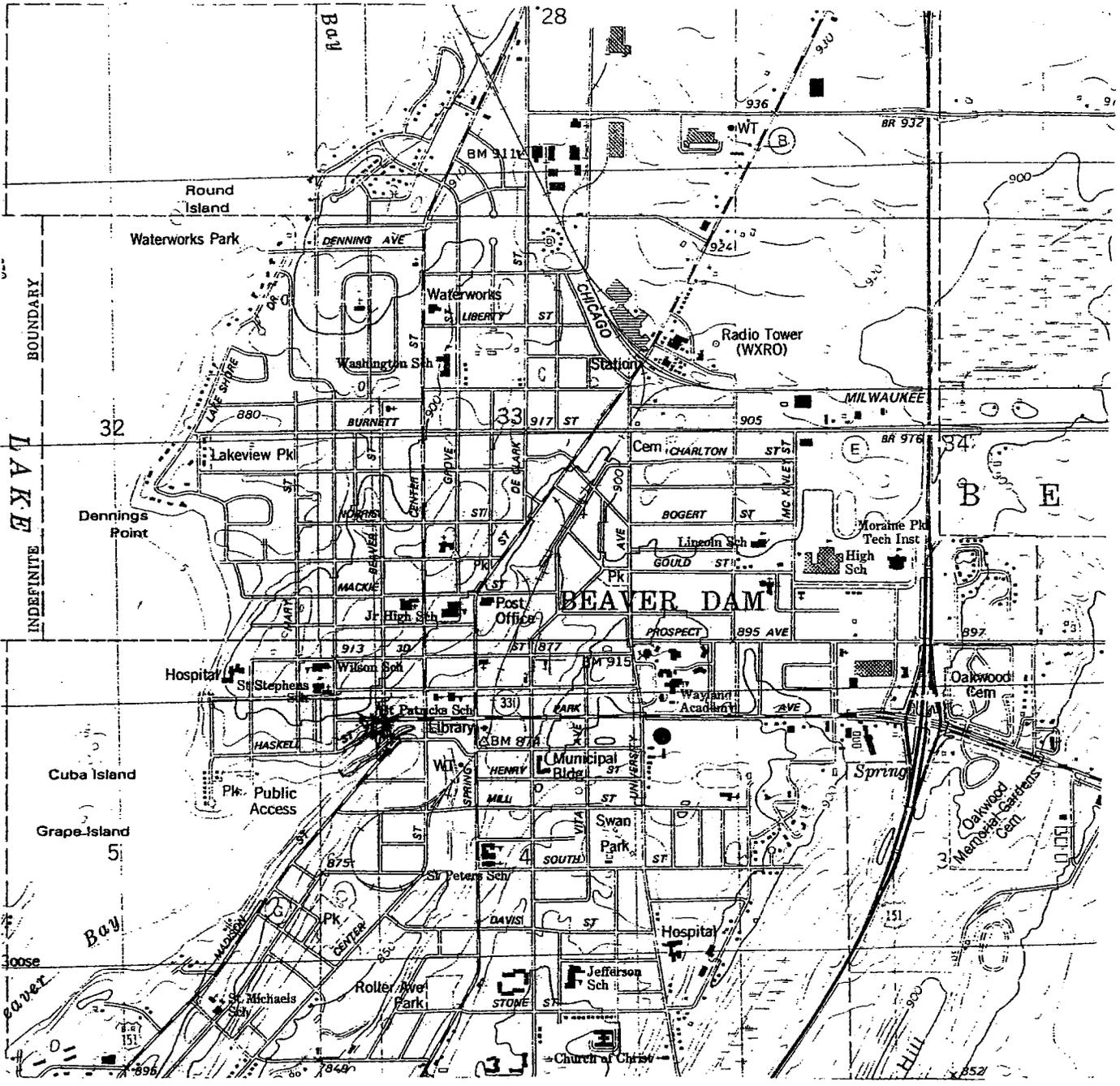
Disclaimer of Accuracy of Data: The above data was printed from the Dodge County Land Records System. This system is for testing purposes only. The data contained in this system is not intended to represent current or actual information pertaining to Dodge County's Parcels.

The user expressly agrees that use of Dodge County's web site is at the user's sole risk. Dodge County does not warrant that the service will be uninterrupted or error free. The documents, including tax forms and publications, published on this server could contain technical inaccuracies or typographical errors. Changes may be made periodically to the tax laws, administrative rules, tax releases and similar materials; these changes may or may not be incorporated in any new materials on the web site. However, existing documents will not be revised to incorporate changes occurring after the publication date.

If you have obtained information from a source other than Dodge County, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out-of-date. It is recommended that careful attention be paid to the contents of any data associated with a file, and that the originator of the data or information be contacted with any questions regarding appropriate use.

Current year assessment information may be subject to change due to continuous data entry or may be changed by the assessor at Open Book or Board of Review proceedings. Assessments are not finalized until the Board of Review has met.





LEGEND:



SOURCE:

U.S.G.S. 7.5 MINUTE SERIES
 TOPOGRAPHIC MAP - BEAVER DAM
 QUADRANGLE, 1976



FIGURE 1	
SITE LOCATION	
FLYNN MOTORS BEAVER DAM, WISCONSIN	
JOB NUMBER 97012	DWG FILE NAME 97012SL
SCALE: 1" = 2000'	DATE: AUGUST 21, 1997
AES CONSULTANTS, LTD.	BY: KS

BEAVER STREET

FRONT STREET

SIDEWALK

SIDEWALK

HASKELL STREET

DISPENSERS

FORMER
UST
LOCATION

BUILDING

APPROXIMATE PROPERTY LINE

LEGEND

- SOIL BORING
- MONITORING WELL



FIGURE 2

SITE PLOT PLAN

FLYNN MOTORS
BEAVER DAM, WISCONSIN

JOB NUMBER 97012

DWG FILE NAME 97012SP

SCALE: 1" = 20'

DATE: JUNE 23, 2000

AES CONSULTANTS, LTD.

BY: RRS

BEAVER STREET

B12/MW8

B9/MW5

B11/MW7

B2/MW1

HASKELL STREET

B10/MW6

B7/MW4

SIDEWALK

B1

B3/MW2

B5

DISPENSERS

B4/MW3

B6

FORMER
UST
LOCATION

BUILDING

FRONT STREET

SIDEWALK

B8

APPROXIMATE PROPERTY LINE

LEGEND

- SOIL BORING
- MONITORING WELL



FIGURE 3

SOIL BORING LOCATIONS

FLYNN MOTORS
BEAVER DAM, WISCONSIN

JOB NUMBER 97012

DWG FILE NAME 97012SEL

SCALE: 1" = 20'

DATE: JUNE 23, 2000

AES CONSULTANTS, LTD.

BY: RRS

BEAVER STREET

B12/MW8

B9/MW5

B11/MW7

B2/MW1

HASKELL STREET

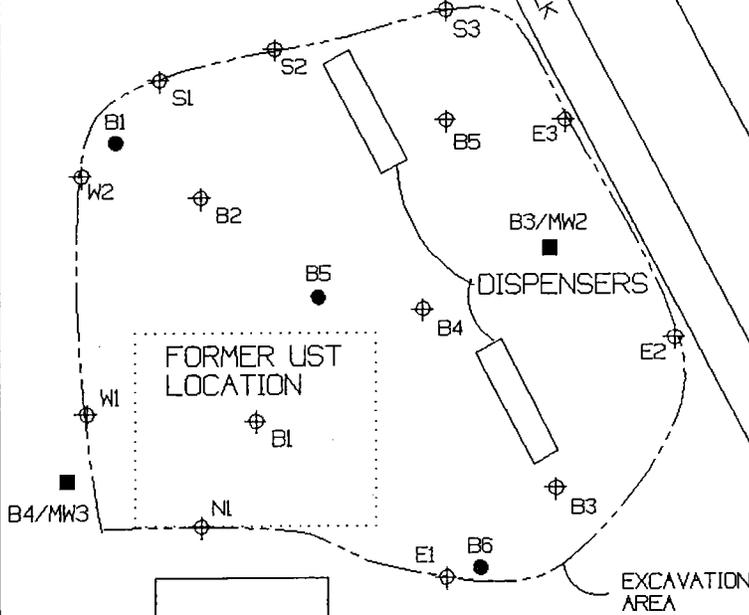
B7/MW4

B10/MW6

FRONT STREET

SIDEWALK

SIDEWALK



APPROXIMATE PROPERTY LINE

LEGEND

- SOIL BORING
- MONITORING WELL
- ⊕ SOIL SAMPLE LOCATION



FIGURE 7

EXCAVATION SAMPLE LOCATIONS

FLYNN MOTORS
BEAVER DAM, WISCONSIN

JOB NUMBER 97012

DWG FILE NAME 970120E1

SCALE: 1" = 20'

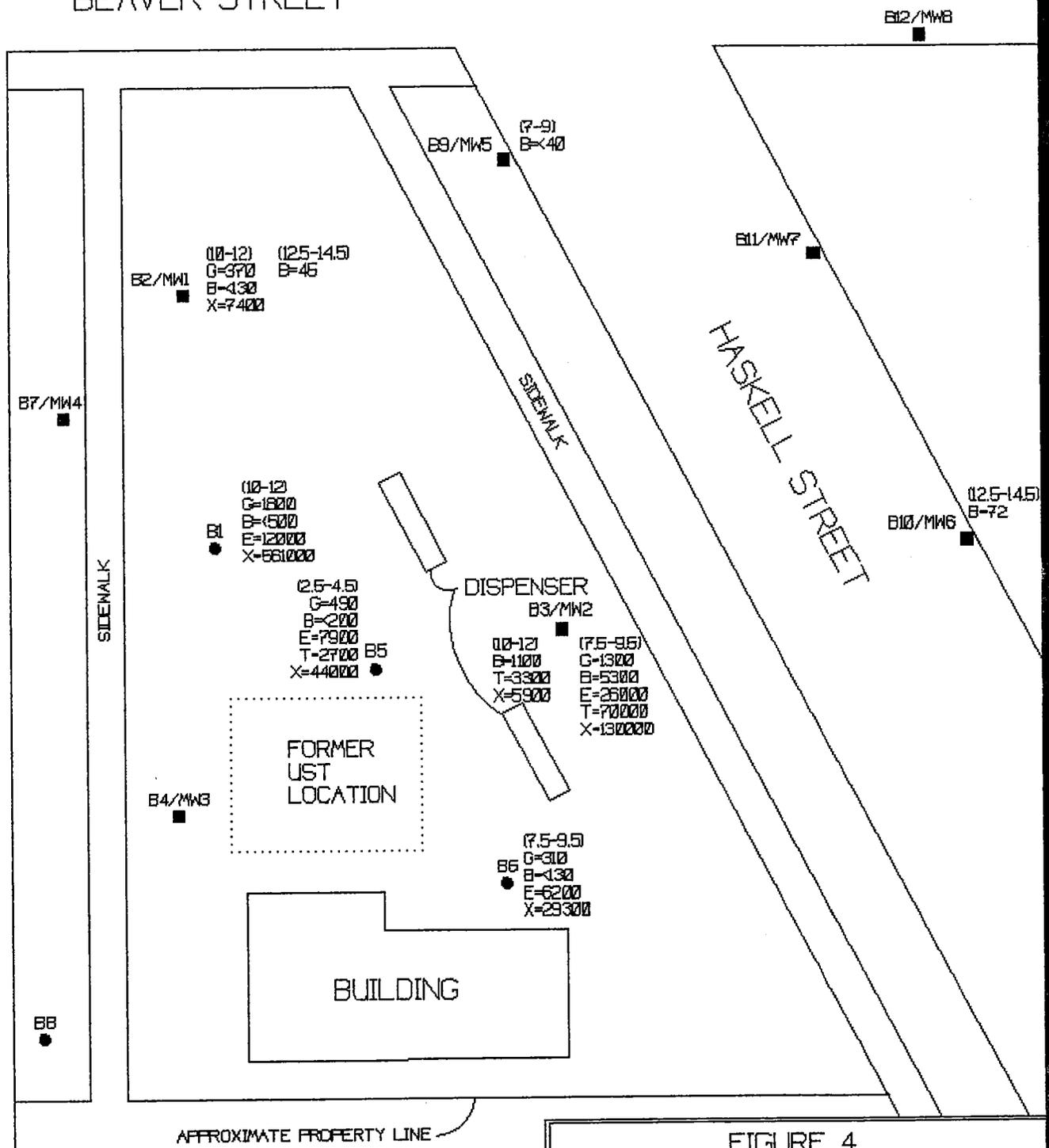
DATE: JUNE 23, 2000

AES CONSULTANTS, LTD.

BY: RRS

BEAVER STREET

FRONT STREET



LEGEND

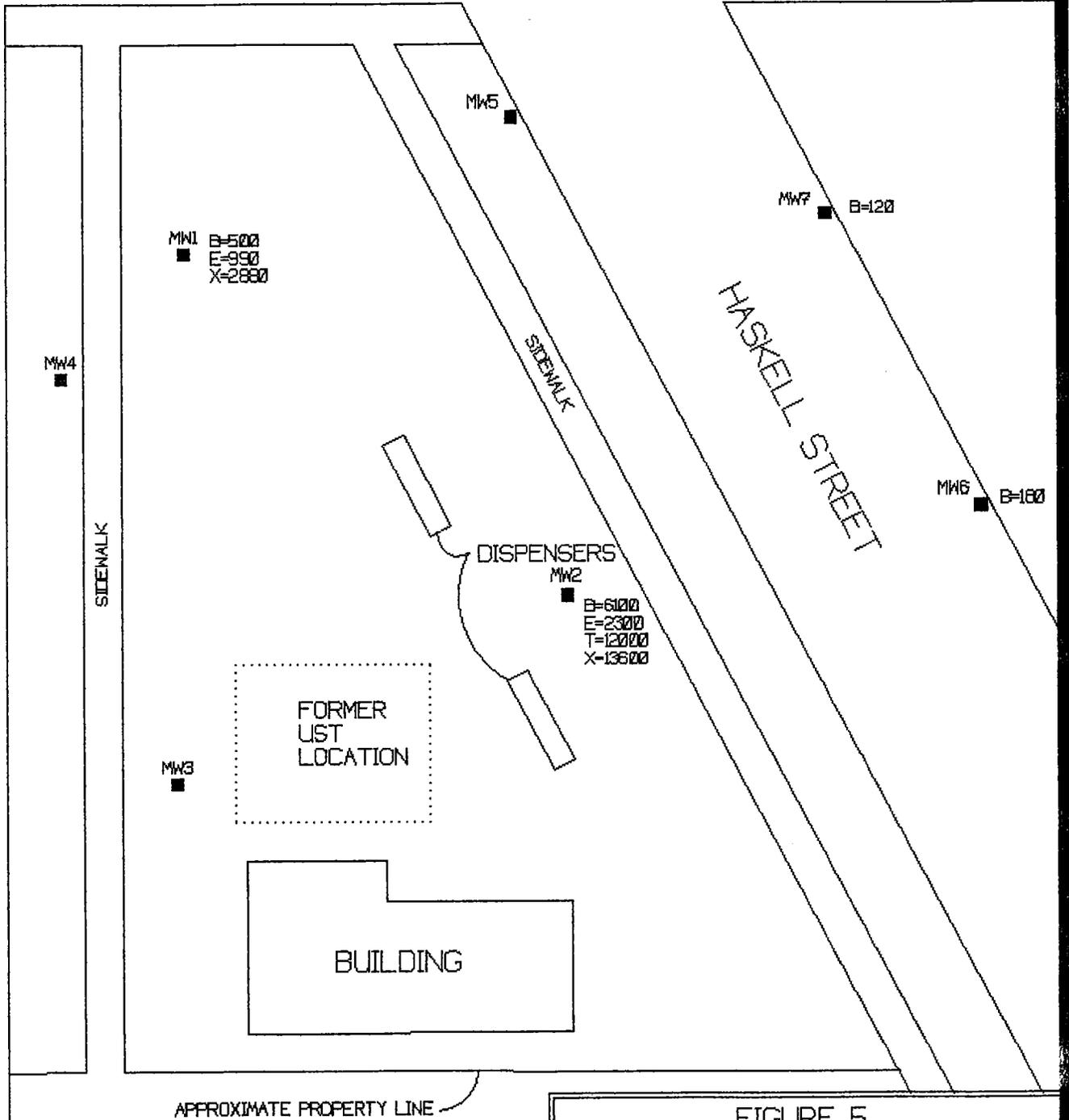
- SOIL BORING
- MONITORING WELL
- G=CRD (mg/kg)
- B= BENZENE (ug/kg)
- E=ETHYLBENZENE (ug/kg)
- T=TOLUENE (ug/kg)
- X=XYLENE (ug/kg)



FIGURE 4	
NR720 EXCEEDANCES	
FLYNN MOTORS BEAVER DAM, WISCONSIN	
JOB NUMBER 97012	DWG FILE NAME 97012NE1
SCALE: 1" = 20'	DATE: JUNE 23, 2000
AES CONSULTANTS, LTD.	BY: RRS

BEAVER STREET

FRONT STREET



APPROXIMATE PROPERTY LINE

LEGEND

- MONITORING WELL
- B= BENZENE (ug/kg)
- E= ETHYLBENZENE (ug/kg)
- T= TOLUENE (ug/kg)
- X= XYLENE (ug/kg)



FIGURE 5	
NR140 ES EXCEEDANCES	
(SEPTEMBER 30, 1997)	
FLYNN MOTORS BEAVER DAM, WISCONSIN	
JOB NUMBER 97012	DWG FILE NAME 97012NRI
SCALE: 1" = 20'	DATE: JUNE 23, 2000
AES CONSULTANTS, LTD.	BY: RRS

BEAVER STREET

859.75
B12/MW8

B9/MW5
860.10

B11/MW7
859.88

B2/MW1
860.47

B7/MW4
861.7

SIDEWALK

HACKELL STREET

B10/MW6
859.84

B3/MW2
860.23
DISPENSERS

860.95
B4/MW3

FORMER
UST
LOCATION

860.0

860.5

BUILDING

861.0

APPROXIMATE PROPERTY LINE

LEGEND

■ MONITORING WELL



FIGURE 6

GROUNDWATER CONTOURS
SEPTEMBER 1997

FLYNN MOTORS
BEAVER DAM, WISCONSIN

JOB NUMBER 97012

DWG FILE NAME 97012GC3

SCALE: 1" = 20'

DATE: JANUARY 9, 2001

AES CONSULTANTS, LTD.

BY: KS

BEAVER STREET

860.50

862.00

861.00

B12/MW8

862.5

B9/MW5

862.16

B11/MW7

861.15

B2/MW1

862.21

B7/MW4

862.81

B10/MW6

861.68

FRONT STREET

SIDEWALK

SIDEWALK

HASKELL STREET

DISPENSERS

FORMER
UST
LOCATION

863.00
B4/MW3

BUILDING

APPROXIMATE PROPERTY LINE

LEGEND

■ MONITORING WELL



FIGURE 8

GROUNDWATER CONTOURS
JULY, 2000

FLYNN MOTORS
BEAVER DAM, WISCONSIN

JOB NUMBER 97012

DWG FILE NAME 970120C2

SCALE: 1" = 20'

DATE: JANUARY 9, 2001

AES CONSULTANTS, LTD.

BY: RRS

TABLE 5
Contaminated Soil Excavation Soil Sample Analysis Results
Flynn Motors - Economy Korner

Sample Number	Depth (Ft)	Benzene (ug/kg)	Ethylbenzene (ug/kg)	Toluene (ug/kg)	Xylene (ug/kg)	GRO (mg/kg)
NR720 Standard		5.5	2900	1500	4100	100
B-1	9	<25	190	<25	140	5.8
B-2	10	<25	<25	<25	65	<1.3
B-3	10	<25	74	<25	78	3
B-4	9	<25	41	93	185	<1.3
B-5	9	<25	<25	33	89	<1.3
E-1	6	<25	<25	110	239	<1.3
E-2	5	400	5,400	6,100	30,900	190
E-3	6	580	5,000	6,800	27,400	180
S-1	5	<25	200	130	940	12
S-2	6	<50	850	110	4,200	49
S-3	5	140	600	920	3,500	17
W-1	6	<25	30	<25	132	<1.3
W-2	6	<25	37	<25	182	<1.3
N-1	6	38	580	46	1,570	24
T-10	Excavated	<1200	29,000	<1200	153,000	1,300
T-18	Excavated	<2500	49,000	49,000	283,000	1,500
T-32	Excavated	<620	9,900	8,200	61,000	270
T-46	Excavated	78	660	2,400	3,700	20
T-57	Excavated	210	950	1,400	5,300	41
T-67	Excavated	4,100	18,000	50,000	94,000	570

TABLE 6
Remedial Groundwater Analytical Results
Flynn Motors - Economy Korner

Well No.	Date	Benzene (ug/L)	Ethyl- benzene (ug/L)	Toluene (ug/L)	Xylene (ug/L)	MTBE (ug/L)	TMB (ug/L)	Naphthalene (ug/L)	Tetra- chloroethene (ug/L)	1,2-Di- chloroethane (ug/L)	Lead (ug/L)
NR 140	ES	5	700	343	620	60	480	40	5	5	15
	PAL	0.5	140	68.6	124	12	96	8	0.5	0.5	1.5
MW-1	8/13/97	450	930	200	2,990	16	570	NA	NA	NA	NA
	9/30/97	500	990	<i>110</i>	2,880	<5.3	630	NA	NA	NA	NA
	1/18/99	540	800	<i>150</i>	2,800	26	550	NA	NA	NA	NA
	4/26/99	580	1,100	1,000	3,300	<3.1	780	NA	NA	NA	<1
	7/28/99	280	690	<i>240</i>	1,700	<3.1	467	NA	NA	NA	NA
	10/27/99	740	1,600	<i>130</i>	1,300	<2.1	640	NA	NA	NA	NA
	1/9/00	630	1,100	<i>80</i>	940	<3.1	515	NA	NA	NA	NA
	4/14/00	<i>0.58J</i>	<0.4	<0.37	<0.79	<0.47	<0.63	<0.53	<0.34	<0.35	NA
	7/7/00	370	860	<i>290</i>	1700	<0.47	540	NA	NA	NA	<1
	10/11/00	78	100	8	42.1	<0.47	22.3	NA	NA	NA	NA
MW-2	8/13/97	2,200	2,100	7,900	11,000	18	2,650	NA	NA	NA	120
	9/30/97	6,100	2,300	1,200	13,600	<53	3,030	NA	NA	NA	NA
	10/13/98	Removed during contaminated soil excavation									
MW-3	8/13/97	<0.16	0.83	0.38	2.4	0.64	<i>16</i>	NA	NA	NA	16
	9/30/97	<0.41	4.2	<0.28	11	<0.53	<i>166</i>	NA	NA	NA	NA
	1/18/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	4/26/99	<0.32	3.1	<0.35	8.3	<0.31	<i>195</i>	NA	NA	NA	<1
	7/28/99	0.45	3.2	<0.35	3.7	<0.31	<i>115</i>	NA	NA	NA	NA
	10/27/99	<0.25	4.6	<0.38	5.8	<0.21	<i>350</i>	NA	NA	NA	NA
	1/9/00	<0.32	0.79	0.79	2.4	<0.31	28	NA	NA	NA	NA
	4/14/00	<0.39	<0.4	<0.37	1.9J	<0.47	24	0.89J	1.2	<0.35	NA
	7/7/00	<0.39	<0.4	0.5J	<1.4	<0.47	0.43J	NA	NA	NA	2.9J
	10/11/00	<i>0.65J</i>	5.3	1.9	3J	<0.47	410	NA	NA	NA	NA
MW-4	9/30/97	<0.41	<0.23	<0.28	<0.51	<0.53	0.34	NA	NA	NA	NA
	1/18/99	<0.32	<0.34	<0.35	<1	<0.31	<0.64	NA	NA	NA	NA
	4/26/99	<0.32	<0.34	<0.35	<1	<0.31	<0.64	NA	NA	NA	<1
	7/28/99	<0.32	<0.34	<0.35	<1	<0.31	<0.64	NA	NA	NA	NA
	10/27/99	<0.25	<0.32	<0.38	<0.67	<0.21	0.39	NA	NA	NA	NA
	1/9/00	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	4/14/00	<0.39	<0.4	<0.37	<0.79	<0.47	<0.63	<0.53	<0.34	<0.35	NA
	7/7/00	<0.39	<0.4	<0.37	<1.4	<0.47	<0.63	NA	NA	NA	5J
	10/11/00	<0.39	<0.4	<0.37	<1.43	<0.47	<0.67	NA	NA	NA	NA

Bold = Exceeds NR140 ES

Italic = Exceeds NR140 PAL

J = Detected between LOD and LOQ

NA = Not Analyzed

TABLE 6
Remedial Groundwater Analytical Results
Flynn Motors - Economy Korner

Well No.	Date	Benzene (ug/L)	Ethyl- benzene (ug/L)	Toluene (ug/L)	Xylene (ug/L)	MTBE (ug/L)	TMB (ug/L)	Naphthalene (ug/L)	Tetra- chloroethene (ug/L)	1,2-Di chloroethane (ug/L)	Lead (ug/L)
NR 140	ES	5	700	343	620	60	480	40	5	5	15
	PAL	0.5	140	68.6	124	12	96	8	0.5	0.5	1.5
MW-5	9/30/97	1.3	<0.23	<0.28	<0.51	<0.53	<0.30	NA	NA	NA	NA
	1/18/99	0.56	<0.34	0.87	<1	<0.31	<0.64	NA	NA	NA	NA
	4/26/99	<0.32	<0.34	<0.35	<1	<0.31	<0.64	NA	NA	NA	<1
	7/28/99	<0.32	<0.34	0.49	<1	<0.31	<0.64	NA	NA	NA	NA
	10/27/99	0.46	<0.32	<0.38	<0.67	<0.21	1.19	NA	NA	NA	NA
	1/9/00	0.61	0.39	3.6	2.5	<0.31	1.5	NA	NA	NA	NA
	4/14/00	<0.39	<0.4	<0.37	<0.79	<0.47	<0.63	<0.53	1.1	<0.35	NA
	7/7/00	<0.39	0.61J	4.2	<1.4	<0.47	1.3J	NA	NA	NA	<1
	10/11/00	1J	<0.4	4.1	1.4J	<0.47	1.2J	NA	NA	NA	NA
MW-6	9/30/97	180	46	3.1	72	<0.53	11	NA	NA	NA	NA
	1/18/99	3.5	<0.34	<0.35	<1	<0.31	<0.64	NA	NA	NA	NA
	4/26/99	110	5.8	<0.35	13	<0.31	1.6	NA	NA	NA	<1
	7/28/99	91	3.5	0.4	2.3	<0.31	0.6	NA	NA	NA	NA
	10/27/99	57	8	<0.38	6.5	<0.21	0.67	NA	NA	NA	NA
	1/9/00	38	10	10	23	<0.31	6.5	NA	NA	NA	NA
	4/14/00	27	<0.4	<0.37	31	<0.47	7.1	<0.53	<0.34	0.35J	NA
	7/7/00	46	11	<0.37	12	<0.47	2	NA	NA	NA	<3
	10/11/00	40	0.84J	<0.37	2.3J	<0.47	1.1J	NA	NA	NA	NA
MW-7	9/30/97	120	<0.23	0.32	<0.51	<0.53	<0.30	NA	NA	NA	NA
	1/18/99	5.6	<0.34	<0.35	<0.35	<1	<0.64	NA	NA	NA	NA
	4/26/99	32	<0.34	<0.35	<0.35	<1	<0.64	NA	NA	NA	<1
	7/28/99	8.2	<0.34	0.43	0.43	<1	<0.64	NA	NA	NA	NA
	10/27/99	11	<0.32	<0.38	<0.38	<0.67	<0.36	NA	NA	NA	NA
	1/9/00	7.8	0.85	3.1	3.1	5	2.3	NA	NA	NA	NA
	4/14/00	<0.39	<0.4	<0.37	<0.79	<0.47	<0.63	<0.53	<0.34	0.7J	NA
	7/7/00	1.6	<0.4	<0.37	<1.4	<0.47	<0.63	NA	NA	NA	38
	10/11/00	<0.39	<0.4	<0.37	<1.4	<0.47	<0.63	NA	NA	NA	NA
MW-8	9/30/97	<0.41	<0.23	<0.28	<0.51	<0.53	<0.30	NA	NA	NA	NA
	1/18/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	4/26/99	<0.32	<0.34	<0.35	<1	<0.31	<0.64	NA	NA	NA	<1
	7/28/99	<0.32	<0.34	<0.35	<1	<0.31	<0.64	NA	NA	NA	NA
	10/27/99	<0.25	<0.32	<0.38	<0.67	0.32	<0.36	NA	NA	NA	NA
	1/9/00	<0.32	0.47	1.3	2.4	0.47	0.88	NA	NA	NA	NA
	4/14/00	<0.39	<0.4	<0.37	<0.79	<0.47	<0.63	<0.53	<0.34	5	NA
	7/7/00	<0.39	<0.4	<0.37	<1.4	<0.47	<0.63	NA	NA	NA	<3
	10/11/00	<0.39	<0.4	<0.37	<1.4	<0.47	<0.63	NA	NA	NA	NA

Bold = Exceeds NR140 ES
Italic = Exceeds NR140 PAL

J = Detected between LOD and LOQ

NA = Not Analyzed

TABLE 7
Groundwater Elevation Summary
Flynn Motors - Economy Korner

Well Number	Date	Well Elevation (Ft.)	Depth to Groundwater (Ft.)	Groundwater Elevation (Ft.)
MW-1	8/13/97	870.97	9.84	861.13
	9/30/97		10.50	860.47
	1/18/99		10.03	860.94
	4/26/99		11.90	859.07
	7/28/99		8.23	862.74
	10/27/99		10.83	860.14
	1/9/00		9.77	861.20
	4/14/00		9.31	861.66
	7/7/00		8.76	862.21
	10/10/00		9.85	861.12
MW-2	8/13/97	870.58	9.11	861.47
	9/30/97		10.35	860.23
	10/13/98	Removed during soil excavation		
MW-3	8/13/97	871.09	9.31	861.78
	9/30/97		10.14	860.95
	1/18/99		NM	NM
	4/26/99		10.50	860.59
	7/28/99		7.18	863.91
	10/27/99		9.65	861.44
	1/9/00		9.60	861.49
	4/14/00		8.88	862.21
	7/7/00		8.09	863.00
	10/10/00		9.46	861.63
MW-4	9/30/97	874.55	13.38	861.17
	1/18/99		13.55	861.00
	4/26/99		10.10	864.45
	7/28/99		10.88	863.67
	10/27/99		19.19	855.36
	1/9/00		NM	NM
	4/14/00		12.46	862.09
	7/7/00		11.74	862.81
	10/10/00		13.06	861.49
	MW-5	9/30/97	869.47	9.37
1/18/99			8.84	860.63
4/26/99			7.00	862.47
7/28/99			7.07	862.40
10/27/99			8.12	861.35
1/9/00			8.31	861.16
4/14/00			7.54	861.93
7/7/00			7.31	862.16
10/10/00		7.83	861.64	

TABLE 7
Groundwater Elevation Summary
Flynn Motors - Economy Korner

Well Number	Date	Well Elevation (Ft.)	Depth to Groundwater (Ft.)	Groundwater Elevation (Ft.)
MW-6	9/30/97	867.21	7.37	859.84
	1/18/99		6.48	860.73
	4/26/99		11.20	856.01
	7/28/99		5.45	861.76
	10/27/99		5.96	861.25
	1/9/00		5.83	861.38
	4/14/00		5.82	861.39
	7/7/00		5.53	861.68
	10/10/00		5.99	861.22
MW-7	9/30/97	867.66	7.78	859.88
	1/18/99		6.62	861.04
	4/26/99		10.10	857.56
	7/28/99		5.70	861.96
	10/27/99		6.69	860.97
	1/9/00		6.61	861.05
	4/14/00		6.51	861.15
	10/10/00		6.75	860.91
	MW-8	9/30/97	869.49	9.74
1/18/99			NM	NM
4/26/99			8.82	860.67
7/28/99			8.10	861.39
10/27/99			9.01	860.48
1/9/00			9.24	860.25
4/14/00			8.99	860.50
10/10/00			9.05	860.44

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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="101 Haskell St/105 Haskell St"/>	<input type="text" value="206-1114-0422-241/242"/>	<input type="text" value="613735"/>	<input type="text" value="332084"/>
<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"/>

If under the terms of this agreement, Buyer takes possession before the closing date, Buyer agrees to keep insured, from the date of entry into possession, against loss or damage by fire or windstorm, any and all structures on said real estate, for a sum equal to all deferred and unpaid installments above specified, and the same shall be payable to Seller as his interest appears in this contract, subject to any prior lien.

Seller warrants that all taxes and assessments for the past year and all preceding years are fully paid, and the parties agree to bear a pro rata portion of the expenses of taxes (based on the real estate tax bill of 1969) as of ~~XXXXXXXXXXXXXXXXXXXX~~ 4/15/70. Other provisions of this contract to the contrary notwithstanding, Seller shall be required to produce evidence of its merchantability of its title to the premises only once; since this has been done prior to the execution of this contract, Seller shall not be required to do so again at any future time.

If Buyer defaults in any of the terms of this agreement, Seller may declare this agreement wholly void and may retain any and all sums already paid at that time as liquidated damages; but no extension of time of payment or waiver of default shall affect the right of Seller to require prompt compliance or declare a forfeiture, at his pleasure, thereafter. In case such forfeiture is declared Seller shall have the right to re-enter and take possession of said real estate as his own; but at his option, Seller may demand and enforce specific performance of this contract. In the event of suit for specific performance or foreclosure, the prevailing party shall recover costs and reasonable attorney fees.

The covenants herein contained shall bind the parties, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals on the day and year first above written.

WITNESSES: (signatures of Mrs. Gerstner and Mr. Wells)

Tom Hickey
Tom Hickey

Sylvia Uttech
Sylvia Uttech

GERSTNER MOTORS, INC. (SEAL)
Phyllis Gerstner, President (SEAL)

Thomas W. Wells, Secretary (SEAL)

WBS, INCORPORATED (SEAL)

Roland R. Weber, President (SEAL)

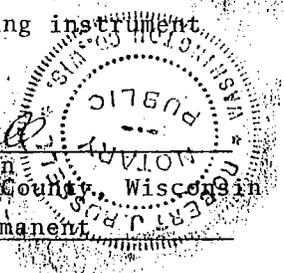
John H. Schauer, Secretary (SEAL)

STATE OF WISCONSIN)
Washington : ss
County of ~~Dodge~~)

Personally came before me this 15th day of May, 1970, the above named Phyllis Gerstner, President, and Thomas W. Wells, Secretary, of GERSTNER MOTORS, INC., known by me to be the

President and Secretary of said corporation, and Roland R. Weber,
President, and John H. Schauer, Secretary of WBS, INCORPORATED,
known by me to be the President and Secretary of said corporation and
to me known to be the persons who executed the foregoing instrument
and acknowledged the same.

This instrument was drafted by Robert J. Russell
Robert J. Russell Washington
Notary Public, Dodge County, Wisconsin
Thomas W. Wells My Commission is permanent



Witnesses to signature of Mr.
Weber and Mr. Schauer:

Warren Strassburg
Warren Strassburg

Robert J. Russell
Robert J. Russell

OFF-SOURCE 1
A
PROPERTY

Land Records
Look/See

7/22/02
08:13:45
DTAXINQ

FIN 206 1114 422 242

City of BEAVER DAM

COMP 206 745 1300

Adr 1 101 HASKELL ST

Status: ACTIVE
BEAVER DAM 53916 0000

Own 1 W B S INC

B

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1996					1 LOT 10 BLK 19 EX ST DESC IN
					2 V284 P594 BROWER & ACKERMANS
					3 ADD
1995					1 LOT 10 BLK 19 EX PT SOLD FOR
					2 STREET DESC IN V284 P594
					3 BROWER & ACKERMANS ADD

F1=Help, F2=Parcel Assessment, F3=Exit, F7=Previous, F8=Next
F14=Show All, F15=Print All, F19=Prev View, F20=Next View, F24=More Keys

971990

VOL 1300 PAGE 336

Document Number

GROUNDWATER USE RESTRICTION

Office of Register of Deeds
Dodge County, WI
RECEIVED FOR RECORD
NOV 15 2002
at 10:28 o'clock A. M.
Chris Planasch
CHRIS PLANASCH - Registrar

October 28, 2002

This document is being re-recorded to correct the record that was recorded at the Dodge County Register of Deeds Office on September 30, 2002. The purpose of this cover letter is to correct the inaccurate parts of Document Number 967041 (a Groundwater Use Restriction), Volume 1278, Page 057. The Parcel Identification Number for the property named in the document is 206-1114-0422-242.

The required correction is as follows: The document lists two (2) properties upon which Groundwater Use Restrictions should be placed. The second property described as

“Part of Lot Seven (7) in Block Eighteen (18) of Brower and Ackerman’s Addition to Beaver Dam, as follows: Commencing at the Southwest corner of said Lot 7; thence running North along the West line thereof 56 feet to a point; thence running in a Northeasterly direction to a point, which point is 85 feet South and 40 ½ feet East of the Northwest corner of said Lot 7; thence due South to Northerly line of Haskell Street; thence Southwesterly 46 feet to the place of beginning, in the City of Beaver Dam, Dodge County, Wisconsin.”

Recording Area

Name and Return Address
WBS, Inc.
744 McKinley
Hartford, WI 53027

206-1114-0422-242

Parcel Identification Number (PIN)

should be removed from the document altogether, as it does not require a Groundwater Use Restriction.

By signing this document, ARNOLD WICKLAND asserts that he/she is duly authorized to sign this document on behalf of WBS, Incorporated, a Wisconsin Corporation.

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

Signature: *Arnold Wickland*
Printed Name: ARNOLD WICKLAND

Subscribed and sworn to before me
this 12th day of Nov., 2002

D. M. Gaulke
Notary Public, State of Wis.
My commission 12-12-04

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by AES Consultants, LTD

967041
Document Number

GROUNDWATER USE RESTRICTION

SEP 30 2002

at 11:14 o'clock A.M.

Chris Planasch
CHRIS PLANASCH - Registrar

Declaration of Restrictions

In Re: The property described in Exhibit A (which is hereby attached and made a part of this restriction) as:

Lot Ten (10) in Block Nineteen (19) of Brower and Ackerman's Addition to the Town, now City, of Beaver Dam, excepting therefrom premises conveyed to the State of Wisconsin by instrument record in Dodge County in Volume 284, page 594, office of the Register of Deeds for said county; and

Part of Lot Seven (7) in Block Eighteen (18) of Brower and Ackerman's Addition to Beaver Dam, as follows: Commencing at the Southwest corner of said Lot 7; thence running North along the West line thereof 56 feet to a point; thence running in a Northeasterly direction to a point, which point is 85 feet South and 40 1/2 feet East of the Northwest corner of said Lot 7; thence due South to Northerly line of Haskell Street; thence Southwesterly 46 feet to the place of beginning, in the City of Beaver Dam, Dodge County, Wisconsin.

Recording Area

Name and Return Address

WBS Inc
744 McKinley
Hartford, WI. 53027

206-1114-0422-242
Parcel Identification Number (PIN)

STATE OF WISCONSIN)
COUNTY OF Dodge) ss

WHEREAS, WBS Incorporated, a Wisconsin Corporation is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Benzene contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location(s) on the following date(s): in Monitoring Well 6 (MW6) at 40 micrograms per liter (ug/l) benzene on October 11, 2000. The location of MW6 is identified on Exhibit B, hereby attached and made part of this restriction. Lead contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location(s) on the following date(s): in Monitoring Well 7 (MW7) at 38 micrograms per liter (ug/l) lead on July 7, 2000. The location of MW7 is identified on Exhibit B, hereby attached and made part of this restriction.

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

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code, groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code, is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

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 limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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 benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

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PROPERTY

U 1278 P 059

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By signing this document, ARNOLD WICKLAND asserts that he/she is duly authorized to sign this document on behalf of WBS, Incorporated, a Wisconsin Corporation.

IN WITNESS WHEREOF, the owner of the property have executed this Declaration of Restrictions, this 30 day of August, 2002.

Signature: Arnold Wickland, Pres.
Printed Name: ARNOLD WICKLAND

Subscribed and sworn to before me
this 30 day of Aug, 2002

[Signature]
Notary Public, State of Wisconsin
My commission 12-12-04

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by AES Consultants, LTD

This Indenture, Made this 24th day of August, A. D., 1970

between Gerstner Motors, Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Beaver Dam, Wisconsin, party of the first part, and Phyllis Gerstner (34.510% interest), John Gerstner (32.745% interest), and Timothy Gerstner (32.745% interest), as tenants-in-common, parties of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration

to it paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their respective heirs and assigns forever, the following described real estate, situated in the County of Dodge and State of Wisconsin, to-wit:

Lot Ten (10) in Block Nineteen (19) of Brower and Ackerman's Addition to the Town, now City, of Beaver Dam, in the City of Beaver Dam, excepting therefrom premises conveyed to the State of Wisconsin by instrument recorded in Dodge County in Volume 284, page 594, office of the Register of Deeds for said county; and

SEE #2

Part of Lot Seven (7) in Block Eighteen (18) of Brower and Ackerman's Addition to Beaver Dam, as follows: Commencing at the Southwest corner of said Lot 7; thence running North along the West line thereof 56 feet to a point; thence running in a Northeasterly direction to a point, which point is 85 feet South and 40 1/2 feet East of the Northwest corner of said Lot 7; thence due South to Northerly line of Haskell Street; thence Southwesterly 46 feet to the place of beginning, in the City of Beaver Dam, Dodge County, Wisconsin.

(Exempt from Real Estate Transfer Tax per Subchapter II, Chapter 77, Wisconsin Statutes.)

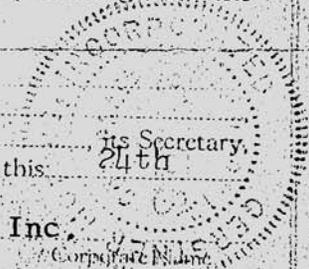
Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said Gerstner Motors, Inc., party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the sealing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

Excepting one certain land contract of sale of said premises by GERSTNER MOTORS, INC., a Wisconsin corporation, to WBS, INCORPORATED, a Wisconsin corporation, which land contract was dated May 15, 1970 and recorded in the office of the Register of Deeds for Dodge County, Wisconsin in Volume 377, Deeds, as document number 541478. Grantees herein take title subject to said land contract, assume all obligations of the Vendor therein and agree to conform with all the terms thereof, and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

In Witness Whereof, the said Gerstner Motors, Inc., party of the first part, has caused these presents to be signed by Phyllis Gerstner, its President, and countersigned by Thomas W. Wells at Beaver Dam, Wisconsin, and its corporate seal to be hereunto affixed, this 24th day of August, A. D., 1970.



SIGNED AND SEALED IN PRESENCE OF

Sylvia Uttech
Sylvia Uttech

Elaine Guenther
Elaine Guenther

Gerstner Motors, Inc.

Phyllis Gerstner
COUNTERSIGNED: Phyllis Gerstner
President

Thomas W. Wells
Thomas W. Wells
Secretary

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State of Wisconsin,
Dodge County, } ss.

THIS INSTRUMENT WAS DRAFTED BY
Thomas W. Wells

Personally came before me, this 24th day of August, A. D., 1970
Phyllis Gerstner, President, and Thomas W. Wells, Secretary
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me
known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing
instrument as such officers as the deed of said Corporation, by its authority.

Sylvia Uttech
Sylvia Uttech
Notary Public, Dodge County, Wis.
My commission expires August 1, A. D., 1971



AUG 25 11 28 AM '70

No. 543328

Gerstner Motors, Inc.
TO
Phyllis Gerstner et al

Premises

Warranty Deed

This Instrument should be immediately placed upon record to avoid future trouble and litigation.

REGISTER'S OFFICE,
State of Wisconsin,
Dodge County.

Received for Record this 25th day of

Aug. A. D., 1970,

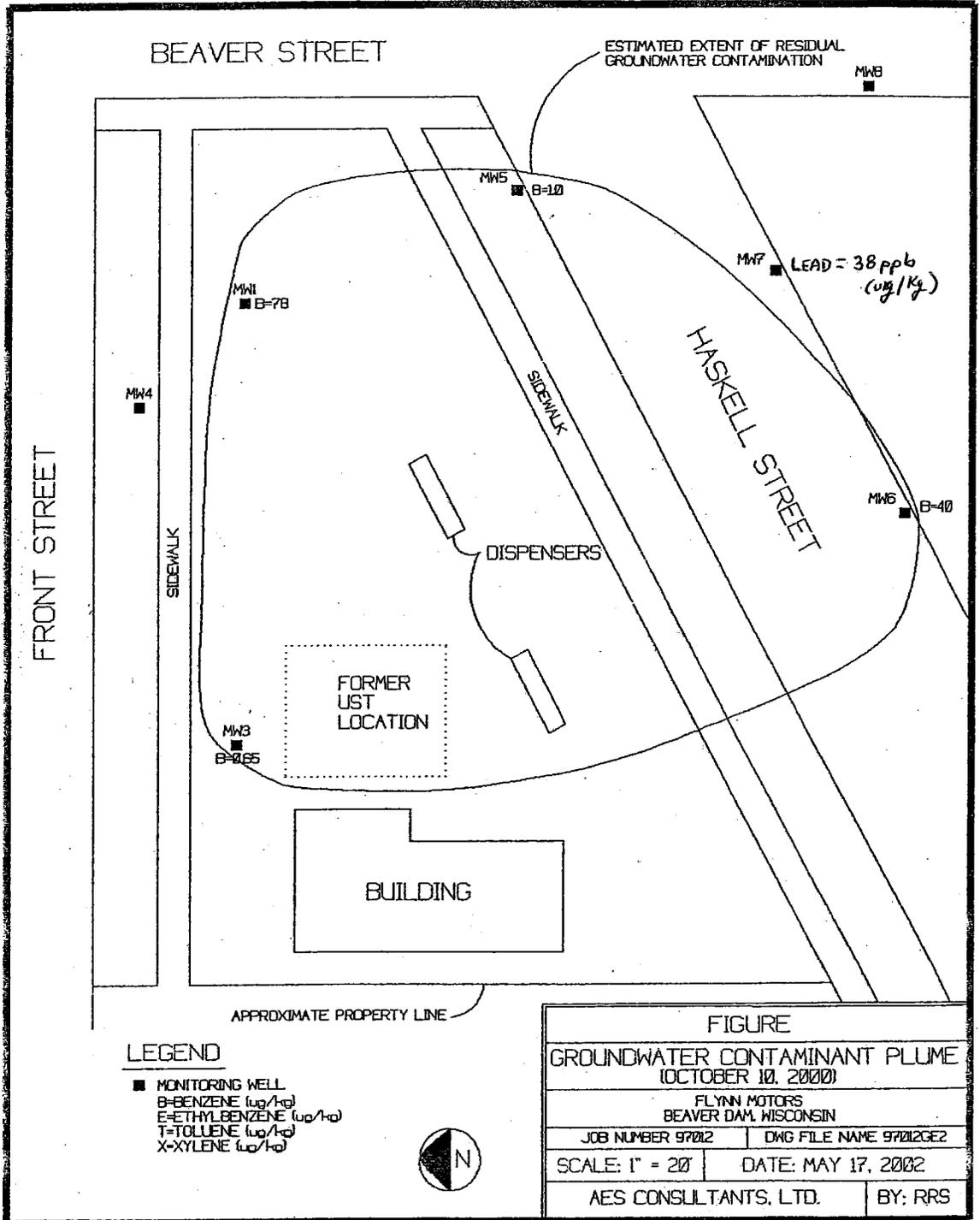
at 11:28 o'clock A.M., and recorded in

Vol. 378 of Records on page 570

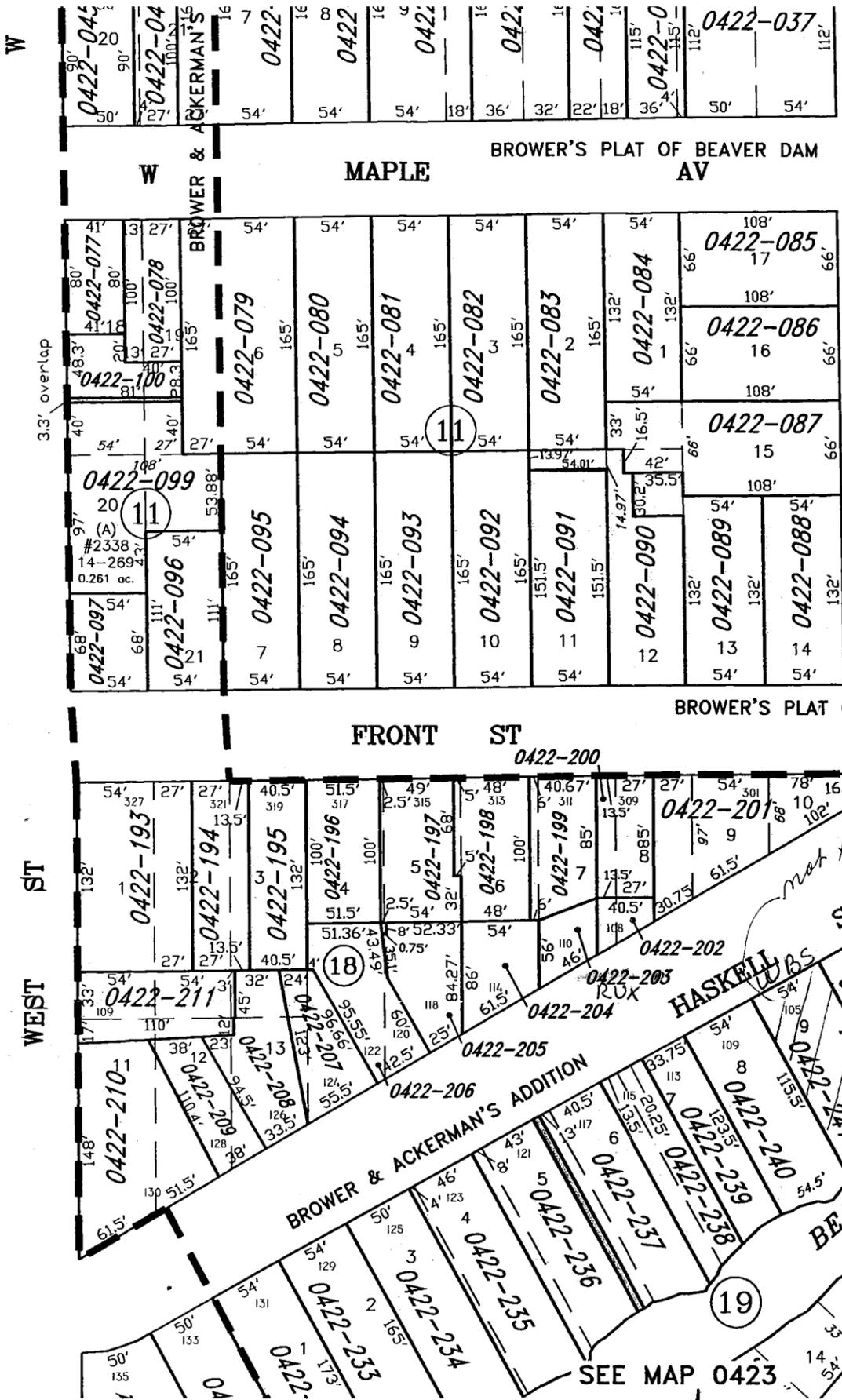
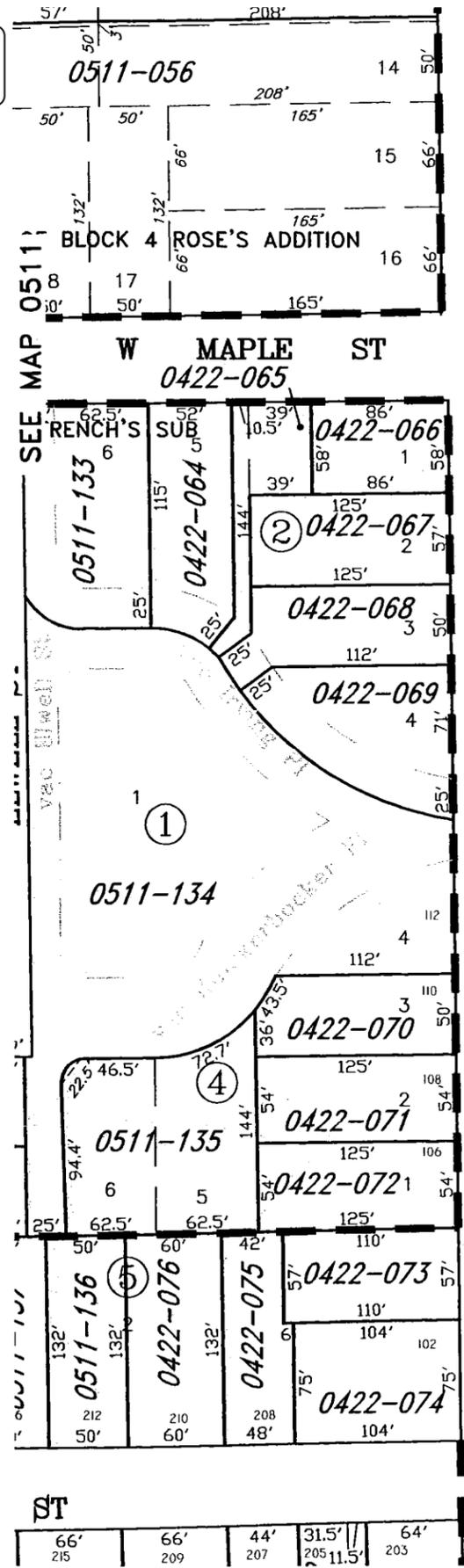
Erwin R. Schaefer
Register of Deeds

Deputy:

EXHIBIT B



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DODGE COUNTY LAND RECORDS

Parcel 206-1114-0422-242

Tax Year 2011, Last Updated 08/15/2011

General Property Information

Parcel Number 206-1114-0422-242
Municipality 206 - CITY OF BEAVER DAM
Property Address 101 HASKELL ST
BEAVER DAM
School District BEAVER DAM
Technical College District MPTC FOND DU LAC
Special District(s)
Owner Name W B S INC
Mailing Address W B S INC
721 E SUMNER ST
HARTFORD, WI 53027

Recording Information**(Does Not Include Mortgages)**

Instrument	0543328	0541478	0471076
Document Type	Not Available	Not Available	Not Available
Recorded Date	Not Available	Not Available	Not Available
Document Date	Not Available	Not Available	Not Available
Transfer Tax*	Not Available	Not Available	Not Available

*Transfer Tax is calculated at \$3 per \$1000 of the sales price.

Property Assessment Information

Land Class-Use	Acres	Land	Improvements	Total
1-02 Commercial	0.192	\$25,200	\$128,600	\$153,800
Totals	0.192	\$25,200	\$128,600	\$153,800

Section-Town-Range 4-11-14

Tax Parcel Description* LOT 10 BLK 19 EX ST DESC IN V284 P594
BROWER & ACKERMANS
ADD

*Tax Parcel Description is not the Legal Description. Please note that the Tax Parcel Description presented in this application is used to locate property in general terms only. The Tax Parcel Description should not be used as or confused with the Legal Description of a particular property (a legal description is far more precise than a tax parcel description).

2011 Property Tax Information	
General Net	\$0.00
Lottery Credit	\$0.00
General Tax	\$0.00
Tax Totals	\$0.00

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Disclaimer of Accuracy of Data: The above data was printed from the Dodge County Land Records System. This system is for testing purposes only. The data contained in this system is not intended to represent current or actual information pertaining to Dodge County's Parcels.

The user expressly agrees that use of Dodge County's web site is at the user's sole risk. Dodge County does not warrant that the service will be uninterrupted or error free. The documents, including tax forms and publications, published on this server could contain technical inaccuracies or typographical errors. Changes may be made periodically to the tax laws, administrative rules, tax releases and similar materials; these changes may or may not be incorporated in any new materials on the web site. However, existing documents will not be revised to incorporate changes occurring after the publication date.

If you have obtained information from a source other than Dodge County, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out-of-date. It is recommended that careful attention be paid to the contents of any data associated with a file, and that the originator of the data or information be contacted with any questions regarding appropriate use.

Current year assessment information may be subject to change due to continuous data entry or may be changed by the assessor at Open Book or Board of Review proceedings. Assessments are not finalized until the Board of Review has met.

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DODGE COUNTY LAND RECORDS

Parcel 206-1114-0422-241

Tax Year 2011, Last Updated 08/15/2011

General Property Information

Parcel Number 206-1114-0422-241
Municipality 206 - CITY OF BEAVER DAM
Property Address 105 HASKELL ST
BEAVER DAM
School District BEAVER DAM
Technical College District MPTC FOND DU LAC
Special District(s)
Owner Name W B S INC
Mailing Address W B S INC
721 E SUMNER ST
HARTFORD, WI 53027

Recording Information**(Does Not Include Mortgages)**

Instrument	0671289	0631111	0468860
Document Type	Not Available	Not Available	Not Available
Recorded Date	Not Available	Not Available	Not Available
Document Date	Not Available	Not Available	Not Available
Transfer Tax*	Not Available	Not Available	Not Available

*Transfer Tax is calculated at \$3 per \$1000 of the sales price.

Property Assessment Information

Land Class-Use	Acres	Land	Improvements	Total
1-02 Commercial	0.177	\$22,200	\$0	\$22,200
Totals	0.177	\$22,200	\$0	\$22,200

Section-Town-Range 4-11-14

Tax Parcel Description* LOT 9 BLK 19 BROWER & ACKERMANS ADD

*Tax Parcel Description is not the Legal Description. Please note that the Tax Parcel Description presented in this application is used to locate property in general terms only. The Tax Parcel Description should not be used as or confused with the Legal Description of a particular property (a legal description is far more precise than a tax parcel description).

2011 Property Tax Information	
General Net	\$0.00
Lottery Credit	\$0.00
General Tax	\$0.00
Tax Totals	\$0.00

Disclaimer of Accuracy of Data: The above data was printed from the Dodge County Land Records System. This system is for testing purposes only. The data contained in this system is not intended to represent current or actual information

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pertaining to Dodge County's Parcels.

The user expressly agrees that use of Dodge County's web site is at the user's sole risk. Dodge County does not warrant that the service will be uninterrupted or error free. The documents, including tax forms and publications, published on this server could contain technical inaccuracies or typographical errors. Changes may be made periodically to the tax laws, administrative rules, tax releases and similar materials; these changes may or may not be incorporated in any new materials on the web site. However, existing documents will not be revised to incorporate changes occurring after the publication date.

If you have obtained information from a source other than Dodge County, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out-of-date. It is recommended that careful attention be paid to the contents of any data associated with a file, and that the originator of the data or information be contacted with any questions regarding appropriate use.

Current year assessment information may be subject to change due to continuous data entry or may be changed by the assessor at Open Book or Board of Review proceedings. Assessments are not finalized until the Board of Review has met.

May 24, 2002

CERTIFIED MAIL

7001 1940 0005 7556 5632

City of Beaver Dam
Department of Public Works
Attn: City Engineer, Mr. Bruce Gall
205 S. Lincoln Ave.
Beaver Dam, WI 53916

**RE: Notification of Petroleum Contamination to Right of Way
Flynn Motors
301 S. Front St., Beaver Dam, WI
WDNR BRRTS # 03-14-111813, PECFA # 53916-1607-01**

Dear Mr. Gall,

This correspondence is submitted to supplement the requirements of the Wisconsin Department of Natural Resources conditional closure of the above referenced Leaking Underground Storage Tank (LUST) facility regarding petroleum contamination detected in the city's right of way. Groundwater contamination that appears to have originated on my property located at 301 S. Front Street has migrated onto city property under Haskell Street. The levels of Benzene contamination in the groundwater on the city right of way are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. Groundwater flows generally south in the area at a depth of approximately 9-11 feet below grade. The location is depicted on the attached figure. 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 city property, neither the city nor any subsequent owner of the property will be held responsible for investigation or cleanup of this groundwater contamination, as long as the city and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to the 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, 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.

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.

Should the city or any subsequent property owner wish to construct or reconstruct a well on the property, special well construction standards will be necessary to protect the well from the residual groundwater contamination.

My environmental consultant is AES Consultants, Ltd. located at 1009 Washington St., Grafton, WI 53024. The project manager is Mr. Jake Saeger, who can be reached at (262) 375-7500 if you have any technical questions.

If you need more information, you may contact me at (920) 885-7212 or you may contact Mr. Jim Kralick with the WI Department of Natural Resources at (920) 387-7867.

Best Regards,



Mr. Jim Flynn

Enclosed: Figure estimating area of groundwater contamination