

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location 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: Site Layout Map**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 03-23-001086

ACTIVITY NAME: Deppler Cheese

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: Soil Analytical Results

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

Table #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-23-001086

ACTIVITY NAME: Deppler Cheese

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

George E. Meyer
Secretary

December 9, 1994

File Ref: 1086

Mr. Albert Deppeler
N2893 Youth Cabin Road
Monroe WI 53566

SUBJECT: Deed Restriction
Deppeler Cheese, W6805 Deppeler Road, Monroe

Dear Mr. Deppeler:

The Department has received a copy of the completed Deed Restriction for the above property. There is proof of filing this record with the Green County Register of Deeds. Therefore, closure of this site has been granted and no further action is necessary at this time. If in the future the Department receives information which demonstrates that additional work is necessary and feasible, the Department has the authority to require further action.

You should note that this letter does not constitute Department "certification" under s. 144.765 (2) (a) 3, Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Persons who meet the definition of "purchaser: in s. 144.765 (1) (c) must receive Department pre-approval prior to conducting a site investigation in order to be eligible for the liability exemption under s. 144.765, Stats. If you are interested in obtaining the protection of limited liability, please contact Mark Giesfeldt at (608) 267-7562 or Darsi Foss at (608) 267-6713, in the Department of Natural Resources' Madison office for more information.

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

Sincerely,

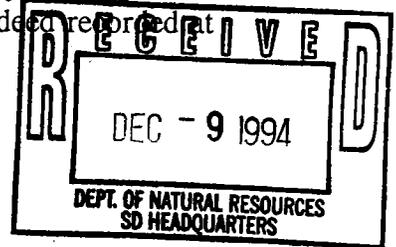
Stacy D. Dehne
Hydrogeologist
Telephone: (608) 275-3307

cc: Ms. Robyn Seymour, Nine Springs Environmental Consultants Inc,
5267 East Lacy Road, Madison WI 53711

VOL. 309 PAGE 0
REGISTER OF DEEDS OFFICE } ss
GREEN COUNTY WISCONSIN }
RECORDED Dec 5, 19 94
9:25 A. M. VOL. 509 PAGE 8
MARILYN NEJENSCHWANDER REGISTER
Ret: A. Deppeler - N 2893
C
Youth Cabin
Ad.
MORRIS, WIS.

DECLARATION OF RESTRICTION

IN RE: Property described as a strip of land located in the Northeast (NE) corner of the West half of the Southwest quarter (SW 1/4) of Section 29, Town of Clarno, Green County, Wisconsin, said strip of land being 275 feet North and South and 165 feet East and West, said North and South dimensions running to the center of the roadway running East and West at the North of said land, more particular described in the warranty deed recorded at Volume 170, Records, Page 342, (Document No. 202242).



State of Wisconsin

County of Green.

WHEREAS Albert Deppeler is the owner of record of the above-described property; and

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

Now, therefore, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

One or more petroleum discharges have occurred at this property. Structural impediments existing at the time of clean-up made complete remediation of the discharges impracticable. Petroleum contaminated soil may remain at this property at the following location(s): 450 ppm Diesel Range Organics (DRO) contamination remains approximately 7 feet east of the northeast corner of the concrete slab, located at the southeast corner of the Factory Building. The contamination, existing at a depth of approximately 8 feet, could not be removed due to the presence of an LP gas line running diagonally through the subsurface. Pursuant to the requirements of s. 144.76, Wis. Stats., any future subsurface work in this/these location (s) which removes the structural impediments which currently exist shall provide for investigation of the degree and extent of petroleum (DRO) contamination. To the extent of contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successor or assign. The Department, its successor or assign, may initiate proceedings at law or in equity against any person or persons violating or proposing to violate this covenant to prevent the proposed violation or to recover damages for such violation.

Signed by the property owner or owners this 5th day of Dec, 1994

By Albert Deppeler
Property Owner

By _____
Property Owner

Subscribed and sworn to before me this 5th day of Dec, 1994

Yaci A. Serber
Notary Public, State of Wisconsin, My Commission expires 8/18/96

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

VOL 170 PAGE 342

202242

This Indenture, Made this 2nd day of March, A. D., 19 59,

between The Staver Cheese Cooperative, a Wisconsin cooperative association,

incorporated duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at the Township of Clarno, Green County, Wisconsin, party of the first part, and Albert H. Deppeler

part V 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 good and valuable consideration

to it paid by the said part V 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 part V of the second part, his heirs and assigns forever, the following described real estate, situated in the County of Green, and State of Wisconsin, to-wit:

A strip of land located in the Northeast (NE) corner of the West half of the Southwest Quarter (SW 1/4) of Section 29, Town of Clarno, Green County, Wisconsin, said strip of land being 275 feet North and South and 165 feet East and West, said North and South dimensions running to the center of the roadway running East and West at the North of said land.



This instrument drafted by John K. Callahan, Attorney, Monroe, Wisconsin.

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.

10

11/15/94



D. N. 12

Att: Stacy Dekne

File Ref. 1086 - letter of 11/3/94

legal description of Deppeler
check for deed restriction.

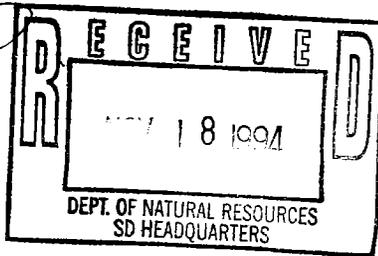
Please send future correspondence

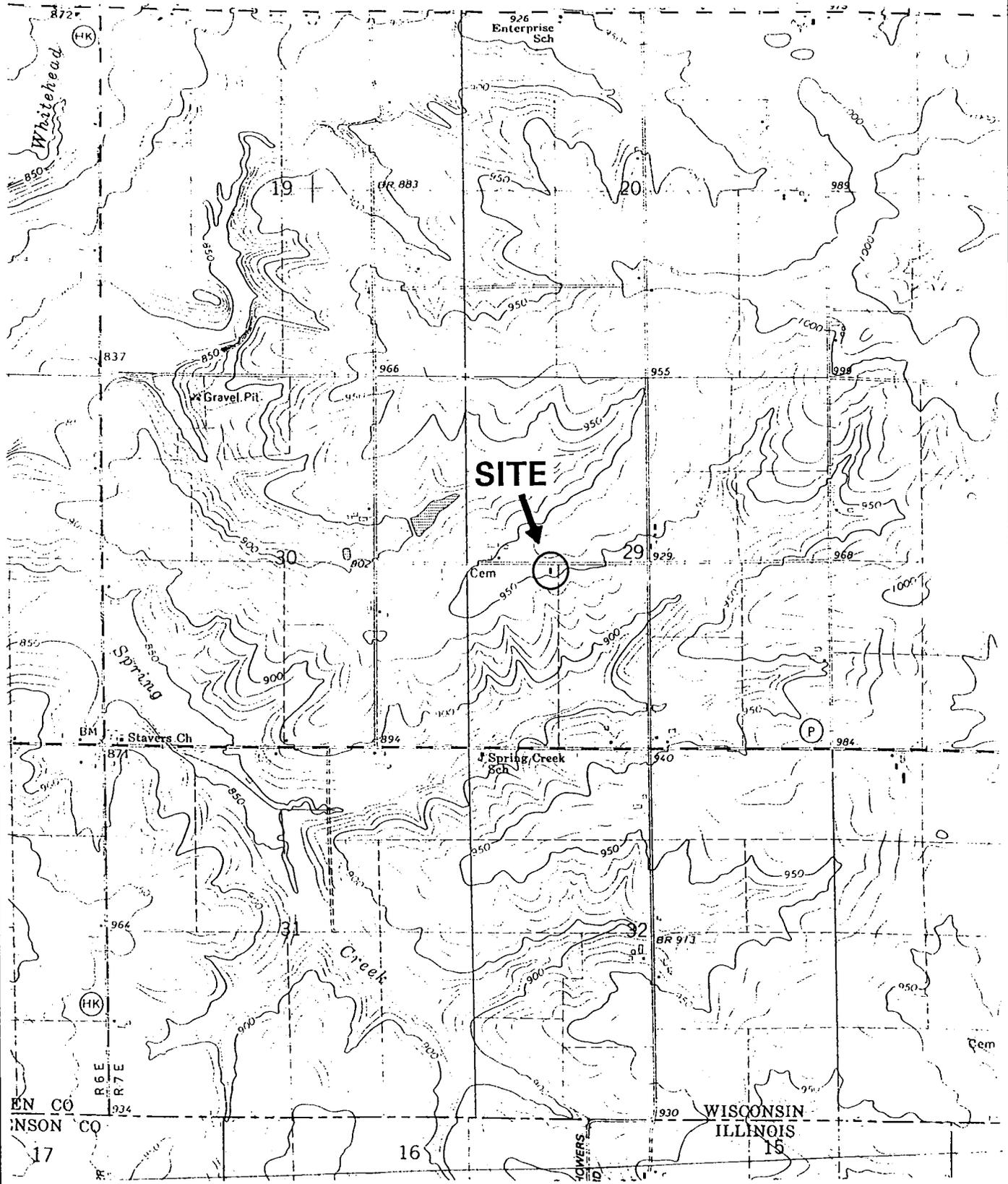
to

Albert Deppeler
N2893 Youth Cabin Rd.
Monroe, WI 53566

Thank You

WED





Base map taken from Monroe, Wis. - Ill. 7.5 minute series topographic quadrangle (photorevised 1982). Scale 1:24000



DEPELER CHEESE FACTORY
 W6805 DEPELER ROAD
 MONROE, WISCONSIN

FIGURE 1
 SITE LOCATION MAP

PROJECT 1019001

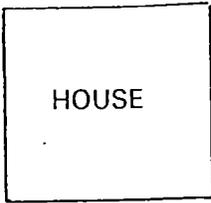
JUNE 1994

NINE SPRINGS
 ENVIRONMENTAL CONSULTANTS, Inc.

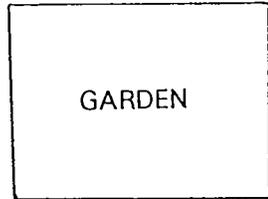
DEPELER ROAD

GRASS

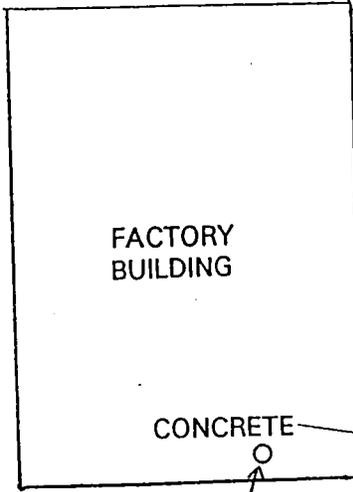
GRASS



HOUSE



GARDEN



FACTORY BUILDING

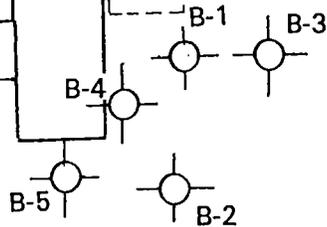
ASPHALT

APPROXIMATE LOCATION OF THE FORMER HEATING OIL UST

CONCRETE

ASPHALT

POTABLE WATER WELL



GRASS

GARAGE

SCALE: 1" = 30'



SOIL BORINGS



DEPELER CHEESE FACTORY
W6805 DEPELER ROAD
MONROE, WISCONSIN

FIGURE 2
SITE LAYOUT PLAN

PROJECT 1019001

MAY 1994

NINE SPRINGS
ENVIRONMENTAL CONSULTANTS, Inc.

DEPELER ROAD

GRASS

GRASS

HOUSE

GARDEN

GRAVEL

FACTORY BUILDING

APPROXIMATE LOCATION OF THE FORMER HEATING OIL UST

CONCRETE

NORTH SIDEWALL

WEST SIDEWALL

EAST SIDEWALL

POTABLE WATER WELL

GRAVEL

SOUTH SIDEWALL

LIMITS OF EXCAVATION

NORTHERN LIMIT OF CONTAMINATED SOIL PILE (EXTENDS TO THE SOUTH APPROXIMATELY 59 FT)

GARAGE

NOTE: SEE FIGURE 3 FOR EXCAVATION AND SOIL SAMPLE DETAILS.

SCALE: 1" = 30'

● SIDEWALL SOIL SAMPLES



DEPELER CHEESE FACTORY
W6805 DEPELER ROAD
MONROE, WISCONSIN

FIGURE 2
SITE LAYOUT PLAN

PROJECT 1019001

SEPTEMBER 1994

NINE SPRINGS
ENVIRONMENTAL CONSULTANTS, Inc

EXCAVATION CROSS SECTION
(EAST SIDEWALL)



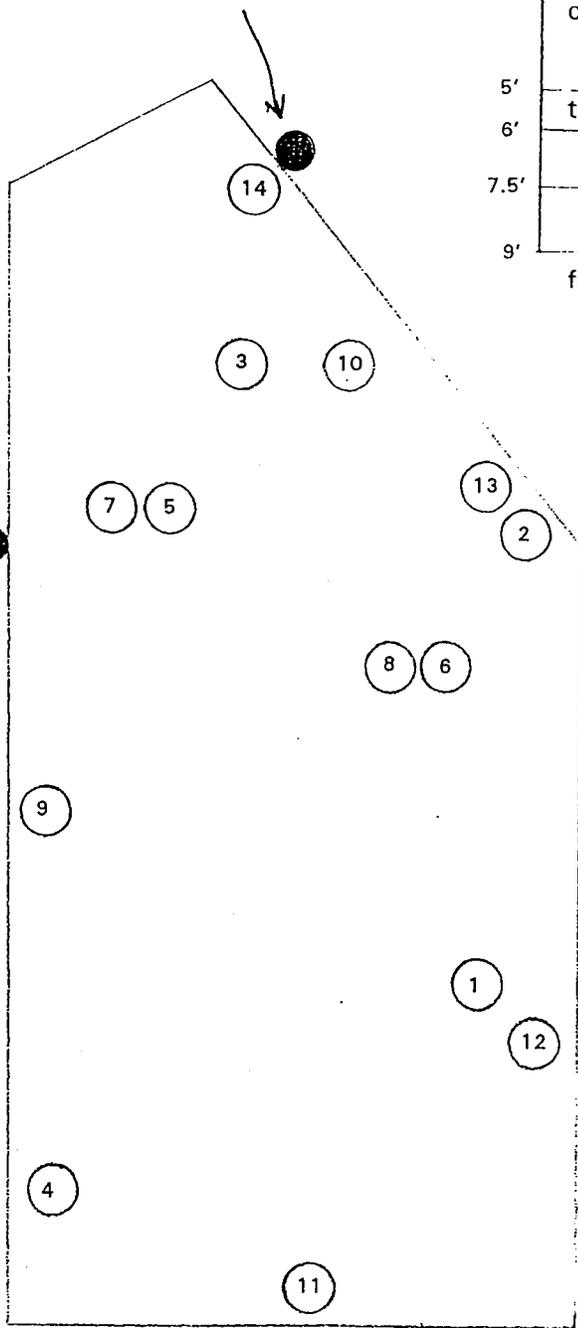
6" to 1'	compacted gravel
	clay, sandy, black, dark grey, slightly moist
5'	transition between layers
6'	red clay
7.5'	sand and gravel
9'	fractured bedrock

NORTH SIDEWALL SAMPLE

WEST SIDEWALL SAMPLE

EAST SIDEWALL SAMPLE

SOUTH SIDEWALL SAMPLE



Note: Refer to Table 1 for soil sample headspace results.



Soil sample collected for analytical lab testing



Soil sample collected for field headspace analysis using a Photovac MP 1000 Photoionization detector.

SCALE: 1" = 5'

DEPELER CHEESE FACTORY
26805 DEPELER ROAD
MONROE, WISCONSIN

FIGURE 3
EXCAVATION SAMPLE LAYOUT PLAN

PROJECT 1019-001

SEPTEMBER 1994

NINE SPRINGS
ENVIRONMENTAL CONSULTANTS, Inc.

Table 1
Soil Analytical Results
Deppeler Cheese Factory
Monroe, Wisconsin

Analyte	B-1 7.5 - 8 ft	B-2 7.5 - 8 ft	B-3 6.5 - 7 ft	B-4 8.5 - 9 ft	B-5 9 - 9.5 ft
Diesel Range Organics (mg/kg)	1600 ¹	<5.8	<5.8	1800 ¹	<5.4
PAH (ng/g)					
Acenaphthene	<4.7	<4.3	<3.8	186	<4.6
Fluorene	1490	<2.5	<2.2	582	<2.7
Naphthalene	5440	<4.7	<4.1	2490	<5.0
Phenanthrene	<2.3	<2.2	<1.9	1670	<2.3
1-Methyl Naphthalene	10300	<18	<15	3590	<19
2-Methyl Naphthalene	11300	<18	<15	5910	<19
PVOC (mg/kg)					
Ethylbenzene	0.22	<0.006	<0.006	0.18	<0.005
m&p-xylene	0.13	<0.006	<0.006	0.11	<0.005
o-xylene	0.21	<0.006	<0.006	0.10	<0.005
1,3,5-Trimethylbenzene	0.60	<0.006	<0.006	0.44	<0.005
1,2,4-Trimethylbenzene	1.1	<0.006	<0.006	0.69	<0.005

¹ - Sample contains fractions lighter than diesel range organic hydrocarbons.

Note: Results for all PAH and PVOC compounds not listed were below method detection limits.

Table 2
Deppeler Cheese Factory
Excavation Soil Sample Analytical Results (8/3/94)

Analyte (ppm)	Sample Location						DNR Interim Cleanup Guidance
	South Sidewall (9 ft)	East Sidewall (8.5 ft)	West Sidewall (8.5 ft)	North Sidewall (8 ft)	Clean Soil Pile	Contamin ated Soil Pile	
DRO	30	<6.6	<6.0	450	18	140	100/250*
Methyl Tert-Butyl Ether	<0.007	<0.007	<0.006	<0.031	<0.006	<0.033	NA
Benzene	<0.007	<0.007	<0.006	<0.031	<0.006	<0.033	.0055
Toluene	<0.007	<0.007	<0.006	<0.031	<0.006	<0.033	1.5
Ethylbenzene	<0.007	<0.007	<0.006	<0.031	<0.006	<0.033	2.9
m+p xylene	<0.007	<0.007	<0.006	<0.031	<0.006	<0.033	4.1
o xylene	<0.007	<0.007	<0.006	<0.031	<0.006	<0.033	
1,3,5-Trimethylbenzene	<0.007	<0.007	<0.006	<0.031	<0.006	<0.033	NA
1,2,4-Trimethylbenzene	<0.007	<0.007	<0.006	0.15	<0.006	<0.033	NA
Coefficient of Permeability, k (cm/sec)	--	--	--	1.9×10^{-8}	--	--	NA

Notes:

- * WDNR Cleanup Guideline for soils with permeabilities $< 10^{-6}$ cm/sec is 250 ppm and 100 ppm for permeabilities $> 10^{-6}$ cm/sec
- NA = Not applicable, no guidelines exist
- The analytical test was not conducted for the appropriate soil sample