

To: Larry Lester

From: WJ Wojner

Re: Groundwater Use Restriction  
GIS Registry Data

Site Name/Address:

Schweiger Industries Inc.

300 Collins Road

Jefferson 53549

BRRTS #:

03 28 001224

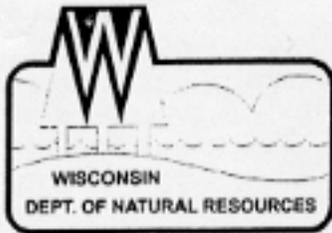
Date of Closure Decision:

~~July~~ March 23 1999

- Off-site Contamination  
 Right-of-way Contamination

Packet Contains:

1. Closure Letter July 13 1999
2. Conditional closure letter March 26 1999
3. All property deeds with 140 ES exceedances *Gw use Part*
4. Metes/bounds legal description (certified survey)
5. Tax parcel number *Gw use Rest*
6. GPS data for each affected property
7. General location map *Figure 1*
8. Detailed location map, showing all parcels *Figure 4* affected by 140 ES exceedances, property boundaries, buildings, etc.
9. Latest map showing gw flow direction, MW, potable wells. *[optional: Isoconcentration maps of compounds => ES]*
10. Latest map showing extent or outline of contamination plume and gw flow direction
11. Latest table of analytical results *Table 1*
12. Geologic cross section



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Ruth E. Badger, Regional Director

South Central Region Headquarters  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397  
Telephone 608-275-3266  
FAX 608-275-3338  
TDD 608-275-3231

July 13, 1999

File Ref: 03-28-001224

City Administrator David Schornack  
City of Jefferson  
317 South Main Street  
Jefferson WI 53549

Subject: Former Schweiger Industries, 300 Collins Road, Jefferson

Dear Administrator Schornack:

In March, 1999, the above named site was closed by the South Central Region Close Out Committee on the condition that a Groundwater Use Restriction be filed with the deed running with the property at the Jefferson County Register of Deeds Office. I received the recorded Deed document on June 3, 1999, thus completing one condition of the site closure.

Another condition for the site closure was that the groundwater monitoring wells need to be abandoned according to NR 141, Wisconsin Administrative Code. The Well Abandonment Forms have been received. The site is now considered "closed" and no further remediation is needed.

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

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this correspondence, please contact me at the number shown below.

Sincerely,

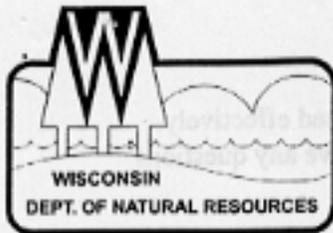
Wendell Wojner  
Hydrogeologist  
(608) 275-3297

cc: Stephen Hjort, RSV Engineering, Inc., 110 West Linden Drive, Suite C, PO Box 298,  
Jefferson, WI 53549

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FAX 608-275-3338  
TDD 608-275-3231

March 26, 1999

File Ref: 03-28-001224

Farmers & Merchants Bank  
106 South Main Street  
PO Box 118  
Jefferson WI 53549

Subject: Former Schweiger Industries, 300 Collins Road, Jefferson

Dear Sirs:

In March, 1999, the above named site was reviewed by the South Central Region Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wisconsin Administrative Code. This committee agreed to close this site on the condition that a Groundwater Use Restriction be filed with the deed running with the property at the Jefferson County Register of Deeds Office. The well restriction will state that groundwater contamination may remain at the site and that additional remedial action is not feasible at this time. A sample of the Groundwater Use Restriction has been attached.

In order for the Groundwater Use Restriction to be processed, you must submit a copy of the property deed to the Department. The information will be used to produce a document that will be sent back to you in draft form. If it meets with your approval, you should file it with the Jefferson County Register of Deeds and submit a copy with the proof of filing to the Department. When we have received confirmation of the action, another letter will be written to show the condition for site closure has been met.

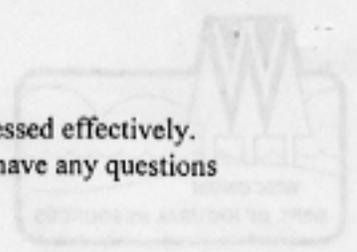
Another condition for the site closure is that the groundwater monitoring wells need to be abandoned according to NR 141, Wis. Adm. Code. When the Well Abandonment Forms have been received from you, another letter will be written to show the change in site status from "open" to that of a site requiring "no further action".

The Groundwater Use Restriction is an option, which the Department can offer you in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. You should contact the Department of Commerce (608 266-4545) to determine eligibility of the additional work to qualify for reimbursement under the PECFA program.

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

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Please submit the official copy of the deed within 30 days so that the work can be processed effectively. The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this correspondence, please contact me at the number shown below.

Sincerely,

Wendell Wojner  
Hydrogeologist  
(608) 275-3297

cc: Stephen Hjort, RSV Engineering, Inc., 110 West Linden Drive, Suite C, PO Box 298,  
Jefferson, WI 53549

March 26, 1999

Forman & Merchants Bank  
100 South Main Street  
PO Box 118  
Jefferson WI 53549

Subject: Former Schwinger Industries, 100 Collins Road, Jefferson

Dear Sir:

In March, 1999, the above named site was reviewed by the South Central Region Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 715, Wisconsin Administrative Code. This committee agreed to close this site on the condition that a Groundwater Use Restriction be filed with the deed conveying with the property at the Jefferson County Register of Deeds Office. The well restriction will state that groundwater contamination may remain at the site and that additional remedial action is not feasible at this time. A sample of the Groundwater Use Restriction has been attached.

In order for the Groundwater Use Restriction to be processed, you must submit a copy of the property deed to the Department. The information will be used to prepare a document that will be sent back to you in draft form. If it meets with your approval, you should file it with the Jefferson County Register of Deeds and submit a copy with the deed of filing to the Department. When we have received confirmation of the action, another letter will be written to show the condition for site closure has been met.

Another condition for the closure is that the groundwater monitoring wells need to be abandoned according to NR 141, Wis. Adm. Code. When the Well Abandonment Forms have been received from you, another letter will be written to show the change in site status from "open" to that of a site requiring "no further action."

The Groundwater Use Restriction is an option which the Department can offer you in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. You should contact the Department of Commerce (608 255-4543) to determine eligibility of the additional work to qualify for reimbursement under the RCRA program.

The case may be reopened pursuant to a NR 720.09, Wis. Adm. Code if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety, welfare or the environment.



1019012

Document Number

GROUNDWATER USE RESTRICTION

Description: Being part of the N.W. 1/4 of the N.W. 1/4 of Section 14 and part of the S.W. 1/4 of the S.W. 1/4 of Section 11, Township 6 North, Range 14 East, City of Jefferson, Jefferson County, Wisconsin, being more completely Described as follows: Beginning at the Southwest corner of said Section 11; thence S. 01°20'20"E. a distance of 133.88 feet; thence along the East line of Block 4 of Whispering Oaks to a point on the Northerly right of way of Collins Road; thence with said right of way N. 65°40'34"E. a distance of 197.08 feet to a point on a curve; thence with said curve to the right a length of 204.29 feet. Said curve having a radius of 480.00 feet, a chord that bears N.77°52'09"E. for A distance of 202.75 feet to a point; thence leaving said right of way N.03°47' 51"E. a distance of 293.78 feet to a point; thence N. 01°01'23"E. a distance of 156.39 feet to a point; thence N.88°11'33"W. a distance of 413.60 feet to a point on the East line of Block 4; thence with said East line S.01°17'33"E. a distance of 452.60 feet to the point of beginning.

Declaration of Restrictions

STATE OF WISCONSIN        )  
  ) ss  
COUNTY OF JEFFERSON    )

WHEREAS, The City of Jefferson, Wisconsin is the owner of the above-described property.

WHEREAS, one or more volatile organic chemical discharges have occurred at this property. Organic chemical contaminated groundwater above NR 140 Wisconsin Administrative Code Enforcement Standards for naphthalene exists on this property at recovery well RW-1. Exhibit A shows a map of the area for the residual contamination prepared by RSV Engineering, Inc. This is attached hereto and made a part hereof.

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

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

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 Wis. Adm. Code is restricted by ch. NR 811 and ch. NR 812 Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

3:45

VOL 1104 PAGE 884

RECEIVED FOR RECORD  
at 3:45 o'clock P. M

MAY 26 1999

Register of Deeds  
Jefferson County, WI

Recording Area

Name and Return Address

DAVID R. SCHORNACK  
CITY HALL  
317 S. MAIN  
JEFFERSON, WI 53549

241-0614-1133-015

Parcel ID Number

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, to determine what specific prohibitions or requirements are applicable prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

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 and assigns. The Department, its successors or assigns, may initiate proceedings at law or 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 the restrictions set forth in this covenant are no longer required. Upon 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 can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 26th day of May, 19 99.

By signing this document, DAVID R. SCHORACK, CITY ADMIN., acknowledges that he/she is duly authorized to sign this document on behalf of the City of Jefferson.

Signature: *David R. Schorack*  
Printed Name: DAVID R. SCHORACK

Subscribed and sworn to before me  
this 26th day of May, 19 99  
*Cheryl M. Foreman*  
Notary Public, State of Wisconsin  
My commission 9-17-2000

The Wisconsin Department of Natural Resources drafted this document.

DATE: April 24, 1998  
 TO: Steve Ales, Tom Stunkard, Pat McCutcheon  
 FROM: WJ Wojner  
 SUBJECT: Schweiger Industries, 300 Collins Road, Jefferson

FILE REF: 03-28-001224

The site had six USTs removed in 10/91. The tanks were a 2000 gallon waste oil tank (clean), 12,000 gallon Diesel tank (DRO > NR 720), 25,000 gallon diesel tank (DRO > NR 720), 2,000 gallon leaded gasoline, (clean), 8,000 gallon new motor oil tank (clean), 1,000 gallon antifreeze tank (clean). The pump islands were sampled in six locations with two of them showing contamination (Island #1 west end) (Island #2 west end). The site was a fueling and service terminal for the trucking operations of Schweiger Furnitures.

At the time of the tank removal, a limited soil contamination effect was performed. Soils were removed to about 14 feet in depth and clean backfill was placed. About 550 yds<sup>3</sup> were taken to the Valley Sanitation Landfill.

Soils: sands, silts, gravel, silty sand to 15 feet, interbedded sand, silty sand and clay to 23 feet and then clay from 23 to 40 feet. Groundwater flow is east. Groundwater found at 20-22 feet. Some reports show water levels were 13-17 feet bgs.

Fifteen borings placed 2/92. B12 near area of the former 25,000 gallon diesel tank had DRO of 7000ppm.

Five monitoring wells and one recovery well were installed in 6/92 and 7/92. Only the recovery well was impacted: Napthalene 148ppb, Benzo(a)pyrene 887ppb.

Eleven Geoprobos conducted 1/94.

Groundwater sampling done 3 rounds from 6/92-5/93. Then switch consultants and do two rounds-one in 8/93 and the other in 1/95.

Schweiger filed for Chapter 11 bankruptcy in the fall of 1994.

Another consultant, RSV, visited the site in 8/97 and recommended repairing the monitoring wells. MW-2 was abandoned-upgradient and under water often.

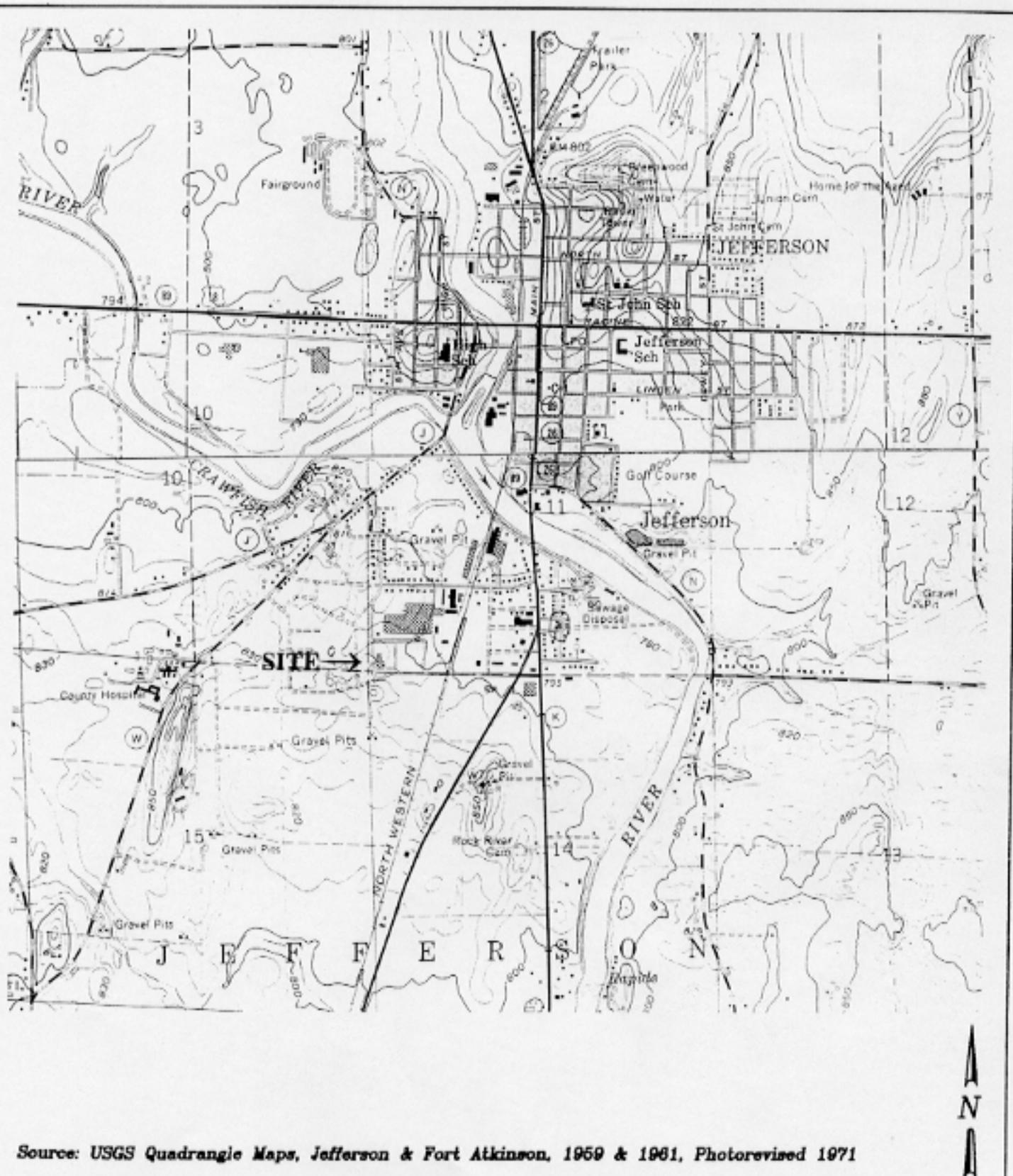
Another round of groundwater samples was collected in 9/97. Three soil borings were performed in 12/97. The 3 soil borings were to 30 feet bgs and one to 40 feet bgs.

They seem to define contamination in the area of the former 25,000 gallon diesel tank, but it does not appear to be migrating so they are asking for closure with 1. a deed restriction for future groundwater use at the site and 2. groundwater sampling at an appropriate frequency till the results are below PALS and they would request removal of the Deed restriction. Then they would abandon the wells.

There has been substantial sampling and little contamination found to merit additional work, therefore, I recommend closure.

Steve Ales \_\_\_\_\_ Date  
 Tom Stunkard \_\_\_\_\_ Date  
 Pat McCutcheon \_\_\_\_\_ Date

1. Survey wells
2. RW 1, MW 3, MW 4 sample 1/4
3. Sample for Degradation parameter

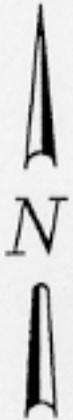


Source: USGS Quadrangle Maps, Jefferson & Fort Atkinson, 1959 & 1961, Photorevised 1971

**RSV ENGINEERING, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 CONSTRUCTION MANAGERS  
 ENVIRONMENTAL SCIENTISTS  
 110 W. LINDEM DR., SUITE C, JEFFERSON, WI 53549 920-674-3411

**SITE LOCATION MAP**  
 Former Schweiger Industries  
 300 Collins Road  
 Jefferson, Wisconsin

**FIGURE**  
**1**



GARAGE  
(100' X 190')

MW-2  
(ABANDONED)

MW-3  
795.93

MW-4  
796.27

RW-1  
797.19

MW-1  
797.63

MW-5  
795.98

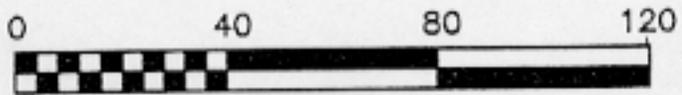
796.0

797.0

COLLINS ROAD



LEGEND	
MW-1	MONITORING WELL
797.63	GROUNDWATER ELEVATION
-796-	150-CONTOUR
	GENERAL DIRECTION OF GROUNDWATER FLOW



**RSV ENGINEERING, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
CONSTRUCTION MANAGERS,  
ENVIRONMENTAL SCIENTISTS  
110 W. LINDEN DR., SUITE C, JEFFERSON, WI 53549 920-674-3411

GROUNDWATER ELEVATION MAP 01/19/99  
Former Schweiger Industries  
300 Collins Road  
Jefferson, Wisconsin

FIGURE  
4

Table 1. Laboratory Analytical Results of Groundwater Samples Collected at the Former Schweiger Industries Property, 300 Collins Road, Jefferson, Wisconsin.

Parameter	RW-1										ES	PAL		
	5/30/02	3/22/03	5/24/03	8/25/03	1/4/05	9/25/07	10/1/08	1/19/09						
VOC														
Benzene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	5	0.5
Toluene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	343	68.6
Ethylbenzene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	700	140
Total Xylenes	<1.0	<1.0	1.3	5.4	4.5	26	13.9	8.5	11	6.1	22	11	620	124
1,2,4-Trimethylbenzene	377	<1.0	9.5	20	31	91	66	34	26	21	8.1	8.1		
1,3,5-Trimethylbenzene	<1.0	<1.0	2.7	10	14	20	14	8.1	20	21	8.1	8.1		
Methyl-Tert-Butyl-Ether	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Styrene	23.8	NDA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	100	10
Naphthalene	11.0	<1.0	7.1	3.7	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	40	0
n-Propylbenzene	142	NDA	1.1	2.7	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8		
n-Propylbenzene	10	NDA	<1.0	3.4	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5		
n-Butylbenzene	<1.0	<1.0	4.3	14	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5		
n-Butylbenzene	88	NDA	<1.0	3	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9		
4-Propyltoluene	126	NDA	1	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6		
PAH														
Acenaphthene	<8.9	NDA	<0.34	NA	<1.0	NA	<1.0	NA	<1.0	NA	NA	NA		
Acenaphthylene	100	NDA	<0.34	NA	<1.0	NA	<1.0	NA	<1.0	NA	NA	NA		
Anthracene	<0.19	NDA	<0.17	NA	<0.40	NA	<0.40	NA	<0.40	NA	NA	NA		
Benzo(a)anthracene	199	NDA	<0.17	NA	<0.50	NA	<0.50	NA	<0.50	NA	NA	NA		
Benzo(a)pyrene	<0.47	<0.008	<0.34	NA	<0.60	NA	<0.60	NA	<0.60	NA	NA	NA		
Benzo(b)fluoranthene	<1.3	NDA	<0.17	NA	<0.60	NA	<0.60	NA	<0.60	NA	NA	NA		
Benzo(k)fluoranthene	24.8	NDA	<0.17	NA	<0.40	NA	<0.40	NA	<0.40	NA	NA	NA		
Chrysene	45.9	NDA	<0.17	NA	<0.50	NA	<0.50	NA	<0.50	NA	NA	NA		
Dibenz(a,h)anthracene	<2.0	NDA	<0.17	NA	<0.40	NA	<0.40	NA	<0.40	NA	NA	NA		
Fluorene	85.4	NDA	<0.34	NA	<0.40	NA	<0.40	NA	<0.40	NA	NA	NA		
Indeno(1,2,3-cd)pyrene	1.92	NDA	<0.17	NA	<0.40	NA	<0.40	NA	<0.40	NA	NA	NA		
1-Methylpyrene	NA	NDA	NA	NA	30	30	30	30	30	30	30	30		
2-Methylpyrene	NA	NDA	NA	NA	31	31	31	31	31	31	31	31		
Phenanthrene	258	NDA	<0.17	NA	4.52	4.52	4.52	4.52	4.52	4.52	4.52	4.52		
Pyrene	887	NDA	<0.34	NA	NDA	NDA	NDA	NDA	NDA	NDA	NDA	NDA		
Diesel Range Organics (DRO)	690	NA	560	1200	2000	1400	1400	1400	1400	1400	1400	1400		
Gasoline Range Organics (GRO)	NA	NA	NA	NA	300	300	300	300	300	300	300	300		

\* Reported in micrograms per liter (µg/L) unless otherwise stated.

PAL - NR 140 Public Health Groundwater Quality Standards, Preventive Action Limit.

ES - NR 140 Public Health Groundwater Quality Standards, Enforcement Standard.

NA - Not analyzed.

NDA - No data available.