

GIS REGISTRY INFORMATION

| | | | | | |
|--|------------------|-------------------------------------|------------|-------------------------------------|-------------------------------|
| SITE NAME: | Wrench Residence | | | FID # | |
| BRRTS #: | 03-28-524037 | | | (if appropriate): | |
| COMMERCE # (if appropriate): | 53094-3943-13 | | | | |
| CLOSURE DATE: | August 27, 2004 | | | | |
| STREET ADDRESS: | 813 E. Cole St. | | | | |
| CITY: | Watertown | | | | |
| SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): | X = | 624386 | Y = | 303433 | |
| CONTAMINATED MEDIA: | Groundwater | <input checked="" type="checkbox"/> | Soil | <input type="checkbox"/> | Both <input type="checkbox"/> |
| OFF-SOURCE GW CONTAMINATION >ES: | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | |
| • IF YES, STREET ADDRESS: | | | | | |
| • GPS COORDINATES (meters in WTM91 projection): | | | | | |
| | X = | | Y = | | |
| OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | |
| • IF YES, STREET ADDRESS 1: | | | | | |
| • GPS COORDINATES (meters in WTM91 projection): | | | | | |
| | X = | | Y = | | |
| CONTAMINATION IN RIGHT OF WAY: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | |
| <u>DOCUMENTS NEEDED</u> | | | | | |
| Closure Letter, and any conditional closure letter issued | | | | | X |
| Copy of most recent deed, including legal description, for all affected properties | | | | | X |
| Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties | | | | | X |
| County Parcel ID number, if used for county, for all affected properties | | | | | X |
| Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. | | | | | X |
| Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs. | | | | | X |
| Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) | | | | | X |
| Tables of Latest Soil Analytical Results (no shading or cross-hatching) | | | | | X |
| Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. | | | | | X |
| GW: Table of water level elevations , with sampling dates, and free product noted if present | | | | | X |
| GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) | | | | | X |
| SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour | | | | | X |
| Geologic cross-sections, if required for SI. (8.5x14" if paper copy) | | | | | X |
| RP certified statement that legal descriptions are complete and accurate. | | | | | X |
| Copies of off-source notification letters (if applicable) | | | | | X |
| Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) | | | | | X |
| Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure | | | | | X |



commerce.wi.gov

Wisconsin
Department of Commerce

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Cory L. Nettles, Secretary

August 27, 2004

Ms. Nancy Wensch
W5154 E. Wenzel Ln.
Jefferson, WI 53549

RE: **Final Closure**

Commerce # 53094-3943-13 **WDNR BRRTS # 03-28-524037**
Wensch Residence, 813 E. Cole St., Watertown

Dear Ms. Wensch:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5403.

Sincerely,

A handwritten signature in cursive script that reads "Lee R. Delcore".

Lee R. Delcore
Hydrogeologist
Site Review Section

cc: Engel & Associates, Inc.
Case File



commerce.wi.gov

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Cory L. Nettles, Secretary

August 16, 2004

Ms. Nancy M. Wensch
W5154 E. Wenzel Ln.
Jefferson, WI 53549

RE: **Conditional Case Closure**

Commerce # 53094-3943-13 **WDNR BRRTS # 03-28-524037**
Wensch Residence, 813 E. Cole St., Watertown

Dear Ms. Wensch:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Engel & Associates, Inc., for the site referenced above. It is understood that residual groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- All monitoring wells must be properly abandoned and the appropriate documentation must be forwarded to the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5403.

Sincerely,

A handwritten signature in cursive script that reads "Lee R. Delcore".

Lee R. Delcore
Hydrogeologist
Site Review Section

cc: Engel & Associates, Inc.
Case File

Engel & Associates, Inc.

Geological & Environmental Consultants

July 9, 2004

Wisconsin Department of Commerce
Attn: Jennifer Skinner
101 West Pleasant Street, Suite 100A
Milwaukee, WI 53212-3963

Re: GIS Information for the Wrensch Property LUST Site,
813 East Cole Street, Watertown, Wisconsin
Commerce #: 53094-3943-13 WDNR BRRT's #: 03-28-524037

Dear Ms. Skinner:

Enclosed, please find the following information for registration to the Wisconsin Department of Natural Resources (WDNR) Geographical Information System (GIS):

1. Copy of most recent deed with affidavit of accuracy by owner;
2. Copy of the original plat map showing the original street name as Vine Street, and depicting the site location, Lot #7 in Block 2, relative to adjacent properties, within the Prentiss Addition subdivision. The other plat map is the current plat showing Lot # 7 (2731) on Cole Street.
3. Parcel Identification or Tax Key Number for the property is 291420200001.
4. The Geographic position coordinates for all impacted properties (meters in the WTM91 projection): (Note: The groundwater contaminant plume lies within the Wrensch Property and the Cole Street Right-of-Way)
624386, 303433;
5. Site location and Plan maps depicting the site boundaries, roads, buildings, contaminant sources, utility lines, monitoring wells (the site does not have a potable well, rather its serviced by municipal sewer and water). This map also includes the inferred groundwater contours and contaminant plume. Figures 2 and 3 from the Case Summary & Close Out Form have been combined for GIS registration.
6. Tables containing the analytical results for soil and groundwater samples.
7. A copy of the notification sent to the City of Watertown.

I believe the rest of the information you may need is in the CS&COF report as submitted. If you have any questions, please call me at (920) 929-9279.

Sincerely yours,
Engel & Associates, Inc.


Ronald J. Engel, P.G.
Project Manager

Enclosures

This Deed, made between Leo F. Breunig and Mary Louise Breunig, his wife

and Nancy M. Wrensch, a single woman, Grantor

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration Forty-four thousand (\$44,000.00) Dollars

conveys to Grantee the following described real estate in Jefferson County, State of Wisconsin:

Lot number Seven (7) in Block number Two (2) as marked and designated on the recorded map or plat of T. Prentiss' Addition to Watertown, being in the former Second Ward, now Eleventh Ward (Watertown, Jefferson County, Wisconsin.

ST. 6 of o/c 7 Tax

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto be And Leo F. Breunig and Mary Louise Breunig, his warrants that the title is good, indefeasible in fee simple and free and clear of encumbr

and will warrant and defend the same.

Dated this 12th day of June

Leo F. Breunig (SEAL)

Leo F. Breunig

Mary Louise Breunig (SEAL)

Mary Louise Breunig

AUTHENTICATION

Signatures authenticated this 12th day of June, 1978

Bernard J. Traeger

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Bernard J. Traeger

Watertown, Wisconsin

ACKNOWLEDGMENT

STATE OF WISCONSIN

Personally came before

to me known to be the person foregoing instrument and acknowledged

Notary Public My Commission is permanent date:

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

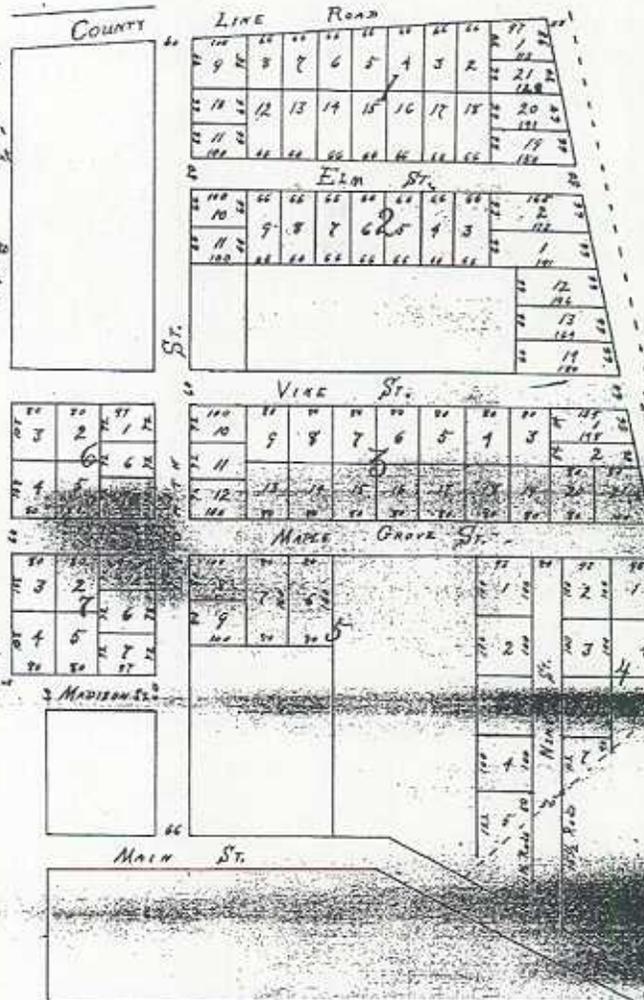
*Names of persons signing in any capacity should be typed or printed below their signatures.

T. PRENTISS ADDITION TO WATERTOWN

Register of
do hereby certify
above plats with
my office, and that
asscript therefrom

re of, I have hereunto
at the seat of said
September 1853.

Register



Let the 22nd of
Peterson's 2nd
Let the 22nd of
at the 22nd
Madison

Survey was first completed the 8th day of December 1851 and monument established at the South West corner of Block seven (7). Bearing, S. E. corner of W. C. Church South, 58° West and the South East corner of Peterson's 6. Side S. 77 1/2° West from monument

Tudson Prentiss, Surveyor.

State of Wisconsin }
Jefferson County } ss.

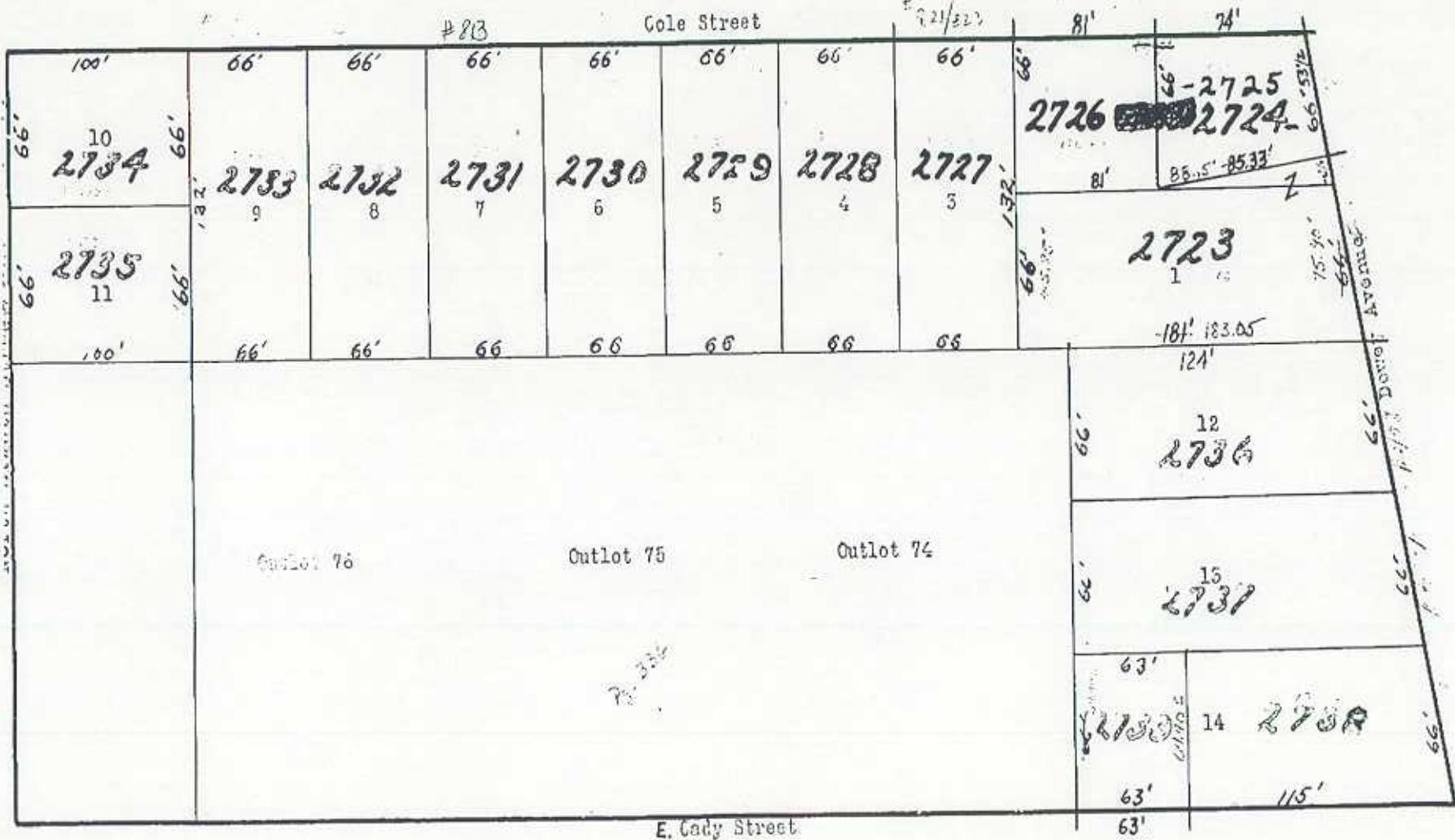
On this 11th day of May 1853 personally came before me Theodore Prentiss, David Brooks, & Ruby B. Pease

to me well known the said Theodore Prentiss acknowledged as executed this plat and the said David Brooks and Ruby B. Pease acknowledged that they have given, and dedicated to the public for a street all that strip of land about four feet wide off from the North end of said blocks, which is embraced in Maple Grove St. mentioned and described in this plat

Henry Mulberger

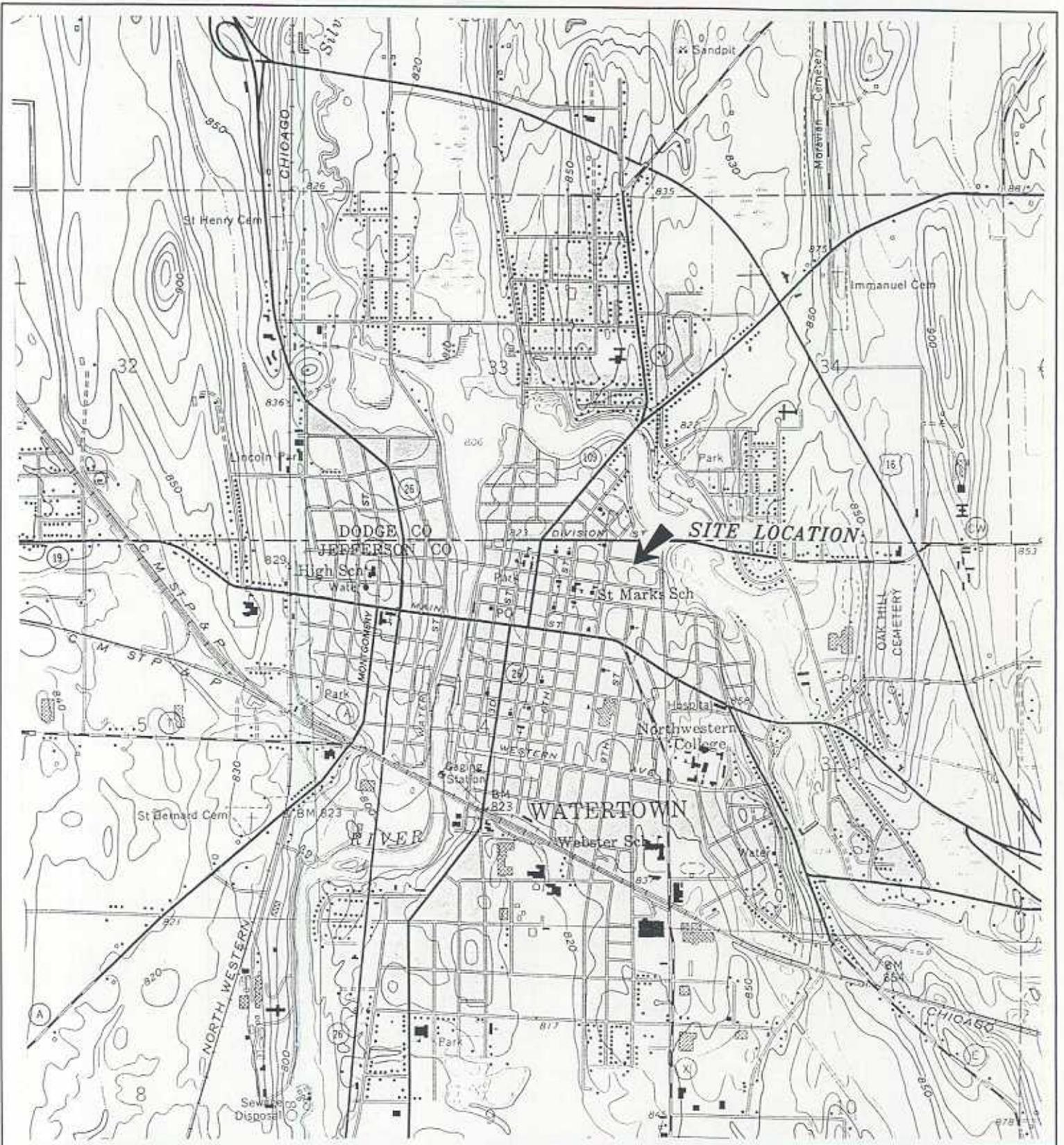
Justice of the Peace.

Recorded Apr. 10 A.D. 1854 at 10 o'clock P.M. in vol. 16 pp. 162.



78-312

Scale 1"=60'



CADASTRAL LOCATION:
 NE 1/4 NE 1/4 SEC 4 T8 N R16E
 CITY OF WATERTOWN
 JEFFERSON COUNTY, WISCONSIN



RESOURCE:
 WATERTOWN 7.5' QUADRANGLE
 NW/4 WATERTOWN 15' QUADRANGLE
 U. S. GEOLOGICAL SURVEY

| | |
|------------------|----|
| Revision | |
| 42502SiteLoc | |
| Revision History | |
| DATE | BY |
| | |
| | |
| | |
| Scale: 1:24,000 | |

Site Location Map
 Wensch Property
 Watertown, Wisconsin

ENGEL & ASSOCIATES, INC.

N4737 Highway 175 S
 Fond du Lac, WI 54937

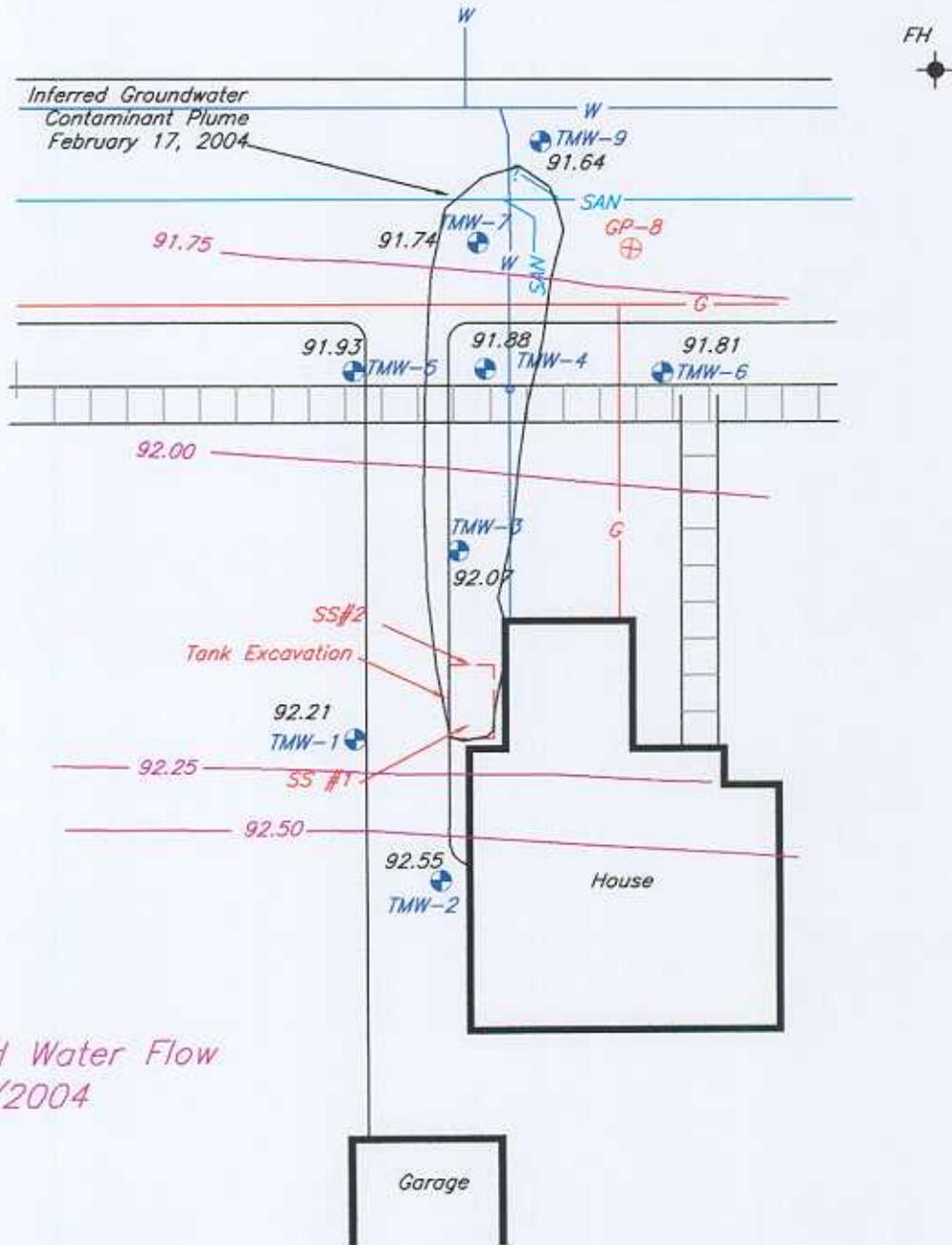
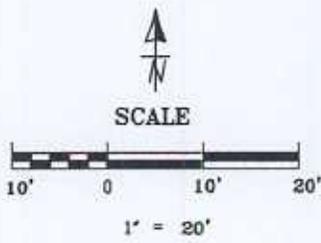
920-929-9279

Fax: 920-929-8754

425-02

FIGURE:

1



FILE NUMBER
wrench-plot1

DATE
11/03

Site Plan Map
Wensch Property
Watertown, Wisconsin

ENGEL & ASSOCIATES, INC.
N4737 HIGHWAY 175 S.
FOND DU LAC, WI 54937
920-929-9279 FAX: 920-929-8754

425-02
FIGURE
2/3

TABLE 3
GROUNDWATER QUALITY DATA
Wrench Property, Watertown, WI (Project # 425-02)

| Well ID | Sample Date | Static Water Level | TMB | Benzene | Ethylbenzene | MTBE | Naphthalene | Toluene | Xylenes |
|---|-------------|--------------------|------------|---------|--------------|-------|-------------|---------|---------|
| TMW-GP1 | 11/13/03 | 92.77 | <0.66 | <0.30 | <0.60 | <0.58 | <0.58 | <0.58 | <1.2 |
| TMW-GP1 | 02/17/04 | 92.21 | <0.40 | <0.14 | <0.40 | <0.36 | <0.47 | <0.36 | <0.74 |
| TMW- GP2 | 11/13/03 | 92.88 | <0.66 | <0.30 | <0.60 | <0.58 | <0.58 | <0.58 | <1.2 |
| TMW- GP2 | 02/17/04 | 92.55 | <0.40 | <0.14 | <0.40 | <0.36 | <0.47 | <0.36 | <0.74 |
| TMW- GP3 | 11/13/03 | 92.43 | NS | NS | NS | NS | NS | NS | NS |
| TMW- GP3 | 02/17/04 | 92.07 | 4.57 | <0.14 | <0.40 | <0.36 | 11 | 0.37 | 0.78 |
| TMW-GP4 | 11/13/03 | 92.46 | <i>109</i> | <0.30 | 2.5 | <0.58 | 100 | 0.70 | 7.9 |
| TMW-GP4 | 02/17/04 | 91.88 | <i>111</i> | <0.14 | 1.9 | <0.36 | 85 | <0.36 | 3.9 |
| TMW-GP5 | 11/13/03 | 92.51 | <0.66 | <0.30 | <0.60 | <0.58 | <0.58 | <0.58 | <1.2 |
| TMW-GP5 | 02/17/04 | 91.93 | <0.40 | <0.14 | <0.40 | <0.36 | <0.47 | <0.36 | <0.74 |
| TMW-GP6 | 11/13/03 | 92.33 | <0.66 | <0.30 | <0.60 | <0.58 | <0.58 | <0.58 | <1.2 |
| TMW-GP6 | 02/17/04 | 91.81 | <0.40 | <0.14 | <0.40 | <0.36 | <0.47 | <0.36 | <0.74 |
| TMW-GP7 | 11/13/03 | 92.38 | NS | NS | NS | NS | NS | NS | NS |
| TMW-GP7 | 02/17/04 | 91.74 | 102 | 0.22 | 29 | <0.36 | 140 | 0.69 | 67 |
| TMW-GP9 | 11/21/03 | 92.27 | 3.79 | <0.30 | 1.7 | <0.58 | 12 | <0.58 | 2.68 |
| TMW-GP9 | 02/17/04 | 91.64 | <0.40 | <0.14 | <0.40 | <0.36 | 0.86 | <0.36 | <0.74 |
| NR 140.10 Preventive Action Limit (PAL) | | | 96 | 0.5 | 140 | 12 | 8 | 200 | 1,000 |
| NR 140.10 Enforcement Standard (ES) | | | 480 | 5 | 700 | 60 | 40 | 1,000 | 10,000 |

Explanation: TMB = Total of 1,2,4- and 1,3,5-trimethylbenzene
Xylenes = Total of o-, p-, and m-xylenes
All results reported in ug/L

NS: Not sampled for this parameter
Italics indicates exceedance of NR 140.10 PAL
Bold indicates exceedance of NR 140.10 ES.

TABLE 2
GROUNDWATER ELEVATION DATA - MONITORING WELLS
Wrench Property, Watertown, WI (Project # 425-02)

| | | | | | |
|-------------------------|-----------|-----------|-----------|-----------|-----------|
| Well ID | TMW /GP-1 | TMW /GP-2 | TMW /GP-3 | TMW /GP-4 | TMW /GP-5 |
| Top of Casing Elevation | 99.04 | 99.40 | 99.08 | 98.78 | 98.58 |
| Top of Screen Elevation | 96.5 | 96.6 | 94.1 | 93.8 | 93.1 |
| Surface Elevation | 99.08 | 99.60 | 99.18 | 98.92 | 98.68 |

| | | | |
|-------------------------|-----------|-----------|-----------|
| Well ID | TMW /GP-6 | TMW /GP-7 | TMW /GP-9 |
| Top of Casing Elevation | 98.84 | 98.40 | 98.14 |
| Top of Screen Elevation | 93.8 | 93.0 | 92.6 |
| Surface Elevation | 99.08 | 98.72 | 98.48 |

| Date | TMW /GP-1 | | TMW /GP-2 | | TMW /GP-3 | |
|------------|----------------|--------------------|----------------|--------------------|----------------|--------------------|
| | Depth to Water | Static Water Level | Depth to Water | Static Water Level | Depth to Water | Static Water Level |
| 11/13/2003 | 6.50 | 92.54 | 6.77 | 92.63 | 6.65 | 92.43 |
| 11/21/2003 | 6.38 | 92.66 | 6.63 | 92.77 | 6.51 | 92.57 |
| 11/25/2003 | 6.27 | 92.77 | 6.52 | 92.88 | 6.45 | 92.63 |
| 2/17/2004 | 6.83 | 92.21 | 6.85 | 92.55 | 7.01 | 92.07 |

| Date | TMW /GP-4 | | TMW /GP-5 | | TMW /GP-6 | |
|------------|----------------|--------------------|----------------|--------------------|----------------|--------------------|
| | Depth to Water | Static Water Level | Depth to Water | Static Water Level | Depth to Water | Static Water Level |
| 11/13/2003 | 6.55 | 92.23 | 6.30 | 92.28 | 6.72 | 92.12 |
| 11/21/2003 | 6.39 | 92.39 | 6.17 | 92.41 | 6.56 | 92.28 |
| 11/25/2003 | 6.32 | 92.46 | 6.07 | 92.51 | 6.51 | 92.33 |
| 2/17/2004 | 6.90 | 91.88 | 6.65 | 91.93 | 7.03 | 91.81 |

| Date | TMW /GP-7 | | TMW /GP-9 | | Depth to Water | Static Water Level |
|------------|----------------|--------------------|----------------|--------------------|----------------|--------------------|
| | Depth to Water | Static Water Level | Depth to Water | Static Water Level | | |
| 11/21/2003 | 6.09 | 92.31 | 5.93 | 92.21 | | |
| 11/25/2003 | 6.02 | 92.38 | 5.87 | 92.27 | | |
| 2/17/2004 | 6.66 | 91.74 | 6.50 | 91.64 | | |

AFFIDAVIT

I, Nancy M. Wensch, to the best of my knowledge, do hereby attest that the attached Warranty Deed, Document Number 752392 - as recorded on Vol 571, Page 172 is a complete and accurate description of the Wensch Property located at 813 East Cole Street, Watertown, Wisconsin regarding the LUST site and remnant groundwater contamination.

Nancy M Wensch
Sign Name

7-8-04
Date

Nancy M. Wensch
Print Name

Owner
Relationship to Property

Engel & Associates, Inc.

Geological & Environmental Consultants

June 25, 2004

City of Watertown Water Department
Attn: Mike Rowoldt or Paul Lange
P.O. Box 477
Watertown, Wisconsin 53094

Re: Conditional Case Closure Notice and Remnant Groundwater Contamination
Wrensch Property, 813 East Cole Street, Watertown, Wisconsin and right-of way thereof.

Dear Mr. Rowoldt or Mr. Lange:

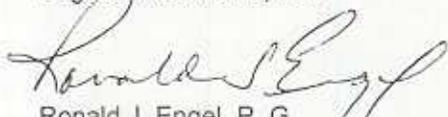
The Wisconsin Department of Commerce will make notification to your agency a condition of closure for the Wrensch Property leaking underground storage tank (LUST) Site. This letter serves as notification that residual petroleum (fuel oil) contaminants exist at and adjacent to 813 East Cole Street as a result of a release from a leaking underground storage tank at the Wrensch Property, located at 813 East Cole Street, Watertown, WI. Petroleum contaminated groundwater above NR 140.10 enforcement standards, Wisconsin Administrative Code exist(s) on this property. The contaminated groundwater extends beneath the Cole Street right-of-way.

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 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.

Residual petroleum contaminated groundwater with naphthalene levels as high as 140 parts per billion remains under the right-of-way and near the sanitary sewer line at the location of the temporary monitoring well TMW-GP7 (See attached Figure 3). If this area is excavated in the future, and the contaminants are still present at that time, the saturated petroleum affected material may be considered a solid waste and would need to be disposed in accordance with all applicable laws. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

If I can provide any additional information, please do not hesitate to contact me at (920) 929-9279.

Sincerely,
Engel & Associates, Inc.



Ronald J. Engel, P. G.
Project Manager

c: Dept. Of Commerce - Jennifer Skinner
Wrensch Property - Nancy Wrensch