

GIS REGISTRY
Cover Sheet

May, 2008
(RR 5367)

Source Property Information

BRRTS #: 03-28-547984

ACTIVITY NAME: Krentz Auto Mart

PROPERTY ADDRESS: 215 W. Madison Avenue

MUNICIPALITY: Fort Atkinson

PARCEL ID #: 226-0514-0411-124

CLOSURE DATE: Sep 17, 2008

FID #: NONE

DATCP #:

COMM #: 53538143815

***WTM COORDINATES:**

X: 614613 Y: 273901

** 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 or Direct Contact > 4 ft (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

** 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 #:

03-28-547984

PARCEL ID #:

226-0514-0411-124

ACTIVITY NAME:

Krentz Auto Mart

WTM COORDINATES:

X: 614613

Y: 273901

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 Plan 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 #: 6 **Title:** Soil Quality Map

BRRTS #: 03-28-547984

ACTIVITY NAME: Krentz Auto Mart

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 #: 7 Title: Groundwater Quality Map

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 #: 3 Title: Groundwater Contour Map

Figure #: 5 Title: Groundwater Contour Map

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 #: 2 Title: Soil Analytical Data

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 #: 3 Title: Groundwater Analytical Data

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 #: 1 Title: Static Water Level Data

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 #: 03-28-547984

ACTIVITY NAME:

Krentz Auto Mart

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

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

September 16, 2008

Mr. Robert Krentz
215 W. Madison Ave.
Fort Atkinson, WI 53538

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Krentz Auto Mart, 215 W. Madison Ave., Fort Atkinson, WI
WDNR BRRTS Activity #: 03-28-547984

Dear Mr. Krentz:

On August 12, 2008, the South Central Regional Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 12, 2008, you were notified that the Closure Committee had granted conditional closure to this case.

On September 12, 2008 the Department received correspondence indicating that you have complied with the requirements of closure. Abandonment forms were received for all site monitoring wells.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's

regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Remaining Residual Soil Contamination

Residual soil contamination remains in the vicinity of GP-7 and GP-15 as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Remaining Residual Groundwater Contamination

Groundwater impacted by petroleum-related contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property. For more detailed

information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Rachel Greve at 608-275-3220.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick McCutcheon", with a long horizontal flourish extending to the right.

Patrick McCutcheon
South Central Region Remediation & Redevelopment Team Supervisor

cc: Stephen Meer, Sigma Environmental Services, Inc., 1300 W. Canal St., Milwaukee, WI 53233
File

BARRIER OPERATION AND MAINTENANCE PLAN

KRENTZ AUTO MART 215 W. MADISON AVENUE, FORT ATKINSON, WISCONSIN JULY 2008

Legal Description: Lot 1 in Block 10, according to the recorded plat of William J. Barrie's Addition to the City of Fort Atkinson, Jefferson County, Wisconsin.

Parcel ID Number: 226-0514-0411-124

BRRTS#: 03-28-547984

In accordance with Ch. NR 724.13(2), Wis. Admin. Code, this Barrier Operation and Maintenance Plan (BOMP) is designed to limit direct contact with the known residual soil contamination and to limit infiltration of surface precipitation to the known residual soil contamination at the Krentz Auto Mart property, as shown in Figure 1. The asphalt pavement, site building, or any replacement barrier, will function as intended unless disturbed.

Disturbance Management. The site owner shall take the following steps to assure that uncontrolled disturbances of the barrier do not occur:

- A copy of this BOMP will be available on-site from the property owner to all interested parties.
- A copy of this BOMP will be provided to all private utilities seeking easements for the purpose of installing facilities on the property.
- A copy of this BOMP will be provided to all contractors and repair workers during any intrusive subsurface work on this portion of the property.
- On-site personnel employed by future business operators will be made familiar with the contents and restriction requirements of this BOMP.

Inspections of Barrier. Inspections will be required to assure that the barrier is functioning as intended:

- Annual inspections of the paved surfaces will be performed by authorized personnel from the site owner, and will include observations about the integrity of the paved surface in the vicinity of the residual soil impacts. Inspections will be compared to the previous inspection notes to monitor the relative condition of the paved surface.
- As necessary, the engineered barriers will be repaired to maintain integrity. Repairs may include, but are not limited to, patching or replacing the paved surface where it has cracked or otherwise broken.

- An inspection log will be maintained on-site to record any disturbances of the barrier and the steps that have been taken to repair and maintain the integrity of the barrier. The inspection log will be made available for inspection by representatives of the Wisconsin Department of Natural Resources, its successors and/or other state or municipal agency upon reasonable prior request. The on-site inspection log will be maintained as long as inspection and maintenance of the barrier is required. A copy of the log is attached hereto.

Planned Breaches of Barrier. In the event that a planned breach of the barrier is required, the following precautions shall be taken:

- The site owner shall be given 48-hour notice of any planned breach.
- To the extent possible, all material excavated from beneath the barrier will be returned to the excavation prior to the restoration of the barrier. The excavation zone and any soils excavated will be secured from public access until the barrier is restored. While on-site, the excavated soil will be placed on an impervious surface (e.g., existing concrete and/or plastic) and covered with plastic. Soil that cannot be returned to the excavation will be sampled and disposed of at a licensed landfill facility in accordance with applicable solid and hazardous waste rules and regulations. All contaminated soils that are stored, treated, excavated, removed, or transported off-site shall be managed per procedures and reporting requirements set forth in ch. NR 718, Wisconsin Administrative Code.
- The barrier will be restored to meet original conditions. This work, including the proper disposal of excess soils, should be completed within 72 hours following the completion of any on-site work, or as soon as reasonably practical.
- Details of the barrier breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the barrier shall be recorded in the barrier maintenance log.
- This BOMP can be amended or withdrawn by the property owner or successors with the written approval of the Wisconsin Department of Natural Resources.

Contact Information.

For responsible party information contact:

Mr. Bob Krentz
Krentz Auto Mart
215 W. Madison Avenue
Fort Atkinson, WI 53538

For environmental consultant information contact:

Mr. Timothy Wimmer, P.G.
Sigma Environmental Services, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Telephone: (414) 643-4200
Fax: (414) 643-4210

For Wisconsin Department of Natural Resources information contact:

Mr. Wendell Wojner
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Madison, WI 53711

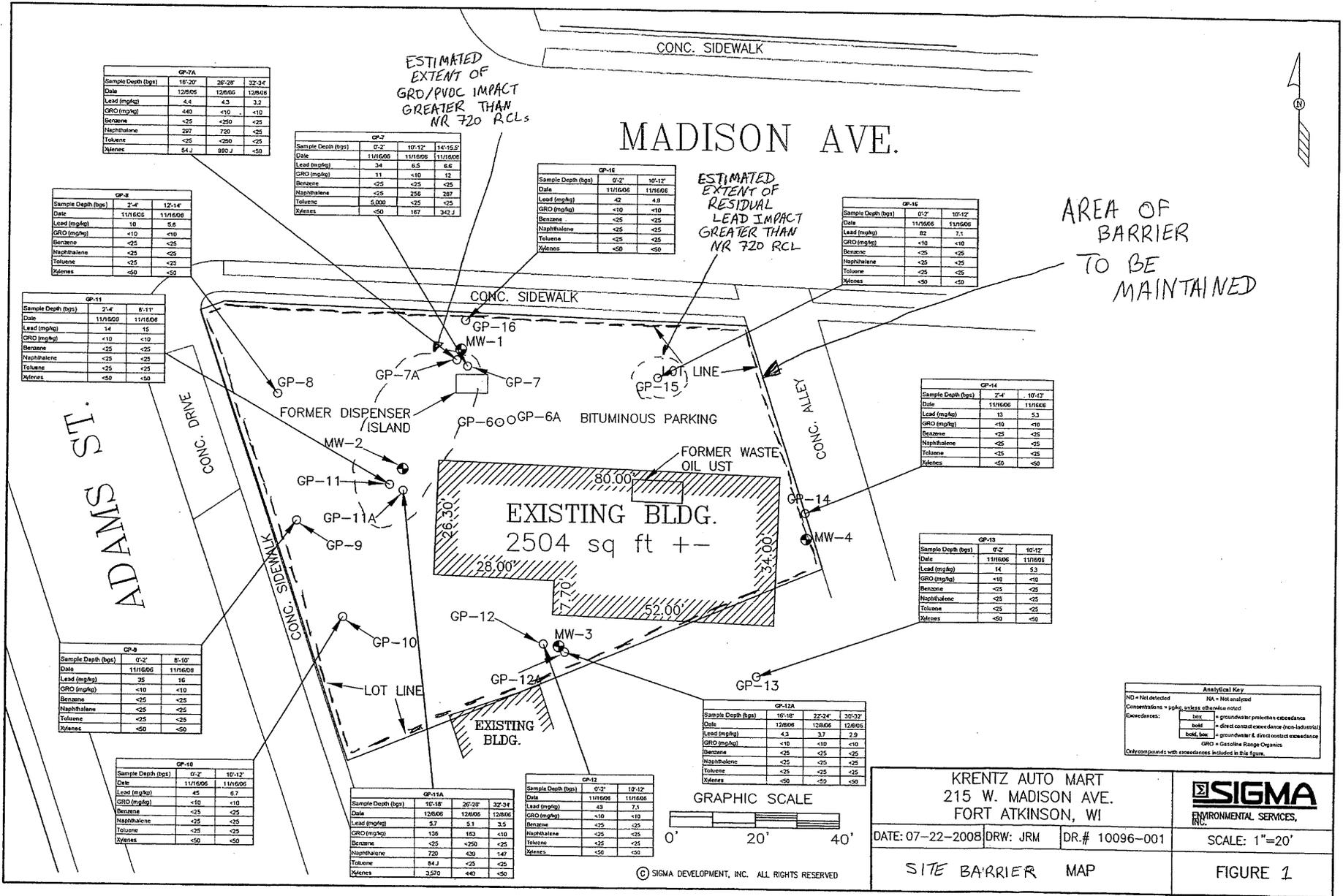


Exhibit A
Barrier Inspection Log

Inspection Date	Inspector	Condition of Cap	Recommendations	Have recommendations from previous inspection been implemented? Who did work, what was done & when?



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

August 12, 2008

Mr. Robert Krentz
215 W. Madison Ave.
Fort Atkinson, WI 53538

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Krentz Auto Mart, 215 W. Madison Ave., Fort Atkinson, Wisconsin
WDNR BRRTS Activity # 03-28-547984

Dear Mr. Krentz:

On August 12, 2008, the South Central Regional Closure Committee reviewed your request for closure of the case described above. The Closure 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 petroleum contamination on the site from the vicinity of the former pump island appears to have been investigated and remediated to the extent practicable under site conditions. Your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Rachel Greve on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

When the above condition has been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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 608-275-3220.

Sincerely,

Rachel Greve
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Stephen Meer, Sigma Environmental Services, Inc., 1300 W. Canal St., Milwaukee, WI 53233
File

**ATTACHMENT
ROBERT H. AND SHIRLEY A. KRENTZ**

1. **PARCEL NO. 226-0514-0411-145 VALUE: 122,000**
ADDRESS: 207 Madison Ave., Fort Atkinson ACRES: .165

LEGAL: All of Lot 1 in Block 6 of Barrie's Addition to the City of Fort Atkinson, Jefferson County, Wisconsin, except the East 65 feet of said lot which was deeded to William Weiss on January 6, 1920

2. **PARCEL NO. 226-0514-0411-126 VALUE: 108,600**
ADDRESS: 318 Adams St., Fort Atkinson ACRES: .165

LEGAL: L873, in Block 10, according to the recorded Plat of Wm. J. Barrie's Addition to the Village, now City, of Fort Atkinson, Jefferson County, Wisconsin.

3. **PARCEL NO. 226-0514-0411-081 VALUE: 81,700**
ADDRESS: 214 Madison Ave., Fort Atkinson ACRES: .183

LEGAL: Parcel I: Lot 19, in Block 4, excepting the East 40 feet thereof, according to the recorded plat of Greene and Rankin's Addition to the City of Fort Atkinson, Jefferson County, Wisconsin, as recorded.

Parcel II: The East 29 feet of the South 14 feet of Lot 18 and the North 10 feet of the East 40 feet of Lot 19, Block 4, Greene and Rankin's Addition to the City of Fort Atkinson, Jefferson County, Wisconsin.

4. **PARCEL NO. 226-0514-0411-125 VALUE: 55,700**
ADDRESS: 322 Adams St., Fort Atkinson ACRES: .165

LEGAL: Lot 2 in Block 10 of Wm. J. Barrie's Addition to the Village, now City of Fort Atkinson.

5. **PARCEL NO. 226-0514-0411-124 VALUE: 175,100**
ADDRESS: 215 Madison Ave., Fort Atkinson ACRES: .214

LEGAL: Lot 1 in Block 10, according to the recorded plat of William J. Barrie's Addition to City of Fort Atkinson, Jefferson County, Wisconsin.

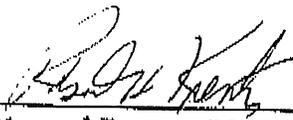
6. **PARCEL NO. 226-0614-3344-132 VALUE: 166,300**
ADDRESS: 311 Linden St., Fort Atkinson ACRES: .196

LEGAL: Lot 1, in Block 4, W. Short's Third Addition to the City of Fort Atkinson, Jefferson County, Wisconsin.

GIS Registry Packet
Krentz Auto Mart, 215 W. Madison Avenue, Fort Atkinson, WI

STATEMENT BY RESPONSIBLE PARTY

Mr. Bob Krentz, the responsible party for the property located at 215 W. Madison Avenue, Fort Atkinson, Wisconsin, states that the legal description for each property within the contaminated site boundaries for case file reference 03-28-547984 is attached.



Signature of Responsible Party

7-14-08
Date

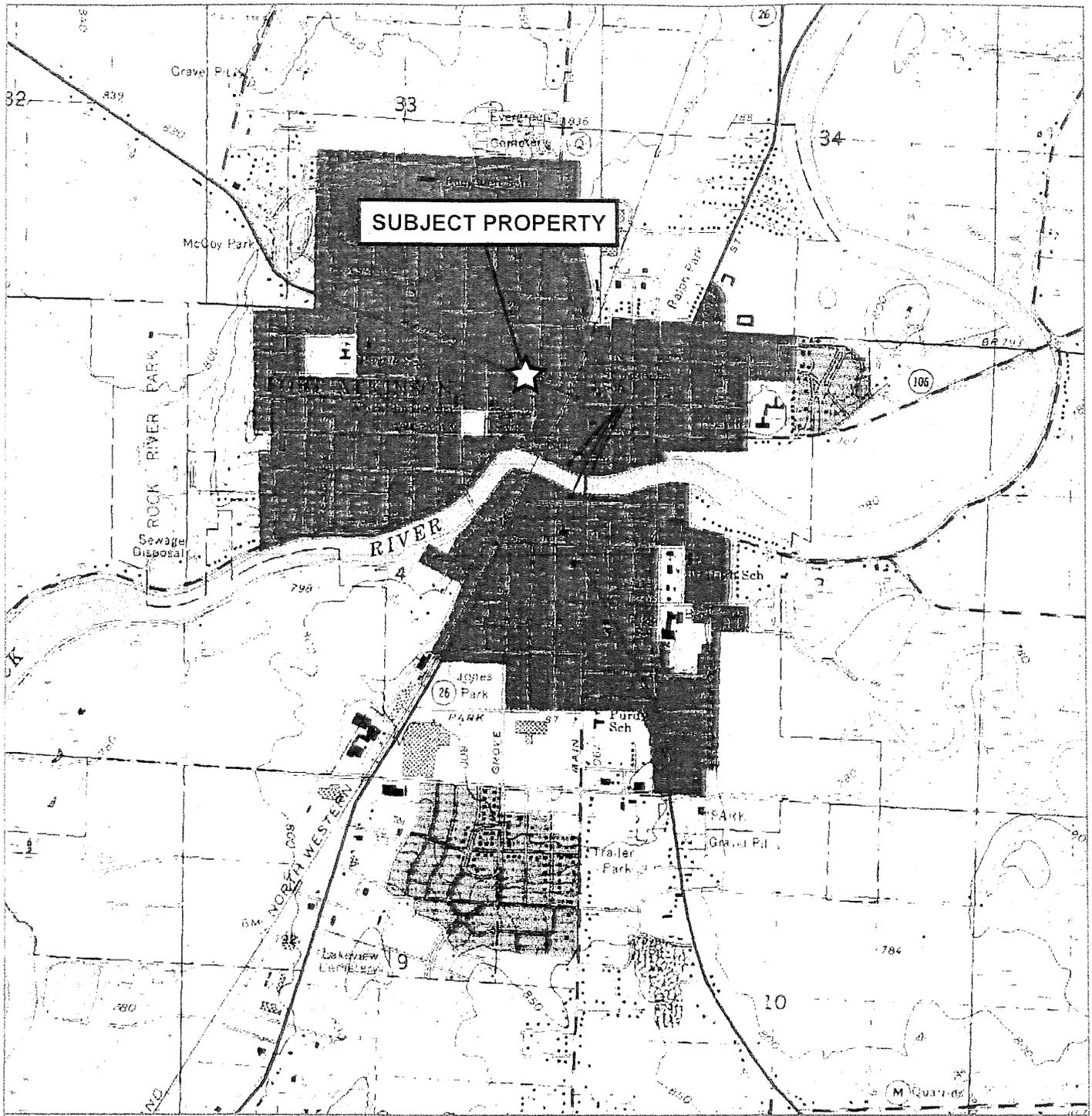
Date: 07/18/2008

Created By: ERO

Filename: Figure 1 - Site Location Map.plt

Directory: GRAPHICS

Project: 10095



Scale 1 : 24 000
1 inch = 2,000 feet



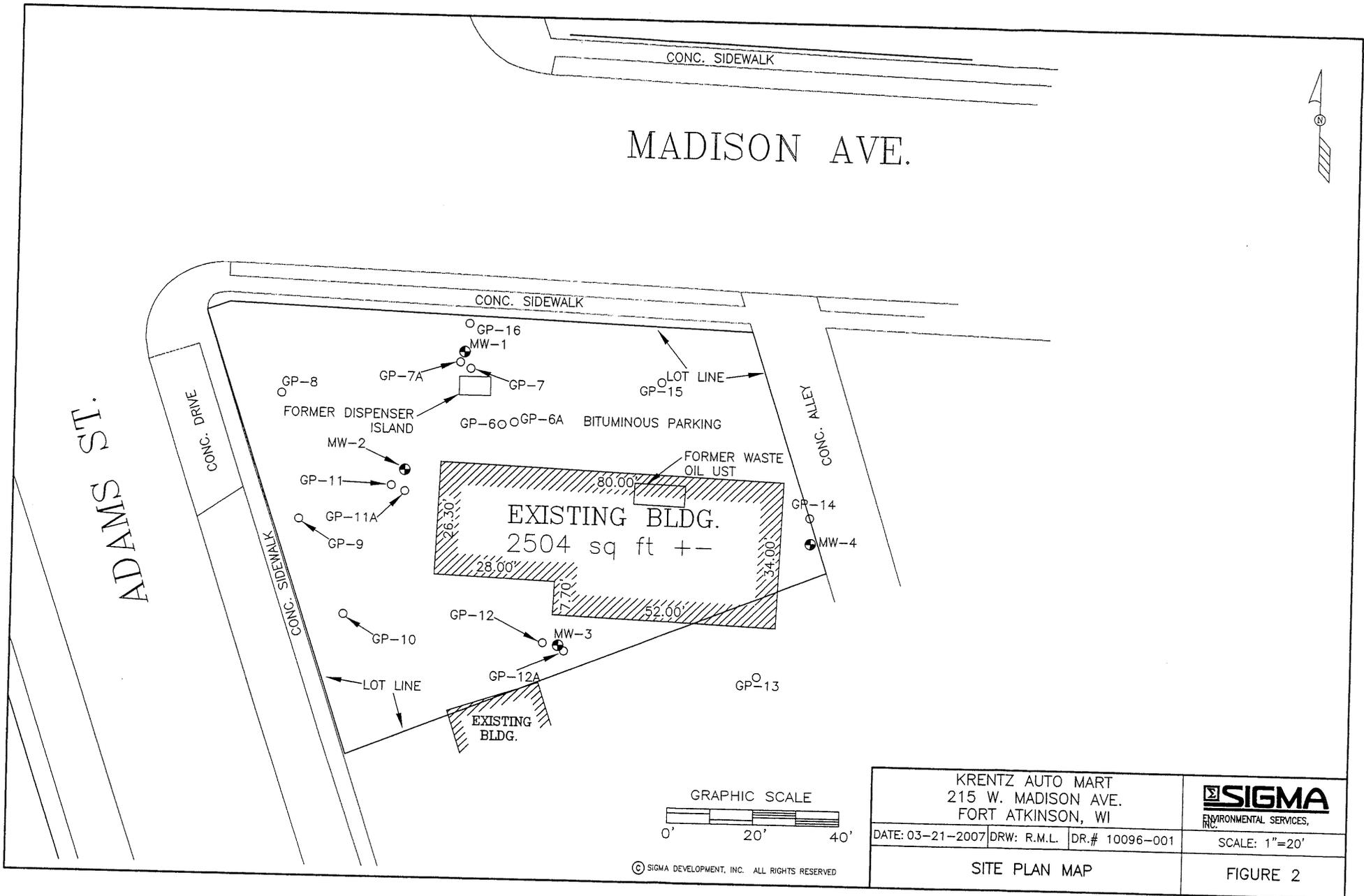
Located in the NE 1/4 of the NE 1/4 of Section 4, T5N, R14E
USGS Fort Atkinson Quadrangle (1971, photorevised from 1961)
7.5 minute, 1 : 24,000 Topographic Map Collection

SITE LOCATION MAP

KRENTZ AUTO MART
215 W. MADISON AVENUE
FORT ATKINSON, WISCONSIN

FIGURE

1



© SIGMA DEVELOPMENT, INC. ALL RIGHTS RESERVED

KRENTZ AUTO MART 215 W. MADISON AVE. FORT ATKINSON, WI	
DATE: 03-21-2007	DRW: R.M.L. DR.# 10096-001
SITE PLAN MAP	

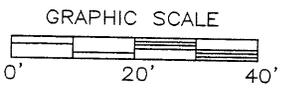
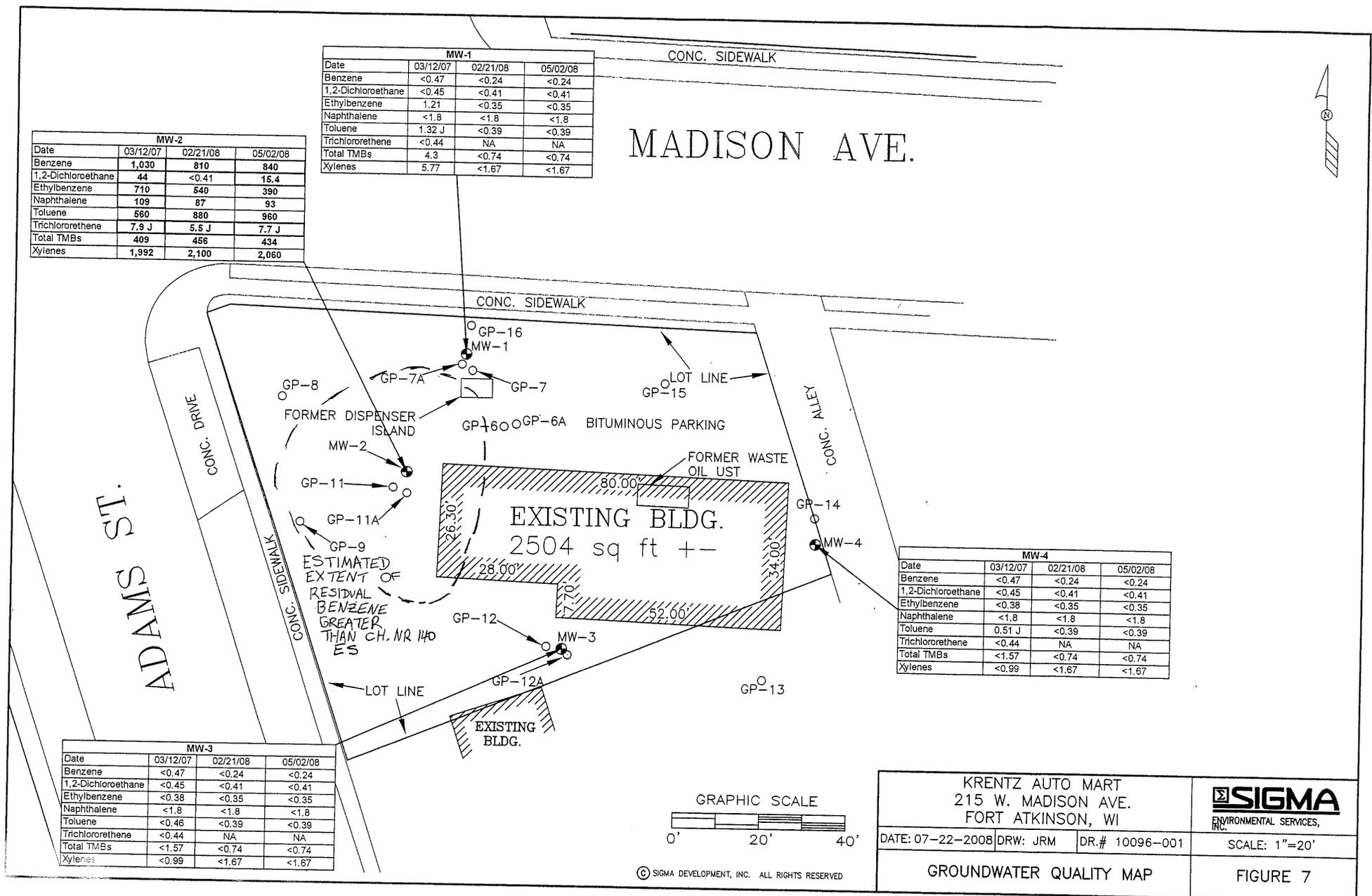
SIGMA ENVIRONMENTAL SERVICES, INC.
SCALE: 1"=20'
FIGURE 2

MW-2			
Date	03/12/07	02/21/08	05/02/08
Benzene	1,030	810	840
1,2-Dichloroethane	44	<0.41	15.4
Ethylbenzene	710	640	390
Naphthalene	109	87	93
Toluene	560	880	960
Trichloroethene	7.9 J	5.5 J	7.7 J
Total TMBs	409	456	434
Xylenes	1,992	2,100	2,060

MW-1			
Date	03/12/07	02/21/08	05/02/08
Benzene	<0.47	<0.24	<0.24
1,2-Dichloroethane	<0.45	<0.41	<0.41
Ethylbenzene	1.21	<0.35	<0.35
Naphthalene	<1.8	<1.8	<1.8
Toluene	1.32 J	<0.39	<0.39
Trichloroethene	<0.44	NA	NA
Total TMBs	4.3	<0.74	<0.74
Xylenes	5.77	<1.67	<1.67

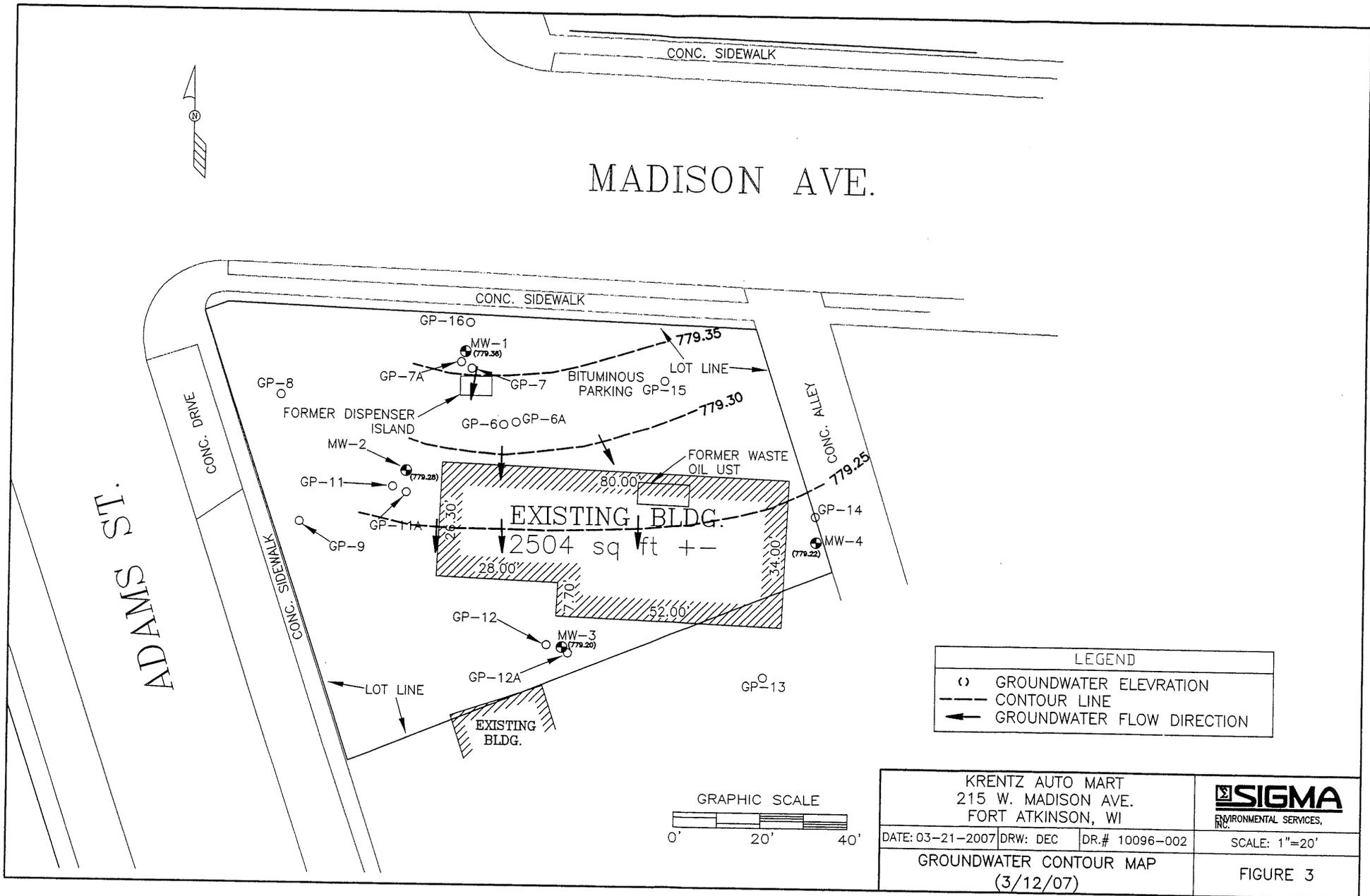
MW-4			
Date	03/12/07	02/21/08	05/02/08
Benzene	<0.47	<0.24	<0.24
1,2-Dichloroethane	<0.45	<0.41	<0.41
Ethylbenzene	<0.38	<0.35	<0.35
Naphthalene	<1.8	<1.8	<1.8
Toluene	0.51 J	<0.39	<0.39
Trichloroethene	<0.44	NA	NA
Total TMBs	<1.57	<0.74	<0.74
Xylenes	<0.99	<1.67	<1.67

MW-3			
Date	03/12/07	02/21/08	05/02/08
Benzene	<0.47	<0.24	<0.24
1,2-Dichloroethane	<0.45	<0.41	<0.41
Ethylbenzene	<0.38	<0.35	<0.35
Naphthalene	<1.8	<1.8	<1.8
Toluene	<0.46	<0.39	<0.39
Trichloroethene	<0.44	NA	NA
Total TMBs	<1.57	<0.74	<0.74
Xylenes	<0.99	<1.67	<1.67



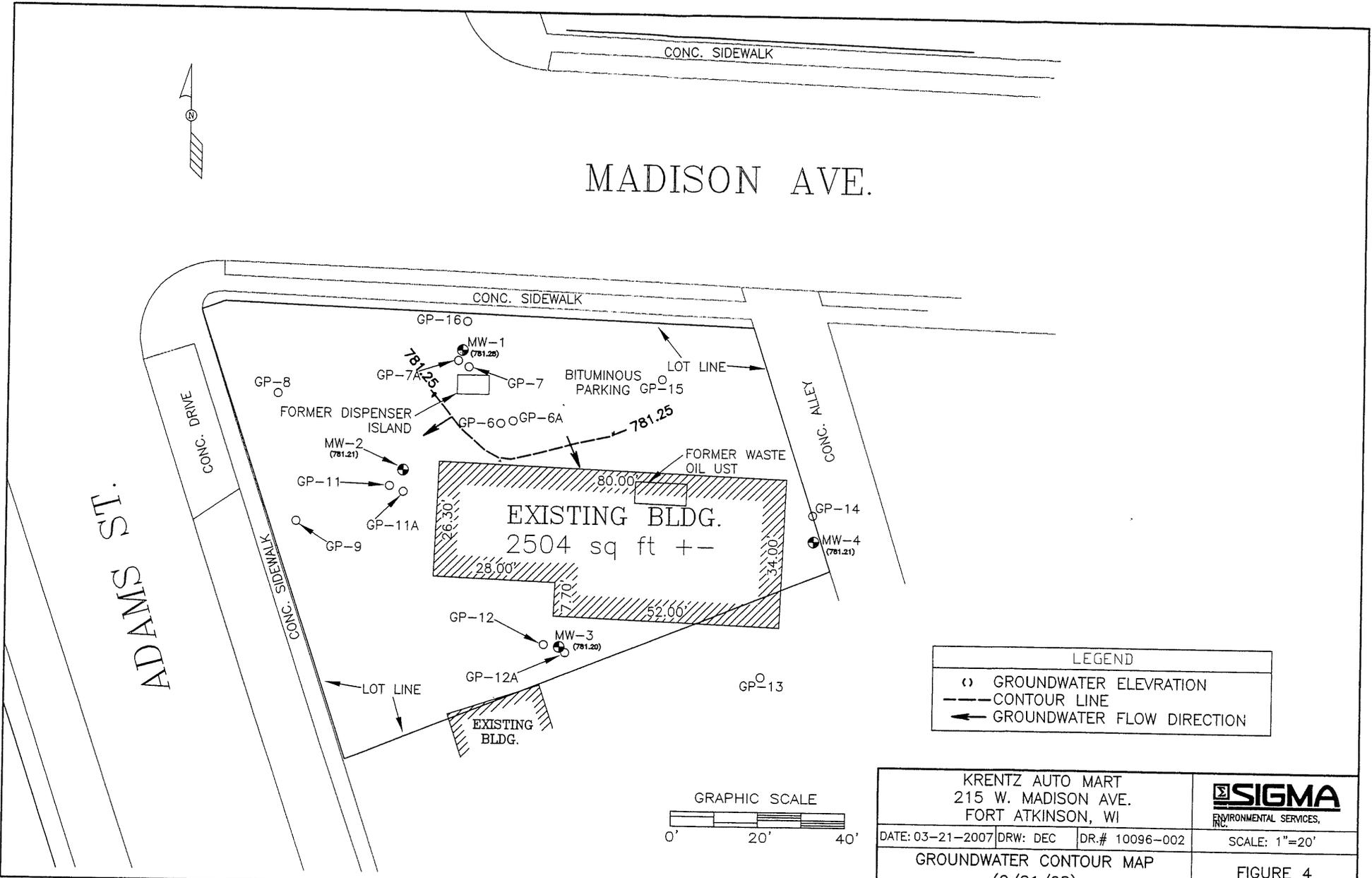
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KRENTZ AUTO MART 215 W. MADISON AVE. FORT ATKINSON, WI		
DATE: 07-22-2008	DRW: JRM	
GROUNDWATER QUALITY MAP		SCALE: 1"=20'
FIGURE 7		

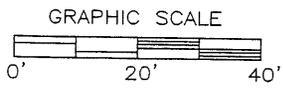


LEGEND	
(O)	GROUNDWATER ELEVATION
---	CONTOUR LINE
←	GROUNDWATER FLOW DIRECTION

KRENTZ AUTO MART 215 W. MADISON AVE. FORT ATKINSON, WI			
DATE: 03-21-2007	DRW: DEC	DR.# 10096-002	
GROUNDWATER CONTOUR MAP (3/12/07)			FIGURE 3



LEGEND	
	GROUNDWATER ELEVATION
	CONTOUR LINE
	GROUNDWATER FLOW DIRECTION



KRENTZ AUTO MART 215 W. MADISON AVE. FORT ATKINSON, WI		
DATE: 03-21-2007	DRW: DEC	
GROUNDWATER CONTOUR MAP (2/21/08)		SCALE: 1"=20'
		FIGURE 4

TABLE 2
SOIL ANALYTICAL QUALITY RESULTS
KRENTZ AUTO MART
215 MADISON AVENUE
FORT ATKINSON, WISCONSIN
Project Reference #10096

Soil Boring Identification:			GP-7			GP-7A			GP-8			GP-9			GP-10			GP-11			GP-11A			GP-12			GP-12A			GP-13			GP-14			GP-15			GP-16		
Sample Depth (ft):	NR 720		0-2	10-12	14-15.5	18-20	26-28	32-34	2-4	12-14	0-2	8-10	0-2	10-12	2-4	8-11	16-18	26-28	32-34	0-2	10-12	16-18	22-24	30-32	0-2	10-12	2-4	10-12	2-4	10-13	0-2	10-12	0-2	10-12							
Lead / GRO	Unit		NR 720		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746		NR 746								
Lead, Total	mg/kg	50	500	34	8.5	8.5	4.4	4.3	3.2	10	5.6	35	18	45	6.7	14	15	5.7	5.1	3.5	43	7.1	4.3	3.7	2.9	14	5.3	13	5.3	82	7.1	42	4.8								
Gasoline Range Organics	mg/kg	100	100	11	<10	12	<10	440	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10								
Volatiles Organic Compounds	Unit	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746	NR 720	NR 746								
Benzene	µg/kg	5.5	8,500	1,100	<25	<25	<25	<25	<250	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
tert-Butylbenzene	µg/kg	NS	NS	NS	<25	<25	<25	30.9*	<250	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
sec-Butylbenzene	µg/kg	NS	NS	NS	<25	<25	<25	<250	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
n-Butylbenzene	µg/kg	NS	NS	NS	<25	88	47*	570*	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
1,2-Dichloroethane	µg/kg	4.9	800	540	<25	<25	25	<250	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
Ethylbenzene	µg/kg	2,900	4,600	NS	<25	32*	74	37*	309*	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
Isopropylbenzene	µg/kg	NS	NS	NS	<25	<25	74	37*	690*	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
n-Isopropyltoluene	µg/kg	NS	NS	NS	<25	<25	<25	500	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
Methyl-tert-butyl-ether	µg/kg	NS	NS	NS	<25	<25	<25	<250	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
Naphthalene	µg/kg	NS	2,700	NS	<25	258	287	287	720	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
n-Propylbenzene	µg/kg	NS	NS	NS	<25	54	76	33*	1,080	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
Toluene	µg/kg	1,500	38,000	NS	8,000	<25	<25	<25	<250	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	NS	<25	590	690	307	4,900	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	NS	<25	181	192	118	1,990	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25								
Total Xylenes	µg/kg	4,100	42,000	NS	<50	167	342*	54*	990*	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50								

Notes:
 J = Analyte detected between Limit of Detection and Limit of Quantitation
 mg/kg = milligrams per kilogram (equivalent to parts per million)
 µg/kg = micrograms per kilogram (equivalent to parts per billion)
 NA = Not Analyzed
 NS = No Standard
 NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (industrial land use RCLs for RCRA metals).
 NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
 NR 746 Table 2 = Wisconsin Administrative Code, Chapter NR 746, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.
 Interim RCL = More stringent generic Residual Contaminant Level for protection of groundwater (gw) or direct contact (dc) pathway for non-industrial land use from WDNR Publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997).
 Exceedances: BOLD = detected compound
 BOX = concentration exceeds standard

TABLE 3
GROUNDWATER ANALYTICAL QUALITY RESULTS
VOLATILE ORGANIC COMPOUNDS
KRENTZ AUTO MART
215 MADISON AVENUE
FORT ATKINSON, WISCONSIN
Project Reference #10096

Monitoring Well Identification:		MW-1					MW-2			MW-3			MW-4		
Parameter	Unit	NR 140		Collection Date											
		ES	PAL	03/12/07	02/21/08	05/02/08	03/12/07	02/21/08	05/02/08	03/12/07	02/21/08	05/02/08	03/12/07	02/21/08	05/02/08
Benzene	µg/L	5.0	0.5	<0.47	<0.24	<0.24	1,030	810	840	<0.47	<0.24	<0.24	<0.47	<0.24	<0.24
tert-Butylbenzene	µg/L	NS	NS	<0.34	NA	NA	<3.4	<3.2	<3.2	<0.34	NA	NA	<0.34	NA	NA
sec-Butylbenzene	µg/L	NS	NS	0.98 ^J	NA	NA	<3.6	<7.3	<7.3	<0.36	NA	NA	<0.36	NA	NA
n-Butylbenzene	µg/L	NS	NS	1.09 ^J	NA	NA	<5.2	<5.5	<5.5	<0.52	NA	NA	<0.52	NA	NA
1,2-Dichloroethane	µg/L	5.0	0.5	<0.45	<0.41	<0.41	44	<4.1	15.4	<0.45	<0.41	<0.41	<0.45	<0.41	<0.41
1,2-Dibromoethane	µg/L	0.05	0.01	<0.49	NA	NA	24.4	<7.6	<7.6	<0.49	NA	NA	<0.49	NA	NA
Ethylbenzene	µg/L	700	140	1.21	<0.35	<0.35	710	540	390	<0.38	<0.35	<0.35	<0.38	<0.35	<0.35
Isopropylbenzene	µg/L	NS	NS	1.02 ^J	NA	NA	48	38	21.2	<0.48	NA	NA	<0.48	NA	NA
p-Isopropyltoluene	µg/L	NS	NS	0.59 ^J	NA	NA	5.0 ^J	<7.7	<7.7	<0.35	NA	NA	<0.35	NA	NA
Methyl Tert Butyl Ether (MTBE)	µg/L	60	12	<0.52	<0.7	<0.7	<5.2	<7	<7	<0.52	<0.7	<0.7	<0.52	<0.7	<0.7
Naphthalene	µg/L	100	10	<1.8	<1.8	<1.8	109	87	93	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8
n-Propylbenzene	µg/L	NS	NS	0.95 ^J	NA	NA	41	29.6	15 J	<0.38	NA	NA	<0.38	NA	NA
Toluene	µg/L	1,000	200	1.32 ^J	<0.39	<0.39	560	880	960	<0.46	<0.39	<0.39	0.51J	<0.39	<0.39
Trichloroethene (TCE)	µg/L	5	0.5	<0.44	NA	NA	7.9^J	5.5 J	7.7 J	<0.44	NA	NA	<0.44	NA	NA
1,2,4-Trimethylbenzene	µg/L	**	**	3.1 ^J	<0.51	<0.51	320	350	340	<1.2	<0.51	<0.51	<1.2	<0.51	<0.51
1,3,5-Trimethylbenzene	µg/L	**	**	1.2	<0.23	<0.23	89	106	94	<0.37	<0.23	<0.23	<0.37	<0.23	<0.23
Total Trimethylbenzenes	µg/L	480	96	4.3	<0.74	<0.74	409	456	434	<1.57	<0.74	<0.74	<1.57	<0.74	<0.74
Xylenes (total)	µg/L	10,000	1,000	5.77	<1.67	<1.67	1,992	2,100	2,060	<0.99	<1.67	<1.67	0.75J	<1.67	<1.67

Notes:

J = Analyte detected between Limit of Detection and Limit of Quantitation
µg/L = micrograms per liter (equivalent to parts per billion)
NA = Not Analyzed NS = No Standard
NR 140 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
NR 140 PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
Exceedances: **BOLD** = concentration exceeds Chapter NR 140 PAL
 BOX = concentration exceeds Chapter NR 140 ES

TABLE 1
STATIC GROUNDWATER ELEVATIONS
KRENTZ AUTO MART
215 MADISON AVENUE
FORT ATKINSON, WI
Project Reference #10096

Monitoring Well Identification	Date	Ground Surface Elevation (feet MSL)	Top of Casing Elevation (feet MSL)	Depth to Groundwater (feet from TOC)	Depth to Groundwater (feet bgs)	Groundwater Elevation (feet MSL)	Well Screen Interval (feet bgs)
MW-1	03/12/07	804.74	804.38	25.02	25.38	779.36	25-35
	02/21/08			23.1	23.46	781.28	
	05/02/08			19.91	20.27	784.47	
MW-2	03/12/07	804.59	804.26	24.98	25.31	779.28	25-35
	02/21/08			23.05	23.38	781.21	
	05/02/08			19.90	20.23	784.36	
MW-3	03/12/07	804.33	803.99	24.79	25.13	779.20	25-35
	02/21/08			22.79	23.13	781.20	
	05/02/08			17.65	17.99	786.34	
MW-4	03/12/07	805.92	805.61	26.39	26.70	779.22	25-35
	02/21/08			24.40	24.71	781.21	
	05/02/08			19.25	19.56	786.36	

Notes:

feet MSL = feet above Mean Sea Level
feet from TOC = feet below top of casing
feet bgs = feet below ground surface