

## **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

March, 2010  
(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" form)*

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

Contamination in ROW

Off-Source Contamination

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

#### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action)*

#### Monitoring Wells:

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*



BRRTS #: 02-54-000989

ACTIVITY NAME: Chevron Chemical

**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 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

**Table #:** IV                      **Title:** Comparison of residual In Pit Pesticide Concentrations

- 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 #: 02-54-000989

ACTIVITY NAME: Chevron Chemical

## NOTIFICATIONS

### Source Property

**Not Applicable**

**Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

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

**Not Applicable**

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters:**

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

**Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



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

May 28, 2008

Mr. Brad Olson  
Olson Capital Investments  
W284 N226 North Shore Drive  
Pewaukee, WI 53072

Subject: GIS Registry Listing for 951 Todd Drive, Janesville  
BRRTS # 02-54-000989

Dear Mr. Olson:

Last year we spoke on the phone about your property located at 951 Todd Drive, Janesville. This property was formerly occupied by the Chevron Chemical Company. I talked with you in regards to going on site as this property was on the Wisconsin DNR's list of Waste Registry sites. A site visit was conducted on June 22, 2007.

Our file review documents that contaminated fill was left in place in a concrete sump/pit. Lindane, heptachlor, dieldrin, 4,4'-DDD and 4,4'-DDT were detected in the fill. Your site is currently listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites and information from our files 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>.

If you have any questions regarding this letter, please contact me at (608) 275-3295.

Sincerely,

Janet DiMaggio, P.G.  
Hydrogeologist  
Remediation & Redevelopment Team

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Monterey Mills, Inc. n/k/a Monterey, Inc.

(Grantor, whether one or more), and Olson Capital Investments, LLC,

(Grantee, whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Rock County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): See attached Addendum A.

RECORDED

2005 MAR 22 AM 11 10

RANDAL LEYES REGISTER OF DEEDS ROCK CO WI 53545

JBC 2/11/4

Recording Area

Name and Return Address

Dan K. Werlein, Esq. Dan K. Werlein Law Office 7635 West Bluemound Road, #207 Milwaukee, WI 53213

1700 58

CODE W-7 EXCLUSION

TRANSFER FEE \$ 18,900.00

03062.00002; 03062.00003

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under then, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and those additional permitted encumbrances listed on Addendum B. Dated March 7, 2005.

MONTEREY, INC.

\* By: Jay Jensen (SEAL) its: Owner / president

AUTHENTICATION

Signature(s) of Jay Jensen as Owner of Monterey, Inc authenticated on March 7, 2005

\* Krista Ebbens

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Krista J. Ebbens, Esq. Reinhart Boerner Van Deuren s.c.

ACKNOWLEDGMENT

STATE OF WISCONSIN ) Waukesha COUNTY ) ss.

Personally came before me on March 7, 2005, the above-named Jay Jensen, as Owner of Monterey, Inc. to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission (is permanent) (expires: )

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

\*Type name below signatures.

ADDENDUM A

PARCEL A

PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 6, T.2N., R.13E. OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF BURMEISTER'S SUBDIVISION (A RECORDED SUBDIVISION); THENCE N 86° 19' 10" W. ALONG THE CENTERLINE OF EAST DELAVAN DRIVE; 1319.60 FEET TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 6; THENCE N. 0° 25' 50" W. ALONG SAID NORTH AND SOUTH CENTERLINE, 66.19 FEET; THENCE S. 86° 19' 10" E. PARALLEL WITH THE CENTERLINE OF EAST DELAVAN DRIVE, 124.38 FEET; THENCE N. 4° 02' 10" E. ALONG THE EAST LINE OF TODD DRIVE, 547.79 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EAST LINE, ALONG A CURVE CONVEXED NORTHWESTERLY, 262.83 FEET, HAVING A RADIUS OF 373.06 FEET AND A CHORD BEARING N. 24° 13' 10" E. 257.43 FEET TO A POINT OF TANGENCY; THENCE N. 44° 24' 10" E. CONTINUING ALONG SAID EAST LINE 107.81 FEET; THENCE S. 0° 25' 30" E. 96.22 FEET; THENCE S. 70° 09' 10" E. 255.27 FEET; THENCE NORTH 44° 24' 10" E. 112.13 FEET TO THE CENTERLINE OF THE ORIGINAL 120 FOOT EASEMENT TO WISCONSIN POWER AND LIGHT CO. (AS MONUMENT); THENCE N. 81° 27' E. ALONG SAID LINE, 324.54 FEET; THENCE S. 59° 48' 35" E. 211.62 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEXED NORTH WESTERLY, 63.00 FEET, A RADIUS OF 306.40 FEET AND A CHORD BEARING N. 34° 33' 45" E. 62.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 40° 27' 10" E. 137.00 FEET TO THE SOUTHWESTERLY LINE OF SHARON ROAD; THENCE S. 49° 32' 50" E. ALONG SAID SOUTHWESTERLY LINE, 35.00 FEET; THENCE S. 0° 04' 10" W. 54.02 FEET; THENCE S. 40° 27' 10" W. 95.86 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE AND CONVEXED NORTHWESTERLY, 139.32 FEET, HAVING A RADIUS OF 236.40 FEET AND A CHORD BEARING S. 23° 34' 10" W. 137.31 FEET; THENCE S. 89° 03' 35" E. 116.81 FEET; THENCE S. 0° 01' 25" W. 718.94 FEET TO THE PLACE OF BEGINNING.

ALSO, PART OF THE NE 1/4 OF SECTION 6, T.2N., R.13E. OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 OF A CERTIFIED SURVEY MAP DOCUMENT NO. 914349 AS RECORDED IN VOL. 9, PAGES 64 AND 65 OF CERTIFIED SURVEY MAPS OR ROCK COUNTY, WISCONSIN, SAID CORNER BEING LOCATED ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 6 AND ALSO BEING THE POINT OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE NORTH ALONG SAID NORTH-SOUTH CENTERLINE, 19.0 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST DELAVAN DRIVE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE, 1,317.6 FEET MORE OR LESS TO THE EAST CITY LIMITS LINE OF THE CITY OF JANESVILLE; THENCE WEST AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF EAST DELAVAN DRIVE, 1,320.00 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF AFORESAID LOT 1 AND THE POINT OF BEGINNING; EXCLUDING THEREFROM THE 70.0 FOOT WIDE TODD DRIVE RIGHT OF WAY.

EXCEPTING, PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 6, T.2N., R.13E. OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE MONUMENT AT THE NW CORNER OF EAST DELAVAN DRIVE AND TODD DRIVE (ALSO BEING THE SE CORNER OF LOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOL. 9, PAGES 64 AND 65); THENCE S. 86° 19' 10" E. 70 FEET TO AN IRON PIN MONUMENT; THENCE N. 4° 02' 10" E. ALONG THE EAST LINE OF SAID TODD DRIVE, 547.79 FEET TO AN IRON PIN MONUMENT AT A POINT OF CURVE; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST LINE, ALONG A CURVE CONVEXED NORTHWESTERLY 262.83 FEET, HAVING A RADIUS OF 373.06 FEET AND A CHORD BEARING N. 24° 13' 10" E. 257.43 FEET TO AN IRON PIN MONUMENT AT A POINT OF TANGENCY, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HERIN DESCRIBED; THENCE N. 44° 24' 10" E. CONTINUING ALONG SAID EAST LINE, 107.8 FEET TO AN IRON PIN MONUMENT; THENCE S. 0° 25' 30" E. 96.22 FEET TO AN IRON PIN MONUMENT; THENCE N 75° 50' 55" W 78.53 FEET TO THE PLACE OF BEGINNING.

ADDENDUM B

Additional Permitted Encumbrances

1. EASEMENT GRANTED BY ROCK COUNTY SUGAR COMPANY TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY COMPANY ET AL ON MAY 12, 1936, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, ON MAY 28, 1936 IN VOL. 28 OF MISC., ON PAGE 1, AS DOCUMENT NO. 391528.
2. EASEMENT GRANTED BY MIDWEST HOUSING CORP. TO WISCONSIN POWER AND LIGHT COMPANY ON SEPT. 21, 1960, RECORDED IN SAID REGISTER'S OFFICE ON OCT. 7, 1960 IN VOL. 63 OF MISC., ON PAGE 36, AS DOCUMENT NO. 627890.
3. EASEMENT FOR STREET PURPOSES AS SET FORTH IN QUIT CLAIM DEED FROM AGNES HAY AND MIDWEST HOUSING CORPORATION TO CITY OF JANESVILLE ON JULY 2, 1963, RECORDED ON JULY 18, 1963 IN VOL. 90 OF RECORDS, ON PAGE 138, AS DOCUMENT NO. 661972.
4. STORM WATER DRAINAGE EASEMENT AS GRANTED IN QUIT CLAIM DEED FROM MIDWEST HOUSING CORPORATION, TO CITY OF JANESVILLE, ON JUNE 17, 1969, RECORDED ON JUNE 24, 1969 IN VOL. 326 OF RECORDS, ON PAGE 661, AS DOCUMENT NO. 77428.
5. ELECTRIC LINE EASEMENT GRANTED BY JAMES HAY AND MARGARET HAY TO WISCONSIN POWER AND LIGHT COMPANY ON FEB. 16, 1938, RECORDED ON FEB. 25, 1938 IN VOL. 29 MISC., ON PAGE 374.
6. EASEMENT GRANTED BY AGNES HAY AND MARY BRIGGS TO WISCONSIN POWER AND LIGHT COMPANY ON OCT. 20, 1958, RECORDED ON NOVEMBER 5, 1958 IN VOL. 58 OF MISC., ON PAGE 318, AS DOCUMENT NO. 604263.
7. DRAINAGE EASEMENT AS SET FORTH IN QUIT CLAIM DEED FROM THE CITY OF JANESVILLE, TO MIDWEST HOUSING CORPORATION, DATED DEC. 4, 1969, RECORDED ON DEC. 9, 1969 IN VOL. 343 OF RECORDS, ON PAGE 568, AS DOCUMENT NO. 750588.
8. ELECTRIC LINE EASEMENT GRANTED BY A.F. LORENTZEN AND NANCY M. LORENTZEN, HIS WIFE, TO WISCONSIN POWER AND LIGHT COMPANY ON OCT. 20, 1958, RECORDED ON NOV. 5, 1958 IN VOL. 58 MISC., ON PAGE 320, AS DOCUMENT NO. 604264.
9. ELECTRIC LINE EASEMENT FROM A.E. LORENTZEN AND WIFE TO WISCONSIN POWER & LIGHT COMPANY RECORDED JUNE 23, 1986 ON CARD 260, IMAGE 47 AS DOCUMENT NO. 1028573.

10. RIGHTS AND EASEMENTS (IF ANY) IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE ABOVE DESCRIBED PREMISES.
11. ENCROACHMENTS RANGING FROM .3+ FEET TO AN EXTENT OF .7+ FEET BY TWO GARAGES ON THE WEST SIDE OF TODD DRIVE, WHICH ARE LOCATED PRINCIPALLY ON THE SUBJECT PREMISES. THE GAS PUMP LOCATED NEXT TO THE NORTHERN MOST GARAGE ALSO ENCROACHES ON TODD DRIVE.
12. ENCROACHMENT BY A STONE DRIVE AND A CONCRETE SLAB BY AN UNDETERMINED EXTENT ONTO THAT PORTION OF THE SUBJECT PREMISES RESERVED FOR STREET PURPOSES. SAID ENCROACHMENT LOCATED IN THE SOUTHWESTERLY PORTION OF THE SUBJECT PREMISES.
13. EASEMENT SUPPLEMENT BY AND BETWEEN MONTEREY MILLS, INC. AND WISCONSIN POWER AND LIGHT COMPANY DATED MAY 28, 1986, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON JUNE 23, 1986, ON CARD 260, IMAGE 47, AS DOCUMENT #1028573.
14. PERPETUAL EASEMENT FOR STORM WATER DRAINAGE FROM MONTEREY, INC. TO THE CITY OF JANESVILLE DATED APRIL 8, 1997 AND RECORDED MAY 7, 1997 AS DOCUMENT NO. 1328828.

10' W.E.  
362.24

C. S. M.

561977

LOT 1

940

C.B.C.

950

TODD

931

Chevron

960

C.B.C.

961

1603

40

1517

1701

1715

1801

1815

1901

1915

1923

2003

CONE ST. SEW. R.F. 10 W.  
A. 12

EAST

18" CONC. ST. SEW. R.F. 10 W. P. 15

12" CONC. ST. SEW.

R.F. 10 W.

DELAVAN

1602

1610

1616

1700

1711

1800

1816

1900

1911

1912

1926

2002

2003

DRAINAGE

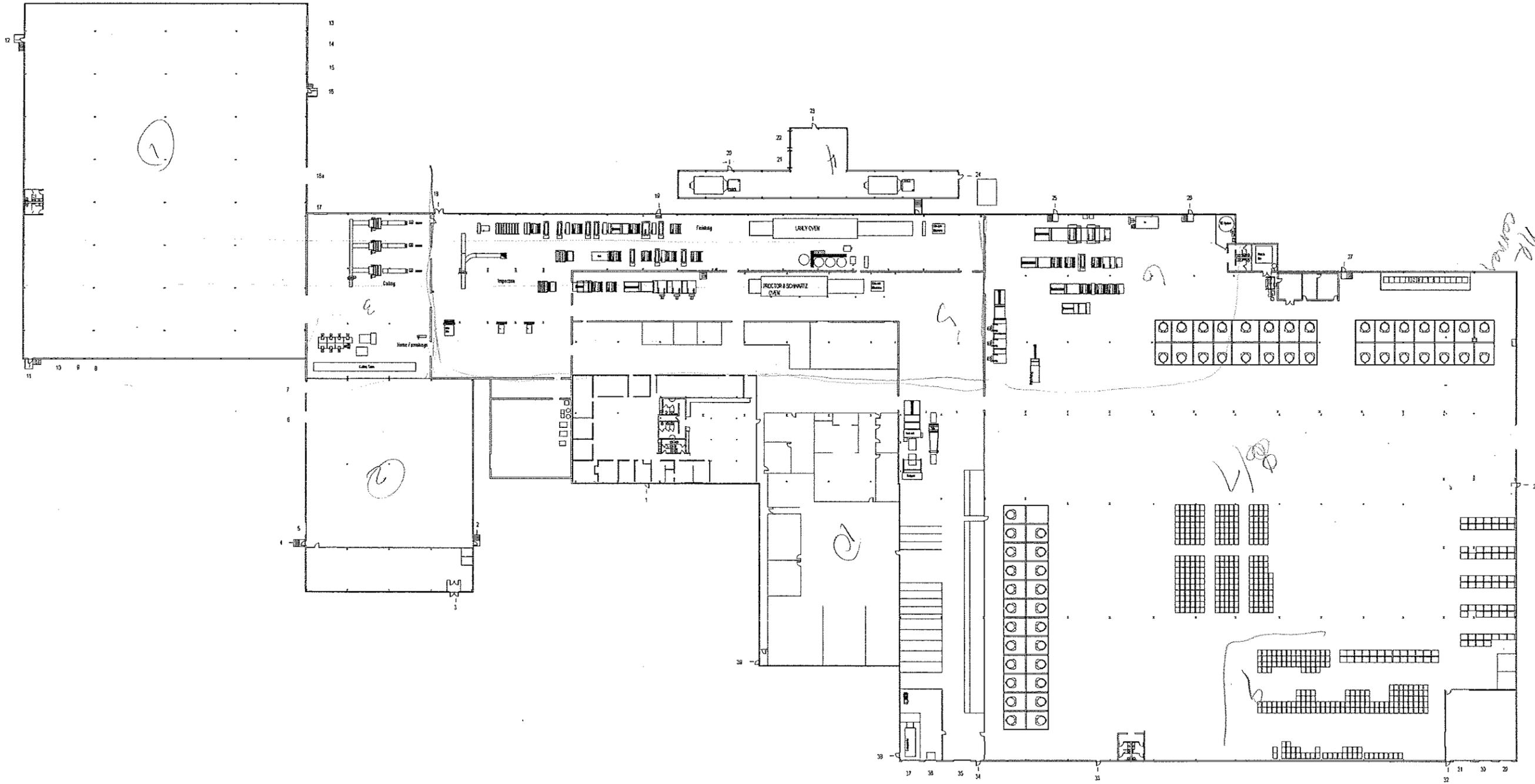
DITCH



Monterey Mills

3





**Instructions:** Information sources that can be used to fill out this worksheet include: BRRTS, SHWIMS, R&R files, WA files, regional geologic information resources, Waste Staff, County Solid Waste staff (if there is one for the county) and the EPA web site for CERCLIS. Other possible resources may include: city/town files, county files, aerial photos, readily available Sanborn Insurance maps and interviews with former employees or neighbors.

All comments should be referenced by section number in the Comments section, page 5.

**I. Site Name**

Site Name Chevron Chemical Company	County Rock	Region SC
Location 951 Todd Drive	Is the site known by another name(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of Janesville	State WI	If yes, Name

**II. Archiving Criteria**

Check the archiving criteria that apply to the site, and provide an explanation for your choice on the comment page, Section XIII.

- 1. No documented waste disposal and no evidence on-site
- 2. Documented waste removal and no evidence on-site
- 3. Waste type is no longer regulated and is not a threat to public health, safety, welfare or the environment. [See NR500.08(1)&(2)]
- 4. Almost no site information and unable to locate site
- 5. Duplicate listing - Complete only Section VI. Do not complete remainder of worksheet

The site will be identified on Waste Registry Spreadsheet as "archived".

**III. Recommendations for Follow-Up Work - - Summarize online and write details in comments, Section XIII.**

- 1. Remediation and Redevelopment Program  No  Yes \_\_\_\_\_
- 2. Waste Management Program  No  Yes Contaminated fill left in place in a concrete sump/pit.
- 3. Drinking and Groundwater Program (no variance for well)  No  Yes \_\_\_\_\_

**IV. Legal Description of Site**

Attach an air photo with site location and limits of fill/waste disposal area based on available information.

Locational Information: Other Sources (optional - add polygon to comment page, Section XIII)

WI Transverse Mercator 83/91 Coordinates		1/4 / 1/4	1/4	Section	Township	Range	E / W
X Coordinates 601979	Y Coordinates 244353	NW	NE	06	02 N	13	E

**V. Waste Disposal Site's Regulatory ID Numbers**

DNR FID No. (9 digits) 154081290	Solid Waste License ID No. (4 digits)	BRRTS ID No. (2 digit ERP program-2 digit county-6 digit site specific) 02-54-000989
-------------------------------------	---------------------------------------	---

**VI. Waste Registry Tracking Decision**

**Note: All sites, except archived sites, must be in SHWIMS or added to SHWIMS to be tracked as a waste disposal site.**

<p><b>SHWIMS:</b> _____</p> <p><input checked="" type="checkbox"/> Site is in SHWIMS as a waste disposal site (070-079)</p> <p><input type="checkbox"/> Update information in SHWIMS, attach printout of data dump report or screening worksheet with changes highlighted for Waste Management Program Assistant</p> <p><input type="checkbox"/> Add site to SHWIMS as waste disposal site</p>	<p><b>BRRTS:</b> _____</p> <p><input checked="" type="checkbox"/> Site is in BRRTS</p> <p><input type="checkbox"/> Associated with a release related to this waste disposal site</p> <p><input type="checkbox"/> Not associated with this waste disposal site</p> <p><input type="checkbox"/> Add site to BRRTS, following regional procedure</p> <p>If BRRTS update is needed follow regional procedure.</p>
--	---

**Archive:** \_\_\_\_\_  Archive site (see Section II)

Print Name of Screener Janet DiMaggio	Date 06/28/2007
Name of File Reviewer, if different than screener	

**VII. Site Background Information**

**Site Owner/Operator Name**

Chevron Chemical Co. - Ortho Ag Chem Division

Street or Route	Telephone Number	City	State	ZIP Code
951 Todd Drive		Janesville	WI	53545

**Present Property Owner Name**

Brad Olson, Olson Capital Investments

Street or Route	Telephone Number	City	State	ZIP Code
W284 N226 North Shore Drive	(262) 695-9546	Pewaukee	WI	53072

**Potential Responsible Party**

Street or Route	Telephone Number	City	State	ZIP Code

**VIII. Type of Site: Current and Historic (check all that apply)**

- A.  Landfill
- Lined  Unlined  Unknown
- Is there leachate collection and removal?  Yes  No
- Does the landfill have a groundwater monitoring plan?  Yes  No  Unknown Date of Plan: \_\_\_\_\_
- Have groundwater monitoring wells been installed?  Yes  No  Unknown (year only)
- Was a cover installed?
- Yes:  Soil  Clay  Membrane  Composite
- No
- B.  One-time Disposal
- C.  Other (spill, lagoon, pit -- add to comments page, section XIII.)

**IX. Waste Information & Geologic Environment**

A. Known or Suspected Sources/Wastes. Check all that apply.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Abandoned containers          | <input type="checkbox"/> Fly ash                                | <input type="checkbox"/> Surface spills                       |
| <input type="checkbox"/> Above ground pipeline or tank | <input type="checkbox"/> Foundry sand                           | <input type="checkbox"/> Transformer                          |
| <input type="checkbox"/> Animal carcasses              | <input type="checkbox"/> Industrial accident                    | <input type="checkbox"/> Trees/brush                          |
| <input type="checkbox"/> Asbestos disposal             | <input type="checkbox"/> Known or suspected hazardous materials | <input type="checkbox"/> Underground pipeline or tank         |
| <input type="checkbox"/> Buried drums                  | <input type="checkbox"/> Municipal waste                        | <input type="checkbox"/> Exempted fill [NR 500.08(1) and (2)] |
| <input type="checkbox"/> Burning of materials          | <input type="checkbox"/> Paper mill sludge                      | <input type="checkbox"/> Unknown                              |
| <input type="checkbox"/> Demolition/construction waste | <input type="checkbox"/> Surface impoundment/lagoons            | <input checked="" type="checkbox"/> Other: pesticides         |

B. Soil Type: Estimate distances or determinations based on regional or site specific information.

- Regional  Site specific
- Clay, silt or other fine grained soils present? (lacustrine, tills, etc.)  Yes  No
- At surface?  Yes  No At depth?  Yes  No \_\_\_\_\_ feet
- (0 - 2') (> 2')
- Sand & gravel, coarse grained soils present?  Yes  No
- At surface?  Yes  No At depth?  Yes  No \_\_\_\_\_ feet
- (0 - 2') (> 2')

C. Depth to Groundwater:  Regional  Site specific 13 feet

D. Direction of Groundwater Flow:  Regional  Site specific \_\_\_\_\_ direction

E. Depth to Bedrock:  Regional  Site specific \_\_\_\_\_ feet

F. Bedrock Type:  Regional  Site specific  Sandstone  Limestone/Dolomite  Metamorphic/Igneous

**X. Site Visit Observations and Receptor Information**

**A. Documentation of Site Visit**

A site visit must be conducted to complete the site screening. If you do not have access to enter the property, the site visit should be conducted from the perimeter of the site with the use of binoculars. The intent of the site visit is to determine general site conditions/on-site activities and adjacent land use encroachment issues.

On-site inspection conducted?  Yes  No

General site conditions: Document any observed releases and note whether you were able to walk the site. Some examples of things to be aware of include leachate seeps, or evidence of seeps such as stained soil/vegetation; stressed vegetation as a sign of gas migration to the surface, or of leachate seeps; quality and coverage of vegetation on the cap; odors which may indicate gas migration to the atmosphere; erosion of the cap; maintenance of positive drainage over the capped area; visual desiccation cracks in the cap. **Record comments on the comment page, Section XIII.**

**B. Potential Groundwater Receptors.** Estimate (1 mile = 5,280')

**Describe receptors on comment page, Section XIII.** Identify receptors within 1200' and indicate distance and direction to receptor (examples of receptors: drinking water supply wells, ponds, lakes, rivers, wetlands, etc.).

**C. Site Visit Observations.** Based on the site visit did you visually observe...

- 1. A release to a surface water body?  Yes  No
- 2. A leachate seep?  Yes  No
- 3. A release to soils?  Yes  No
- 4. Any odors of concern?  Yes  No
- 5. Encroachment of residences, water supplies?  Yes  No
- 6. Any erosion of the cap?  Yes  No
- 7. Any exposed waste?  Yes  No
- 8. Poor drainage (ponding) over waste mass?  Yes  No
- 9. Monitoring wells need maintenance or are damaged?  Yes  No
- 10. Is disposal area fenced to restrict access?  Yes  No

Please attach site photographs, regular or digital prints, to the worksheet (required).

Name(s) of Person(s) Conducting Site Visit Janet DiMaggio	Date of Site Visit 06/22/2007
--	----------------------------------

**XI. Screening Decision**

**A. Is there analytical data for the media of concern?**

- 1. Groundwater:  Yes  No  N/A
- 2. Soil:  Yes  No  N/A
- 3. Surface water/sediment:  Yes  No  N/A
- 4. Air:  Yes  No  N/A

**B. Based on analytical data from A, is there a documented release to the environment?**

- Yes:  Groundwater  Soil  Surface water/sediment  Air
- No

**C. Based on known or suspected sources/wastes, their physical characteristics, containment & geologic environment, do you suspect there has been or will be a release to the environment?**

- Yes:  Groundwater  Soil  Surface water/sediment  Air
- No

**D. Is there a need for immediate action? (Is there a known or high potential for an imminent threat to human health?)**

- Yes: Should state/local health departments be contacted?  Yes Date: \_\_\_\_\_  No
- No

**E. Based on known or suspected sources/wastes, their physical characteristics, containment & geologic environment at this site, is initial or further sampling recommended? Describe the recommendations on comment page, Section XIII.**

- Yes:  Initial  Groundwater  Soil  Surface water  Air (landfill gas)
- Further  Groundwater  Soil  Surface water  Air (landfill gas)
- No
- Continue current monitoring schedule as per Waste Management Program

**XII. Sampling Explanation & Other Work Recommended**

**A.** To document your decision for future project managers/staff, briefly explain the rationale for the overall site decision and sampling recommendation. If well sampling is recommended, please include the receptor information including well(s) location/address, owner's name, mailing address, and phone number to facilitate sampling. Please add information to comment page, Section XIII.

**B.** If you believe additional work is needed or not needed (addressing leachate problems, exposed waste, inadequate cover, etc.) please add information to comment page, Section XIII.

---

**XIII. Comments**

---

Information obtained from BRRTs file #02-54-000989:

09/06/1988 Notification

02/16/1989 Superfund: No Further Remedial Action Planned

04/26/1991 Activity Closed

There were no spill incident forms filled out for 09/06/1988 (checked with Ted Amman, SC Spills Coordinator).

Hazardous Waste file from DNR Cental Office retrieved, FID#154081290. This file contained information attesting to the facility being closed in December 1981. A handwritten notation on the back of an EPA Notification of Hazardous Waste Activity lists P084 - Parathion and U224 - Toxaphene. Parathion (methyl parathion) is an organophosphate insecticide, is highly toxic by inhalation or injection and moderately toxic by dermal adsorption. It has a short half life (approx. one hour on cotton). Toxaphene is in the polychlorinated bornanes and camphenes group of insecticides. Most of its use was banned by EPA in 1982. It is man-made of greater than 670 chemicals and has a half life in soils of 100 days to 12 years.

Information obtained from BRRTs and the Rock County Register of Deeds: Chevron vacated the property prior to or early in 1990. The property was subsequently leased to Alpha Protec. Currently, Alpha Protec leases the space from Monterey Mills who leases the property from Olson Capital Investments. The property contains both of the following addresses on a corner wedge shape parcel: 937 Todd Drive (the Chevron site) and 1725 E. Delevan Drive (occupied by Monterey Mills). The Todd Drive address currently serves as an entrance to a loading dock for Alpha Protec.

The Chevron portion of the property, as located on BRRTs, is shown on a parking lot. That point is now a building which was constructed in 1996 (according to a site diagram obtained from Monterey Mills). File information in the RR closed sites locate the Chevron area in a building on the northwest side of the property. This could be the building constructed in 1985. The part of the building occupied by Alpha Protec (close to the Todd Drive access) seems to have been constructed in three sections in 1985, 1992, and 1997. All the buildings are interconnected and were constructed at different times on both properties. Many of the older buildings that existed on site have been demolished. All of the current structures have concrete floors. All parking and drives are asphalt covered (the area designated for parking has also changed locations on the property with time). There is little space that is not under some form of impermeable cover and that which is open is grass/weed covered and is on the site periphery. I found no evidence of stains or prior spills/releases.

I found a copy of an EPA "Notis Data Management System" form on the EPA web site (page 187). A "suspected" pesticide release to the environment was reported by the President of Operation with Chevron Chemical Company with a date of 06/09/1981. There was no additional information. According to Kathy Warren, program assistant to the Waste Management Program in SCR, there was a 1980 notification with no corrective action. Additionally, SHWIMS lists the site as a Large Quantity Generator - Inactive.

Prior to 1967, Chevron leased a single warehouse to handle various pesticide materials and to house a "dust mill". The manufacturing process involved mixing methoxychlor with clay to formulate the product Methoxychlor 50. The pesticide product and clay were mechanically mixed in a 18' x 6' concrete pit in the floor of the warehouse. During facility abandonment (circa 1966), approximately 300-500 pounds of Methoxychlor 50 product contained in 50 pound bags was buried in the old mixing pit. Extra fill material which was contaminated with methoxychlor and other pesticide material was added and then the area was covered with concrete and made part of the existing floor.

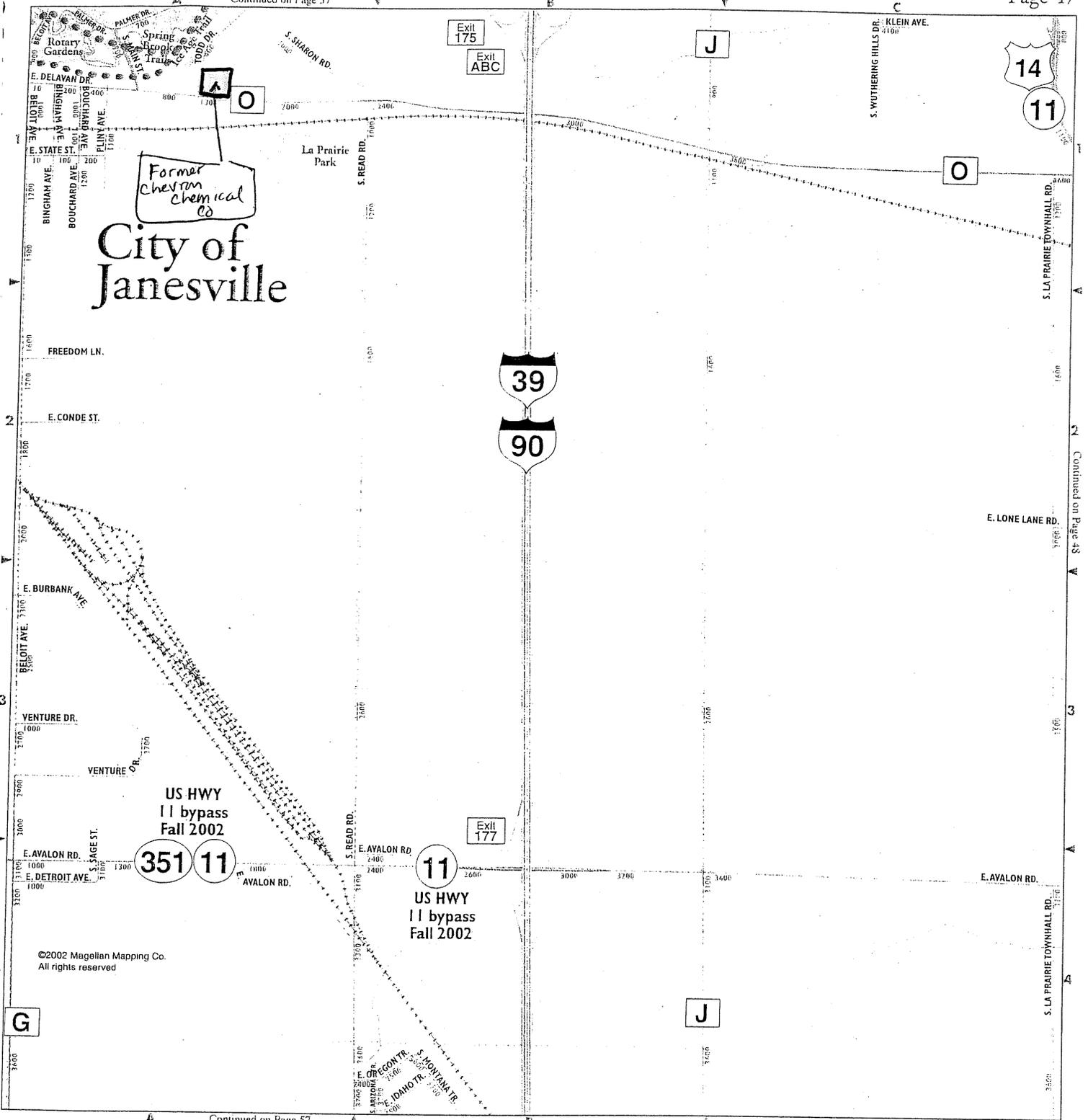
I had a brief discussion with Mike Schmoller, in the Remediation Program, who recalls being on site for a pesticide removal. The removal took place after Monterey Mills had access or use of the area. The concrete floor was cut open and the pesticides were removed. The removal of the material occurred from September 2-6, 1988. According to the January 11, 1989 Screening Site Inspection Report, approximately 3-4 cubic yards of contaminated fill material was removed and containerized from the center portion of the mixing pit. The buried pesticide product was in 4-5 somewhat deteriorated bags which were removed and also containerized. An additional 1-2 cubic yards of fill material from around the location of the bags was then removed and containerized. When removal was complete, an area approximately 7' x 6' x 4' deep of material was removed from the center of the pit. The pit was filled with clean material and the concrete floor replaced on September 6th. The associated Hazardous Waste Manifest record retrieved has a transporter date of 11/30/1988. The TSD was Chemical Waste Management of Indiana and the transporter was Fort Transfer Co. The waste description was U247- Methoxychlor with a total amount shipped of 15,500 pounds. Methoxychlor is a manufactured organochlorine insecticide. This material was sent to the Adams Center Landfill near Fort Wayne, Indiana.

Two sets of samples were collected during the removal process (see attached page 4-1). Sample results for the fill material collected after waste material removal confirmed that all methoxychlor contaminated material was removed from the pit. However some of the fill material which was left in place and covered with concrete floor is still contaminated with residual pesticide wastes. Lindane, heptachlor, dieldrin, 4,4'-DDD and 4,4'-DDT were detected in the remaining fill and are listed hazardous wastes.

---



Continued on Page 37

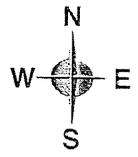
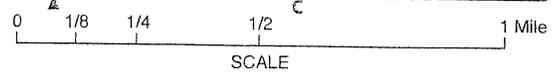


Page 47 Index

Arizona Tr. ....	B4
Avalon Rd., E. ....	A4, B4, C4
Beloit Ave. ....	A1, A3
Bingham Ave. ....	A1
Bouchard Ave. ....	A1
Burbank Ave., E. ....	A3
Conde St., E. ....	A2
Delavan Dr., E. ....	A1
Detroit Ave., E. ....	A4
Freedom Ln. ....	A2
Idaho Tr., E. ....	B4
Klein Ave. ....	C1
La Prairie Townhall Rd., S. ....	C1, C4
Lone Lane Rd., E. ....	C2
Main St., S. ....	A1
Montana Tr., S. ....	B4
Oregon Tr., E. ....	B4

Continued on Page 57

Palmer Dr. ....	A1
Pliny Ave. ....	A1
Read Rd., S. ....	A1, A3-4
Sage St., S. ....	A3-4
Sharon Rd., S. ....	A1
State St., E. ....	A1
Todd Dr. ....	A1
Venture Dr. ....	A3
Wuthering Hills Dr., S. ....	C1



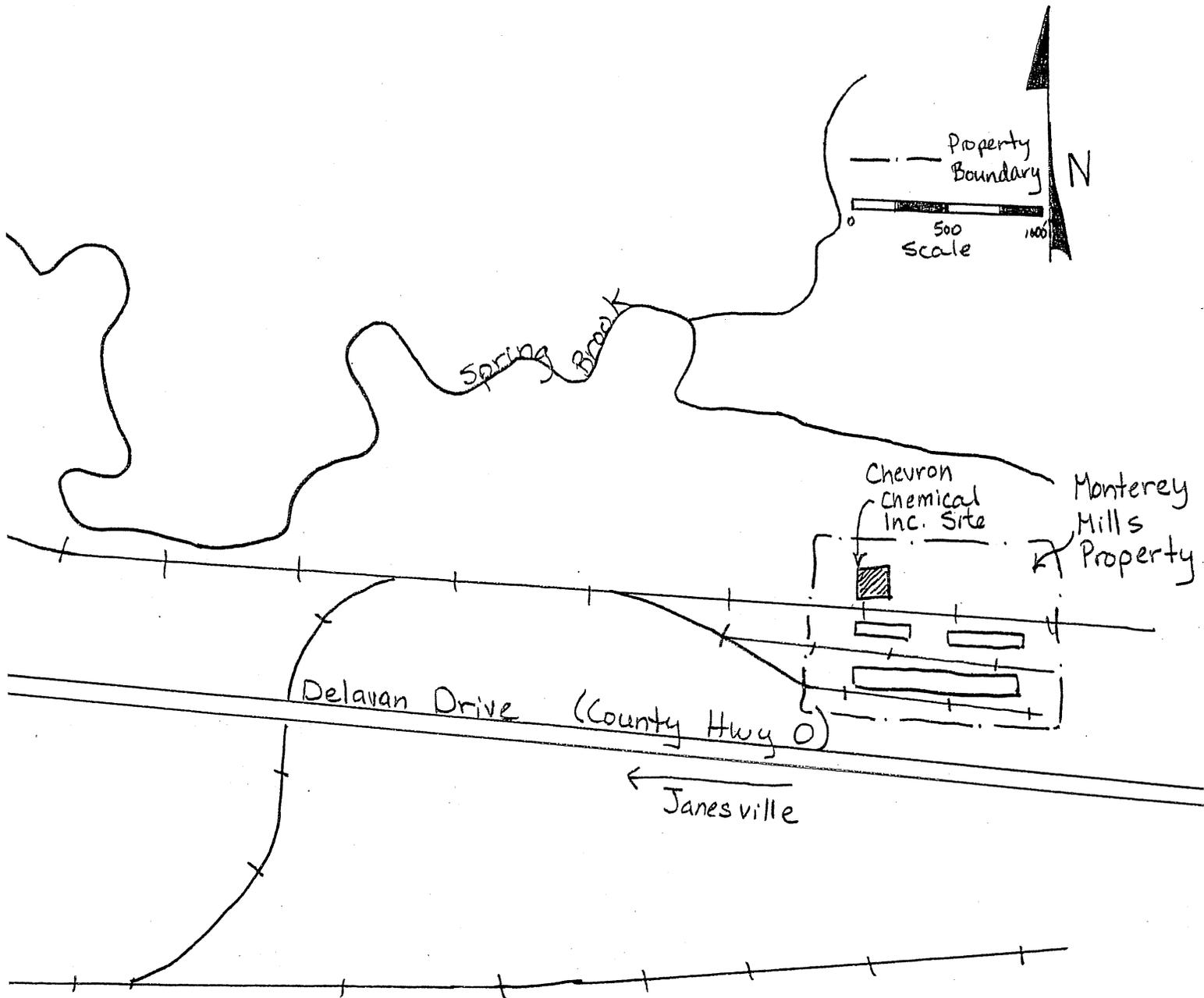
Continued on Page 57

Continued on Page 48

©2002 Magellan Mapping Co. All rights reserved

FROM FILES  
(undated)

# Chevron Chemical Inc. Site





**Chevron Chemical Company**

6001 Bollinger Canyon Road, San Ramon, California  
Mail Address: P.O. Box 5047, San Ramon, CA 94583-0947

1324 T AM 4140

May 19, 1988

**Former Warehouse Facility  
Chevron Chemical Company  
951 Todd Drive  
Janesville, WI**

---

**Ms. Laura Chern  
Solid Waste Division  
Wisconsin Dept. of Natural Resources  
3911 Fish Hatchery Rd.  
Fitchburg, WI 53711**

**Dear Ms. Chern:**

As we discussed, I have attached a sketch map showing the location of a "pit" that was closed in 1966 at the referenced facility. The pit was actually a concrete sump in the warehouse floor to accommodate a dust mill. When the mill was removed in 1966, between five and seven 50-pound bags of Methoxychlor 50 wettable powder were placed in the pit and cemented over.

Chevron provided notice of the site to the U.S. Environmental Protection Agency in 1981. Following a review of the facility in 1983, Chevron provided the attached letter to the property owner, Monterey Mills, Inc.

If you have any additional questions regarding this site, please call me at (415) 842-5888.

Sincerely,

J. J. Patry

JJP:gj/028  
Attachment

Figure 1

2527

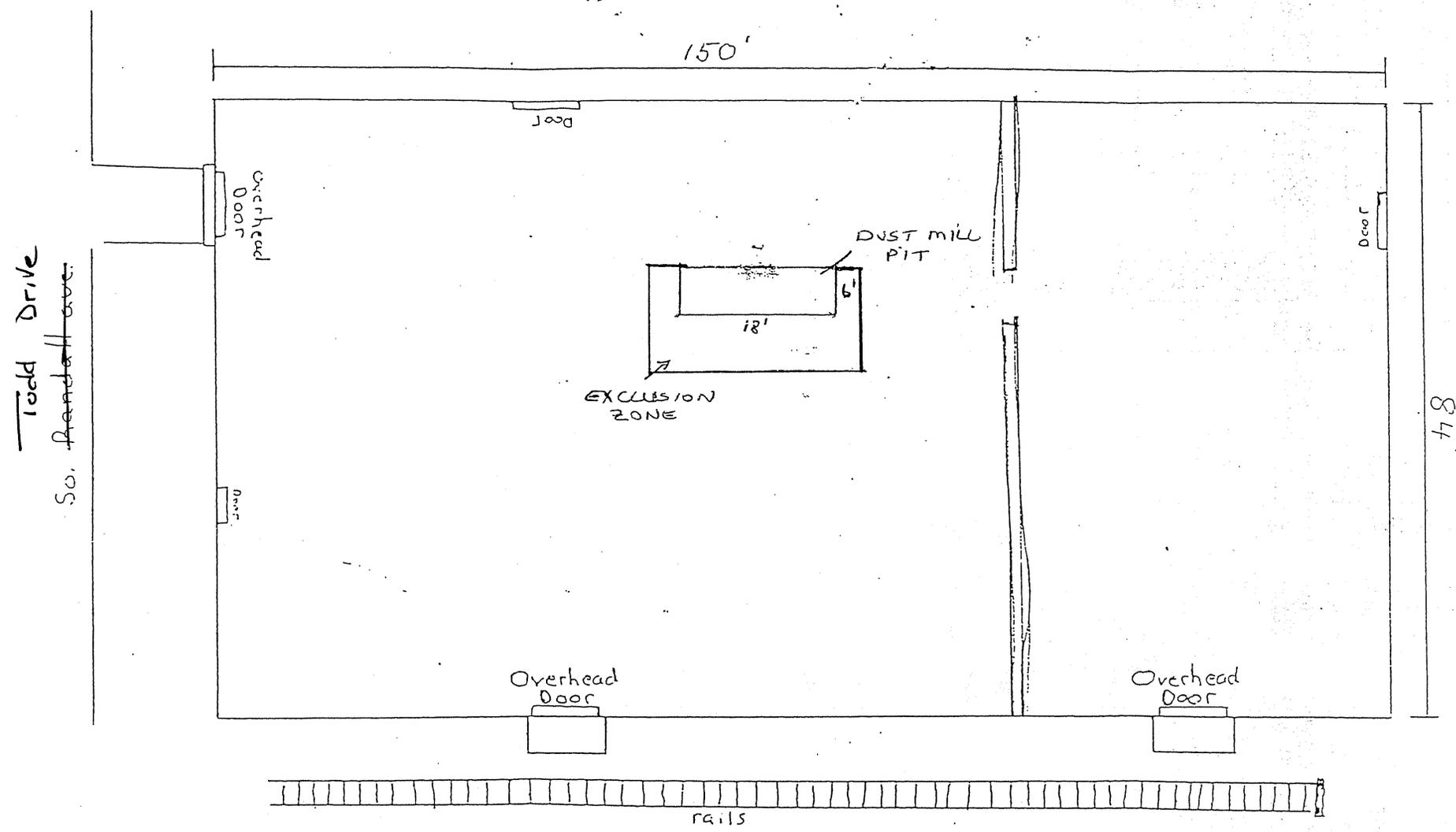
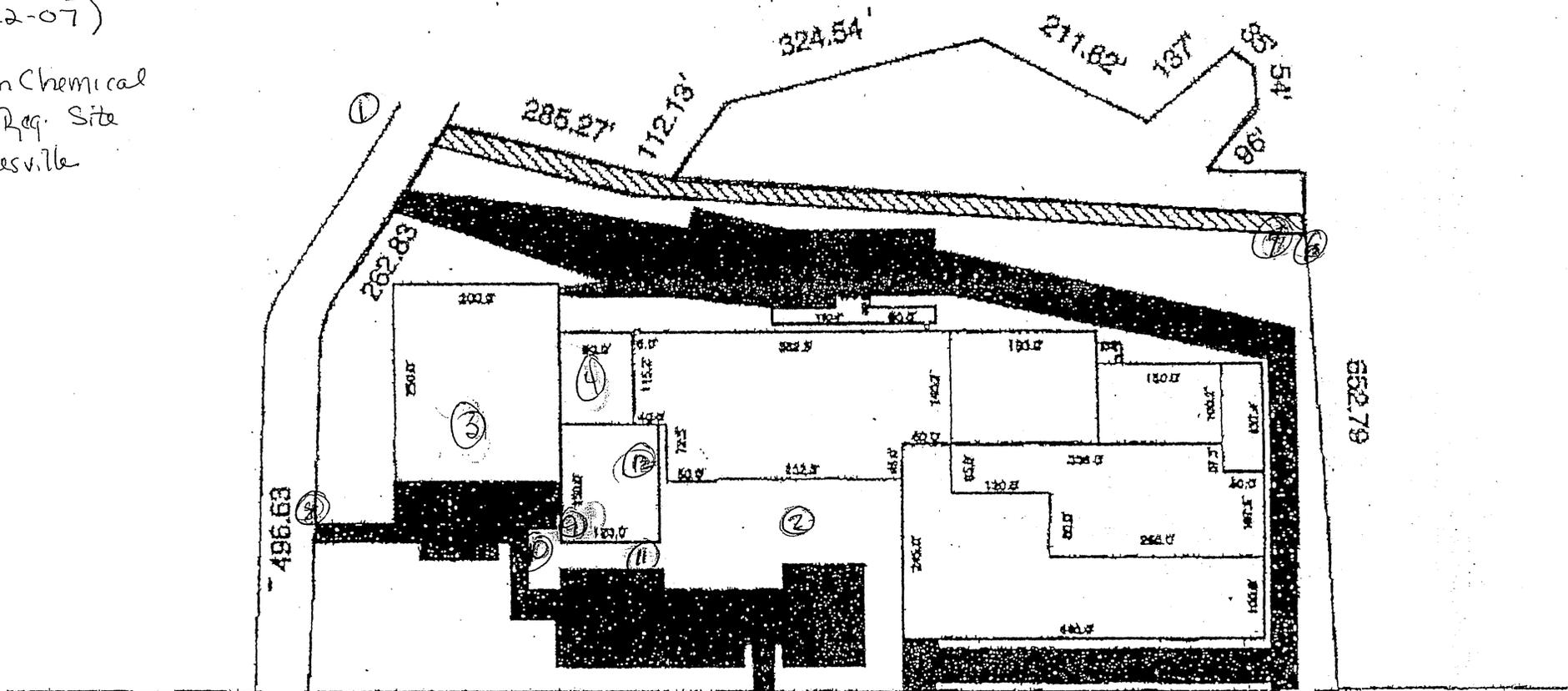


Figure I  
Facility Floor Plan

Circa 1988

Photo  
Locations  
(6-22-07)

Hevron Chemical  
Waste Reg. Site  
Nanesville



496.63

262.83

285.27'

112.73'

324.54'

211.82'

137'

54'  
196'

552.79

East Delavan Drive 1195.76

Todd Drive



Blacktop



Drainage Ditch

5  
darker area



1" = 300'

## 4. Analytical Results

### 4.1 Introduction

This section discusses the results of the chemical analyses done on samples collected by WDNR and Rollins Environmental Services (RES) staff.

### 4.2 Results of Chemical Analyses of Samples

Rollins Environmental Services (RES) staff collected two sets of samples during the removal process. The results of these analyses are shown in Tables I and II. The results of the WDNR collected samples and analyzed through the CLP process are shown in Table III.

The RES collected samples confirmed that the removed material was contaminated with methoxychlor, a listed hazardous waste. Consequently appropriate manifesting and hazardous waste disposal practices were followed in the final disposal of these materials. Also, the DNR and RES samples collected after the waste removal occurred confirmed that all the methoxychlor contaminated material was removed from the pit. However, it appears that the fill material left in the pit, and now covered with a concrete floor, is still contaminated with residual pesticide wastes. Lindane, heptachlor, dieldrin, 4,4'-DDE, 4,4'-DDD and 4,4'-DDT were detected in the remaining fill material after final removal had occurred. Consequently, materials contaminated with listed hazardous wastes remain in the former mixing pit. Table IV shows a comparison between the pesticide concentrations detected in the mixing pit with draft soil criteria contained in Table 8-6 in the EPA Office of Solid Waste Draft RCRA Facility Investigation Manual Fall, 1987. In all instances where a draft criteria exists the residual concentrations exceed it. Consequently, a decision needs to be made if further waste removal work needs to be done. Given the physical barriers in which the contaminated material is enclosed, it is unclear if further remedial work is necessary to protect public health or the environment. Appendix E contains the CLP data for the WDNR collected samples.

Table IV

Comparison of Residual In Pit Pesticide Concentrations  
with Draft EPA RCRA Soil Criteria<sup>1</sup>

(All Concentrations in Parts Per Million)

<u>Parameter</u>	<u>EPA Criteria</u>	Soil Sample <u>SO1</u>	Soil Sample <u>SO2</u>
gamma-BHC (Lindane)	.009	.026 J	.430 U
heptachlor	.0003	.021 J	.430 U
dieldrin	.00006	.16 J	.55 J
4,4'-DDE	-	.64	.87
4,4'-DDD	-	.36	.48
4,4'-DDT	.001	2.8	2.1

Source: DNR Files  
USEPA CLP Program  
USEPA Office of Solid Waste Programs Draft RCRA Facility  
Investigation Manual Fall, 1987, Table 8-6.

<sup>1</sup> See Appendix E for explanation of EPA CLP Analytical results.