

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

May, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

Soil Contamination > *RCL or **SSRCL
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 #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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

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

SOURCE LEGAL DOCUMENTS

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

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

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

BRRTS #: 03-57-001578

ACTIVITY NAME: Dewel Property

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

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

Figure #: **Title:**

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

Figure #: **Title:**

Figure #: **Title:**

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

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

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

Table #: 3-1 **Title:** **Field and Analytical Results**

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

Table #: **Title:**

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

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: **Title:**

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

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

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

BRRTS #: 03-57-001578

ACTIVITY NAME: Dewel Property

NOTIFICATIONS

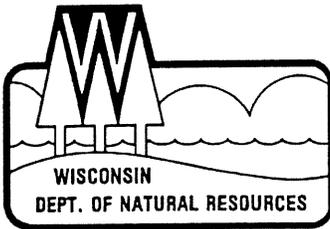
Source Property

- 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:



George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

June 8, 1993

File Ref: 1578
UST - Sauk County

Dr. Robert Dewel
428 15th Street
Baraboo, WI 53913

SUBJECT: Dewel Property, 101 Fourth Street, Baraboo, WI

Dear Dr. Dewel:

The Department has received a completed and filed copy of the Deed Restriction placed on the above stated property. Therefore, remedial activities are only necessary when the conditions of the Declaration of Restrictions are met. If in the future the Department receives information which demonstrates that additional work is necessary, the Department has the authority to require further action.

Form 4 of your application for reimbursement under the State's Petroleum Environmental Cleanup Fund (PECFA) has been reviewed. No federal LUST Trust funds and no enforcement action at this site has been necessary. Therefore, I have signed your Form 4 in support of a Completed Remedial Action progress payment and have forwarded the original to the Department of Industry Labor and Human Relations.

If you have any questions or concerns, I may be reached at the telephone number below. If you have any questions regarding the PECFA program you should contact Linda Bladridge at (608) 266-2424.

Sincerely,

Kristin Pederson
Hydrogeologist
Telephone: (608) 275-3200



George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

April 16, 1993

File Ref: 1578
(UST Sauk Co.)

Dr. Robert Dewel
101 Fourth St.
Baraboo, WI 53913

SUBJECT: Dewel Property, 101 Fourth Street, Baraboo, WI

Dear Dr. Dewel:

On April 14, 1993, the Department's Closure Committee reviewed the above named site for closure. The Committee has determined that this site may be granted no further action status, if a deed restriction is placed on the property. If you do not wish to place the deed restriction, on your property you have the option of addressing the remaining contamination. Please inform the Department of your decision within 10 days.

Enclosed you will find a sample Declaration of Restrictions. If you decide to place the deed restriction on your property, you must provide the Department with an unabbreviated legal description of the property within 30 days. This information will be used by the Department to complete a draft of the restriction.

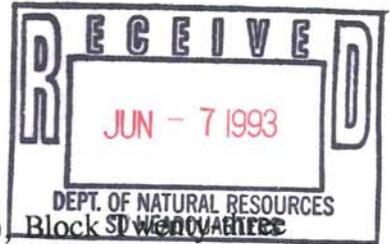
The Department has also received the Form 4 of your application for reimbursement under the State's Petroleum Environmental Cleanup Fund (PECFA) for investigation and remediation activities. A determination for approval of the Completed Remedial Action payment will be addressed once your decision has been made.

If you have any questions feel free to contact me at the number below.

Sincerely,

Kristin Pederson
Hydrogeologist
Telephone: (608) 275-3200
enc.

cc: Mr. Kevin Olson, Mid-State Associates, Inc., 1230 South Blvd., Baraboo,
WI 53913



DECLARATION OF RESTRICTION

IN RE: Property commencing at the Southwest corner of Lot Seven (7) (23), that part of the City of Baraboo, formerly known as Adams, thence North 51 feet, thence East 40 feet, thence North 27 feet, thence East 14 feet, thence North 54 feet, thence East to the Northeast corner of Lot Seven (7), thence South to Southeast corner of Lot Seven (7), thence West 66 feet to the place of beginning deed recorded at Volume 587, Page 421, Document No. 576848, Reel 589, Image 378, 577855.

State of Wisconsin

County of Sauk

WHEREAS Robert Dewel is the owner of record of the above-described property; and

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

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

One or more petroleum discharges have occurred at this property. Structural impediments existing at the time of clean-up made complete remediation of the discharges impracticable. Petroleum contaminated soil may remain at this property at the following location: Adjacent the West side of the building (toward Oak Street), approximately thirty-seven and one-half feet North of the South corner of the building at an approximate depth of fourteen feet. Pursuant to the requirements of s. 144.76, Wis. Stats., any future subsurface work in this/these location (s) which removes the structural impediments which currently exist shall provide for investigation of the degree and extent of petroleum contamination. To the extent of contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

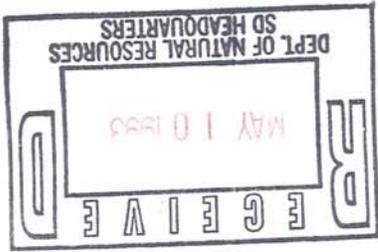
This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of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

Signed by the property owner or owners this 21st day of May, 1993. By Robert Dewel

Subscribed and sworn to before me this 21st day of May, 1993.

Cheryl M. Fenske, Notary Public, State of Wisconsin, My Commission 4/16/96

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



ROBERT C. DEWEL, D.D.S.

101 4th STREET
BARABOO, WISCONSIN 53913
Telephone (608) 356-3790

May 7, 1993

Ms. Kristin Pederson, Hydrogeologist
Dept of Natural Resources
3911 South Fish Hatchery Road
Fitchburg, Wisconsin 53711

Dear Ms. Pederson:

As requested by your letter of April 16 (File Ref.1578
UST Sauk Co.), I enclose the legal description of the
property in question.

Please be advised that the property was sold in January,
1993, but I retain a 10 year land contract agreement.

I also have a signed statement from Mr. Kevin Olson,
Project Manager for Mid-State Associates Inc., who
states that the minimal light contamination remaining
"will degrade within two or three decades, in which
case no further remediation would be required."
This natural stone building, formerly a bank, should
readily outlast that time frame. Therefore I anticipate
accepting the deed restriction.

Yours very truly,

Robert C. Dewel

P.S. The contamination was from fuel oil. The location
of the test core in question was 35 feet from the
Southwest corner of the building, on Oak Street.

Commencing at the Southwest corner of Lot Seven (7), Block Twenty-three (23), that part of the City of Baraboo, formerly known as Adams, thence North 51 feet, thence East 40 feet, thence North 27 feet, thence East 14 feet, thence North 54 feet, thence East to the Northeast corner of Lot Seven (7), thence South to Southeast corner of Lot Seven (7), thence West 66 feet to the place of beginning; SUBJECT to rights conveyed to Angie M. Shults to stairway and North wall of building now erected as recorded in Volume M of Miscellaneous, page 335; also EXCEPT part sold to Kerndt by deed recorded in Volume 144, page 629 and SUBJECT to agreement with Kerndt respecting stairway.

Vendor will subordinate this land contract to a first mortgage in an amount of not more than \$30,000, the proceeds of which will be used for remodeling and improvements to the premises.

This ~~is not~~ ~~XXXXXXXXXXXX~~ homestead property.



ROBERT C. DEWEL, D.D.S.

428 15th STREET

BARABOO, WISCONSIN 53913

Telephone (608) 356-3791

April 30, 1993

Kristin Pederson, Hydrogeologist
DNR Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711

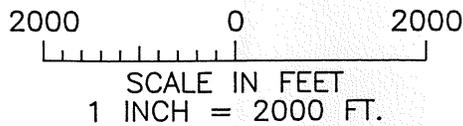
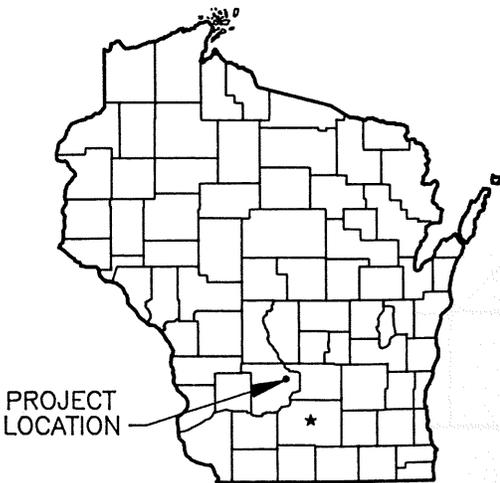
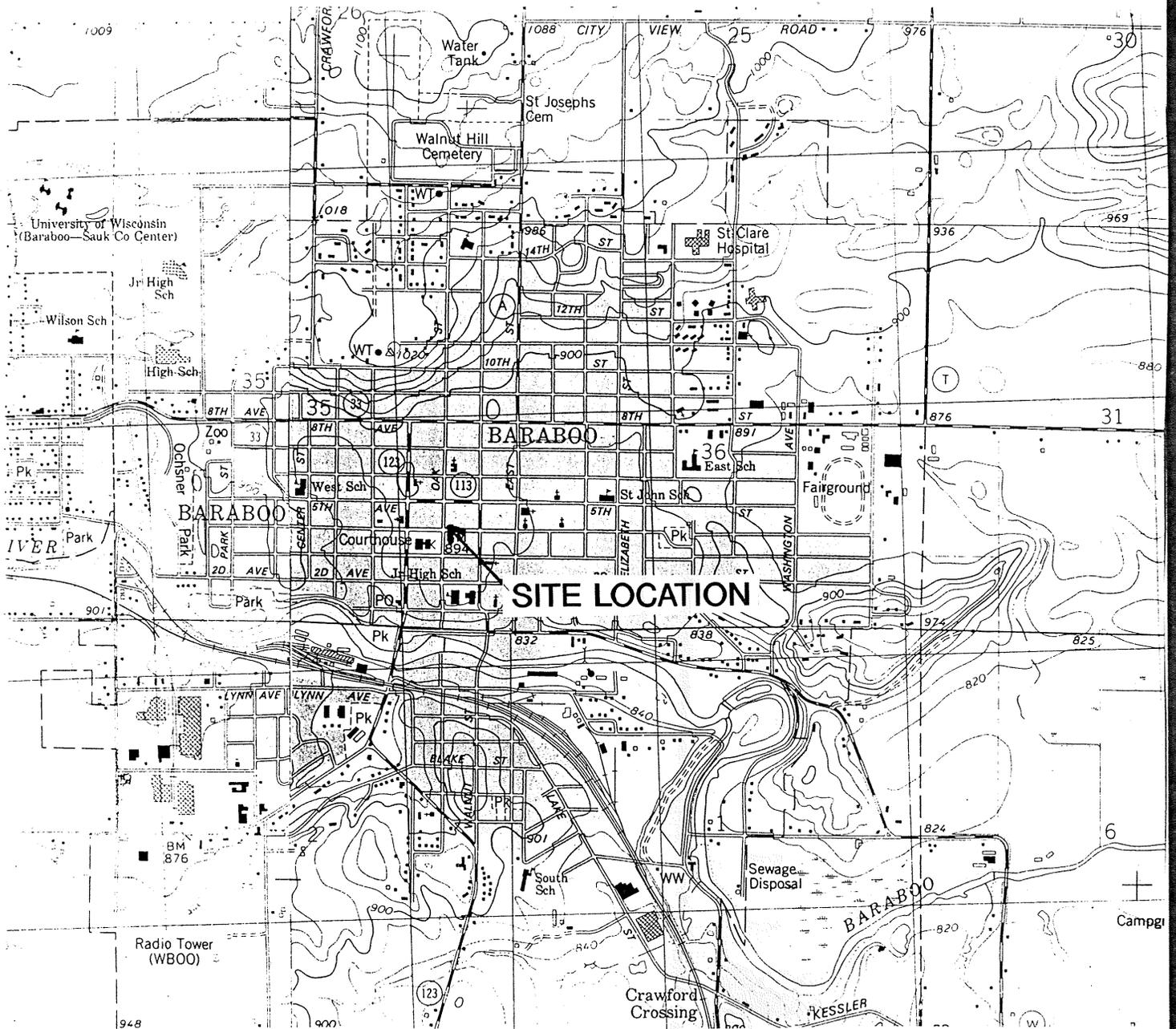
Re: Your File Ref 1578

Dear Ms Pederson:

With regard to my Property and in continuation of my recent letter, please be advised that I will be submitting a copy of the legal description of my property by May 16, the date you requested.

Yours very truly,

Robert C. Dewel



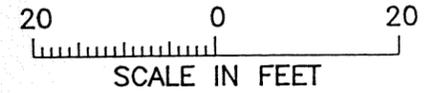
Baraboo Quadrangle
 Wisconsin—Sauk Co.
 7.5 Minute Series (Topographic)
 NW/4 Baraboo 15' Quadrangle
 Contour Interval 20 Feet
 1975



FIGURE I
SITE LOCATION MAP
 DEWEL PROPERTY, BARABOO, WISCONSIN

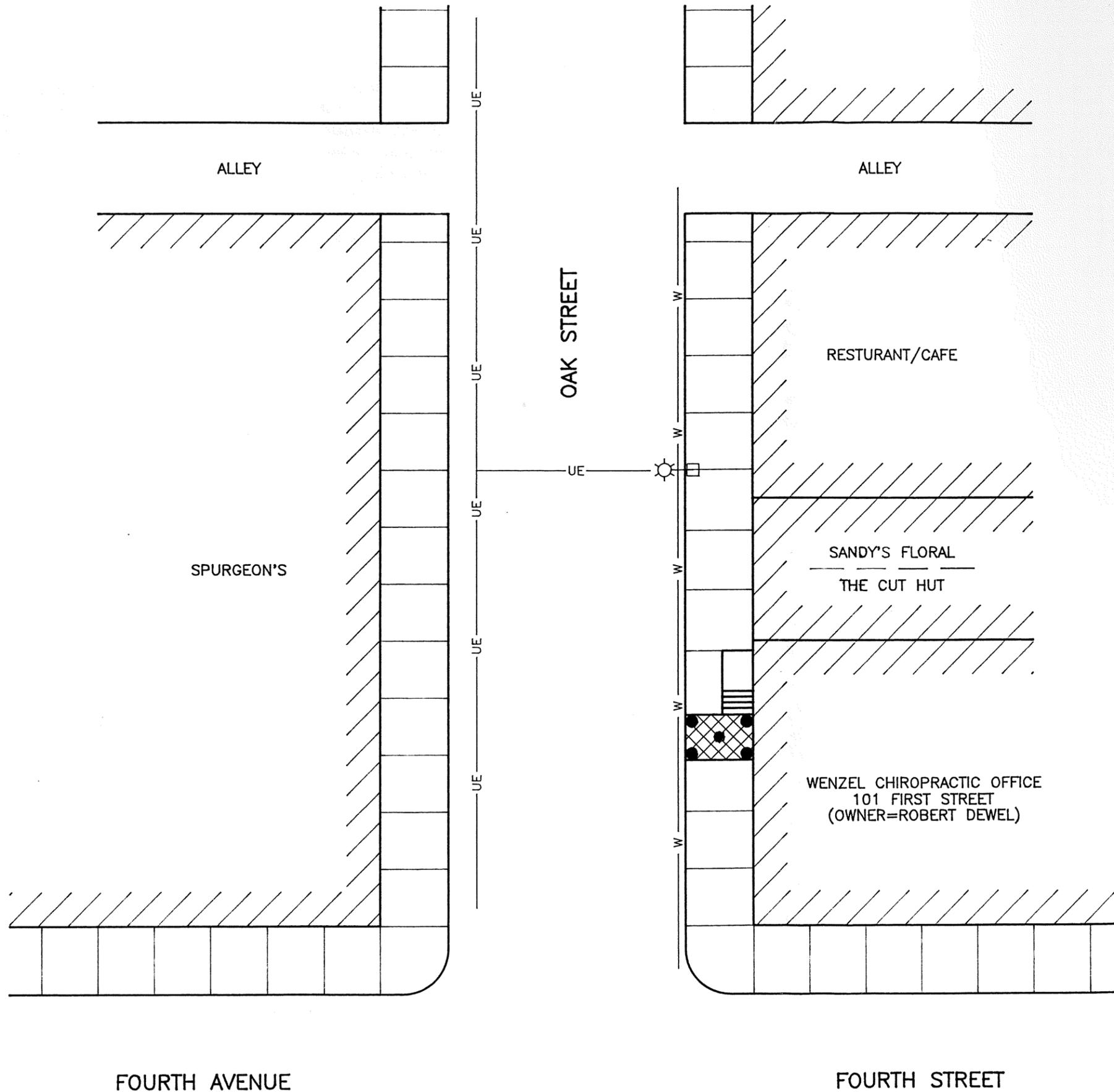
**FIGURE 2
SITE LAYOUT AND
SAMPLE LOCATIONS**

DEWEL PROPERTY
BARABOO, WISCONSIN



LEGEND

- GRAB SAMPLE LOCATION
- ☼ □ STREET LIGHT
- W — UNDERGROUND WATER
- UE — UNDERGROUND ELECTRIC
- ▣ EXCAVATION PIT



1230 South Blvd.
Baraboo, Wisconsin
53913
608-356-2771

MID-STATE ASSOCIATES, INC.
Engineers · Architects · Planners · Surveyors · Scientists

Table 3-1

FIELD AND ANALYTICAL RESULTS

SAMPLE LOCATION	DRO	SOIL TYPE	ODOR	STAINING
SE Corner	<5.2 mg/Kg	silty sand	none	none
NE Corner	63 mg/Kg	silty sand	none	none
SW Corner	<5.3 mg/Kg	silty sand	none	none
NW Corner	<5.5 mg/Kg	silty sand	none	none
Center - Pit	10 mg/Kg	silty sand	none	none

No groundwater was encountered during the excavation. The estimated depth to groundwater is approximately 50 feet, based on data from another project site located approximately 6 blocks east of this site. No receptors are in the vicinity of this excavation; the area is serviced by a municipal water supply, and no municipal wells are located in this area. The closest receptor is the Baraboo River, located approximately 1,500 feet south of this site.

After the samples were collected, the excavation pit was backfilled with clean sand and compacted, and leveled flush with the sidewalk grade. The contaminated soil was placed in a roll-off storage container. The roll-off was covered with a tarp to prevent water from entering and to prevent soil from blowing out of the container. Upon approval of the soil disposal permit, the soil was shipped to Payne & Dolan's asphalt plant in Deforest, WI on November 16, 1992. The sidewalk above the site has been replaced.