

**GIS REGISTRY INFORMATION**

**SITE NAME:** Ripley Property  
**BRRTS #:** 03-57-535244 **FID # (if appropriate):** \_\_\_\_\_  
**COMMERCE # (if appropriate):** 53937-9703-89  
**CLOSURE DATE:** 07-Jun-2007  
**STREET ADDRESS:** S6089 STH 154  
**CITY:** Hillpoint

**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X= E510888 Y= N327923

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** S6097 STH 154

**GPS COORDINATES** (meters in WTM91 projection): X= 510894 Y= 327893

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No

**IF YES, STREET ADDRESS 1:** S6097 STH 154

**GPS COORDINATES** (meters in WTM91 projection): X= 510894 Y= 327893

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

Closure Letter, and any conditional closure letter or denial letter issued	<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties	<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties	<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present	<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	No
RP certified statement that legal descriptions are complete and accurate	<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)	<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	NA
Copy of any maintenance plan referenced in the deed restriction.	NA



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, 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

June 7, 2007

Ms. Joyce Huebsch – Town Clerk  
Town of Washington  
S6683 Hill Point Road  
Hill Point, WI 53937

Subject: Final Case Closure, By Closure Committee, of the Ripley Property Case, S6089 STH 154, Hill Point, WI; Sauk County; WDNR BRRTS Activity No. 03-57-535244

Dear Ms. Huebsch:

On April 26, 2007, the South Central Region 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 May 1, 2007, you were notified that the Closure Committee had granted conditional closure to this case.

On May 31, 2007, the Department received correspondence that included documentation that compliance has been achieved with the one requirement for closure of the site: the abandonment of the monitoring and remediation system wells associated with your site. Based on this correspondence and the information provided, your case appears to meet the requirements of ch. NR 726, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation, or other action is required at this time. Please be aware that this 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 the environment.

Your site will be listed on the DNR Remediation and Redevelopment Program's GIS Registry of Closed Remediation Sites for remaining soil and groundwater contamination. 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 <http://dnr.wi.gov/org/aw/rr/gis/index.htm>

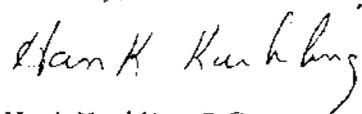
If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 must be completed and submitted to the DNR Drinking and Groundwater Program's regional water supply specialist. This form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs for sites with petroleum contamination must submit a final reimbursement claim within 120 days after they receive a closure letter for 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 equipment purchased with PECFA funds remains at the site, contact the Department of Commerce PECFA Program to determine the method for salvaging the equipment.

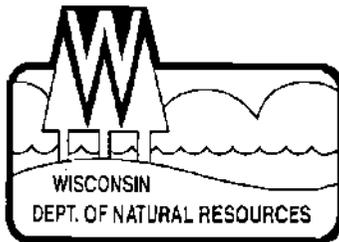
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the address listed above or as indicated below.

Sincerely,



Hank Kuchling, P.G.  
Remediation & Redevelopment Program Hydrogeologist  
608.275.3286  
[harlan.kuehling@wisconsin.gov](mailto:harlan.kuehling@wisconsin.gov)

cc: Jayne Englebert – MSA Professional Services  
Brian Taylor – Department of Commerce



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, 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 1, 2007

Ms. Joyce Huebsch – Town Clerk  
Town of Washington  
S6683 Hill Point Road  
Hill Point, WI 53937

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure of the Ripley Property Case, S6089 STH 154, Hill Point, WI; Sauk County; WDNR BRRTS Activity No. 03-57-535244

Dear Ms. Huebsch:

On April 26, 2007, the South Central Region closure committee reviewed your request for closure of the case identified above. This 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 volatile organic compound (PVOC) contamination on the site from the former underground storage tanks appears to have been investigated and remediated to the extent practicable under site conditions.

Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following condition is satisfied. 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 me on Form 3300-5B that is available at [www.dnr.state.wi.us/org/water/dwg/gw/](http://www.dnr.state.wi.us/org/water/dwg/gw/) or can otherwise be provided by the Department. When the above condition has been satisfied, please submit a letter to me that verifies that this condition has been completed, and this case will then be closed.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites for groundwater and soil contamination. Information that was submitted with your closure request application will be included on the GIS Registry. You can visit the GIS Registry web page at <http://maps.dnr.state.wi.us/brrts>

Note that soil contaminated with PVOCs remains on this property, as indicated by the most recent soil analytical results submitted for the site. If this contaminated soil is excavated in the future, the soil must be sampled and analyzed, may be considered solid or hazardous waste, and will need to be disposed in accordance with applicable statutes and rules.

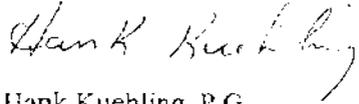
If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the

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.

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 the address listed above or as indicated below.

Sincerely,



Hank Kuehling, P.G.  
Remediation & Redevelopment Program Hydrogeologist  
608.275.3286  
harlan.kuehling@dnr.state.wi.us

cc: Jayne Englebert - MSA Professional Services

STATE BAR OF WISCONSIN FORM 2 - 2000  
WARRANTY DEED

DOC# 846514

Recorded  
AUG. 23, 2004 AT 08:30AM

Document Number

This Deed, made between Dennis Ripley and Shirley Ripley

*Dennis Ripley*

Grantor,  
and Town of Washington, a municipal corporation

REGISTRAR'S OFFICE  
SAUK COUNTY WI  
RECEIVED FOR RECORD  
Fee Amount: \$11.00  
Transfer Fee: \$6.00

Grantee.  
Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Sauk County, State of Wisconsin (if more space is needed, please attach addendum):

Name and Return Address  
Joyce Huebsch  
Town of Washington  
56683 Hillpoint Road  
Hillpoint, WI 53937

Part of the Southeast 1/4 of Southeast 1/4 of Section 15, Township 11 North of Range 3 East, described as follows: a parcel of land described as beginning 96 feet North of the Southeast corner of said Section 15, Township 11 North of Range 3 East, and running thence West 93 feet; thence North 78 feet; thence East 93 feet; thence South 78 feet to the place of beginning, in the Town of Washington, Sauk County, Wisconsin.

038-0342-00000  
Parcel Identification Number (PIN)  
This is not homestead property.  
~~XXXX~~ (is not)

Exceptions to warranties: municipal and zoning ordinances, recorded easements and restrictions and general taxes for the year of closing.

Dated this 30th day of July, 2004

\_\_\_\_\_  
(SEAL)  
\* \_\_\_\_\_  
(SEAL)  
\* \_\_\_\_\_

*Dennis Ripley* (SEAL)  
\* Dennis Ripley  
*Shirley Ripley* (SEAL)  
\* Shirley Ripley

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_

State of Wisconsin, }  
Sauk County, } ss.  
Personally came before me this 30 day of July, 2004, the above named Dennis Ripley and Shirley Ripley

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

to me known to be the person S who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

*Renee M. Nehmy*  
\* Renee M. Nehmy  
Notary Public, State of Wisconsin  
My commission is permanent. (If not, state expiration date: 7-13 08)

Stephen D. Chiquoine  
P.O. Box 399, Reedsburg, WI 53959  
(Signatures may be authenticated or acknowledged. Both are not necessary.)

0335

0345

0296

S.T.H. "154"

P-3401

0350

0349

0336

0338

0344

0308

0299

0343

0300

0337

0339

0340

0342

0301

0341

0303

0304

0305

0297

VILLAGE

0469

P-2872

0468

0471

0467

0466

0509

0508

0507

0506

0505

0504

0510

C-652

0470

C-4056

06

P-

R614

32.92'

47.52'

403.41'

181.38'

165.00'

400.58'

321.30'

50'

33'

65'

198'

DOCUMENT NO  
590575

WARRANTY DEED  
STATE BAR OF WISCONSIN FORM 2 - 1992

617-393

REGISTRAR'S OFFICE  
SAUK COUNTY WI  
RECEIVED FOR RECORD

AT 10:30 O'CLOCK A M

ON 6.7.93  
Mary Klingensmeyer  
REGISTRAR

10.00cb.

Robert T. Pfaff and Norma M. Pfaff,  
husband and wife, survivorship marital  
property  
conveys and warrants to Donald G. Foster and  
Gail A. Foster, husband and wife,  
survivorship marital property.

Michael D. Rumpf  
P.O. Box 1  
Cambridge, WI 53523

the following described real estate in Sauk County,  
State of Wisconsin:

Tax Parcel No:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter  
(SE 1/4 SE 1/4) of the Section Fifteen (15), Township Eleven (11) North of Range  
Three (3) East, thence West 120 feet, thence North 96 feet, thence East 120 feet,  
thence South 96 feet to the place of beginning, Town of Washington, SAUK COUNTY,  
WISCONSIN.

Transfer Fee

\$ 45.00

This IS NOT  
(is) (is not) immediate property.

Exception to warranties: Municipal and zoning ordinances, recorded easements for  
public utilities located adjacent to side and rear lot lines, recorded building  
and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 17th day of September, 1993.

Robert T. Pfaff (SEAL)  
Norma M. Pfaff (SEAL)

AUTHENTICATION

Signature(s) Robert T. Pfaff and  
Norma M. Pfaff

authenticated on 17 day of Sept., 1993

Michael D. Rumpf  
TITLE MEMBER STATE BAR OF WISCONSIN

(If not  
authorized by § 700.04, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Michael B. Rumpf, Attorney at Law

Cambridge, WI 53523

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County, as

Personally came before me this day of  
1993 the above named

to me known to be the person who executed the  
foregoing instrument and acknowledge the same.

Notary Public County, Wis.  
My Commission is permanent. (If not, state expiration  
date: 19 )

\*Name of persons signing in any capacity should be typed or printed below their signature.

RESPONSIBLE PARTY AFFIRMATION OF PROPERTY DESCRIPTIONS

The following affirmation by the responsible party is required by Wisconsin Administrative Code, ch. NR 726.05 paragraph (3)(a)4.g. (for groundwater contamination) and/or NR 726.05 paragraph (3)(b)4.f. (for soil contamination).

I hereby affirm the following:

- 1. I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that had groundwater contamination exceeding ch NR 140 enforcement standards at the time that case closure was requested, other than public street or highway rights-of-way or railroad rights-of-way, have been submitted to the agency with administrative authority for the site, either as an attachment to the site investigation report or as part of the groundwater GIS registry attachment to the case close out report,

and

- 2. I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that had soil contamination exceeding generic or site-specific residual contaminant levels as determined under ch. NR 720.09, 720.11 and 720.19 at the time that case closure is requested, other than public street or highway rights-of-way or railroad rights-of-way, have been submitted to the agency with administrative authority for the site, either as an attachment to the site investigation report or as part of a soil GIS registry attachment to the case close out report.

Joyce Huebsch  
Joyce Huebsch for the Town of Washington

3-14-07  
Date

**Private Well Sample Locations – Hillpoint**

Parcel 342 – Former Ripley Property

Parcel 340 – Donald and Jane Neumann

Parcel 343 – Michael and Debra Smith

Parcel 344 – Dennis Ott (Hillpoint Post Office)

Parcel 308 – Stevens Trucking (former LUST site, well was sampled during that investigation and no contamination was detected)

Parcel 299 – Hillpoint Jims Bar

Parcel 300 – VFW Post

Parcel 301/302 – Gary and Margaret Smelcer

Parcel 341 - Donald and Gail Foster, no well in operation at the site

Send To Printer    Back To TerraServer    Change to 11x17 Print Size    Show Grid Lines    Change to Landscape

USGS 6 km W of Loganville, Wisconsin, United States 01 Jul 1983

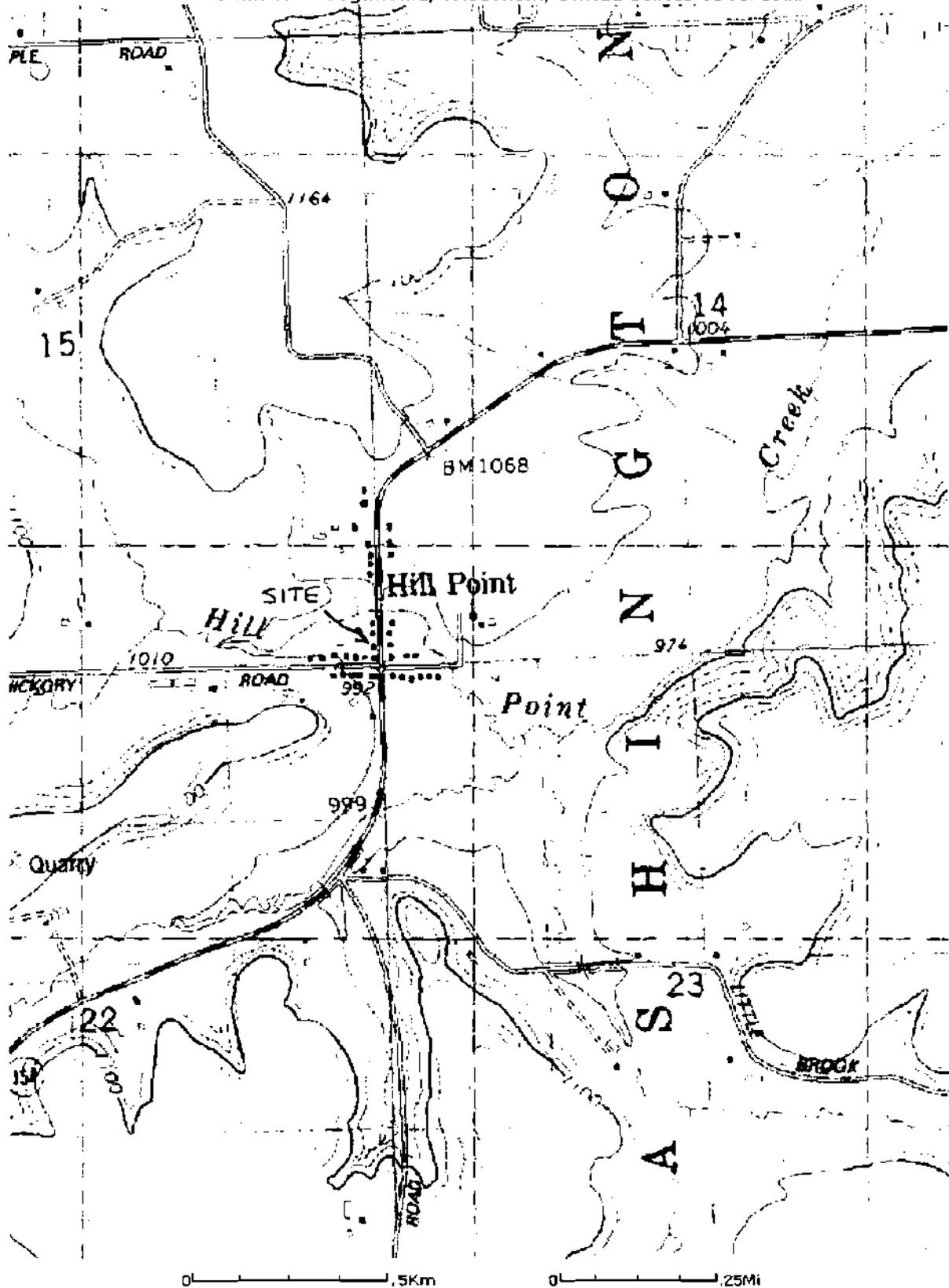


Image courtesy of the U.S. Geological Survey

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**Former Ripley Property**  
**S6089 STH 154**  
**Hillpoint, WI**  
**Town of Washington**  
**Sauk County**  
**BRRTS # 03-57-535244**  
**Commerce # 53937-9703-89**  
**Parcel # 038-0342-00000**  
**WTM Coordinates 510903, 327913**

**Laboratory Results - Groundwater (from Geoprobe)**  
**Former Ripley Property, Town of Washington, Hillpoint, Wisconsin**

	Benzene	Toluene	Ethyl- benzene	Total Xylenes	Total Tri- methyl- benzenes	Methyl- tert-butyl- ether
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
NR 140 PAL	0.5	200	140	1000	96	12
NR 140 ES	5	1000	700	10000	480	60
B-1	<b>17</b>	210	89	360	148	<2.1
B-2	<b>190</b>	590	980	3640	<b>1840</b>	36
B-5	3.4	4.1	3.8	10.7	9.5	<0.21

PAL = Wisconsin Administrative Code NR 140 preventive action limit  
 ES = Wisconsin Administrative Code NR 140 enforcement standard  
 Values in **BOLD** exceed NR 140 enforcement standard  
 Samples collected from a Geoprobe on November 18, 2004.

**Laboratory Results - Groundwater**  
**Ripley Property (Town of Washington), Hillpoint, Wisconsin**

	Benzene	Toluene	Ethyl- benzene	Total Xylenes	Total Tri- methyl- benzenes	Methyl- tert-butyl- ether	1,2- Dibromo- ethane	1,2- Dichloro- ethane	Naph- thalene	Lead	Nitrate + Nitrite	Water Level
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	MSL
NR 140 PAL	0.5	200	140	1000	96	12	0.005	0.5	8	1.5		
NR 140 ES	5	1000	700	10000	480	60	0.05	5	40	15		
<b>MW-1</b>	<i>Top of Casing = 990.51 ft MSL</i>											
13-Sep-05	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.60	<0.50	<0.60			985.03
13-Dec-05	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.60	<0.50	<0.60	<1.5		985.22
13-Apr-06	<0.40	<0.40	<0.40	<0.80	<0.40	<0.40	<0.40					986.02
13-Jul-06	<0.50	<0.50	<0.50	<0.90	<0.50	<0.50					0.65	985.65
31-Oct-06	not sampled											985.42
<b>MW-2</b>	<i>Top of Casing = 990.88 ft MSL</i>											
13-Sep-05	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.60	<0.50	<0.60			984.97
13-Dec-05	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.60	<0.50	<0.60	<1.5		985.14
13-Apr-06	<0.40	<0.40	<0.40	<0.80	<0.40	<0.40	<0.40					985.89
13-Jul-06	<0.50	<0.50	<0.50	<0.90	<0.50	<0.50					3.2	985.40
<b>MW-3</b>	<i>Top of Casing = 990.35 ft MSL</i>											
13-Sep-05	<b>1900</b>	340	180	440	324	<6.0	<6.0	<b>19</b>	<b>84</b>			984.89
13-Dec-05	<b>2000</b>	<b>1100</b>	370	545	379	<6.0		<b>13</b>	<b>100</b>	<1.5		985.08
13-Apr-06	<b>1300</b>	<b>1100</b>	260	670	329	<6.0		<b>6.7</b>	<b>54</b>			986.01
13-Jul-06	<b>1400</b>	690	310	690	303	3.7		<b>7.2</b>	<b>94</b>	<0.13		985.35
31-Oct-06	<b>650</b>	320	110	297	142	5.7		<b>3.1</b>	<b>38</b>			985.33
<b>MW-4</b>	<i>Top of Casing = 989.99 ft MSL</i>											
13-Apr-06	<b>24</b>	<0.40	1.9	<1.0	0.68	<0.60		3.1	<0.60			985.19
13-Jul-06	<b>35</b>	0.81	<0.50	1.8	<0.50	<0.40		3.0	1.4	<0.13		984.57
31-Oct-06	3.8	<0.40	<0.50	<0.90	<0.50	<0.40		2.3	<0.70			984.57
<b>Smelcer Well</b>												
28-Apr-05	<0.21	<0.23	<0.10	<0.22	<0.12	<0.12		<0.12	<0.15			
<b>Smith Well</b>												
28-Apr-05	<0.21	<0.23	<0.10	<0.22	<0.12	<0.12		<0.12	<0.15			
<b>Ott Well</b>												
28-Apr-05	<0.21	<0.23	<0.10	<0.22	<0.12	<0.12		<0.12	<0.15			
<b>Neumann Well</b>												
28-Apr-05	<0.21	<0.23	<0.10	<0.22	<0.12	<0.12		<0.12	<0.15			
<b>VFW Post</b>												
28-Apr-05	<0.21	<0.23	<0.10	<0.22	<0.12	<0.12		<0.12	<0.15			
<b>Hillpoint Jims</b>												
13-Dec-05	<0.21	<0.23	<0.10	<0.22	<0.12	<0.12		<0.12	<0.15			

PAL = Wisconsin Administrative Code NR 140 preventive action limit  
ES = Wisconsin Administrative Code NR 140 enforcement standard

Values in BOLD exceed NR 140 enforcement standard  
MSL = mean sea level

**Laboratory Results - Soil**  
**Former Ripley Property, Town of Washington (Hillpoint), Sauk County**

Location	Depth Interval	Date	PID	DRO	GRO	Lead	Benzene	Ethyl-benzene	Methyl-tert-butyl ether	Toluene	1,2,4- Tri-methyl-benzene	1,3,5- Tri-methyl-benzene	M&P Xylene	o-Xylene
NR 746 Table 1 (Indicative of Residual Product)							8.5	4.6		38	83	11	42*	42*
NR 746 Table 2 (Direct contact)							1.10							
NR 720 GRCL's				100	100		0.0055	2.9		1.5			4.1*	4.1*
Hydr Lift #1	4 ft	21-Oct-04	529	530			0.18	0.17	<0.025	0.15	2.1	0.47	1.2	0.52
Tank Basin #1	5 ft	21-Oct-04	547		<b>2300</b>		<0.90	<b>68</b>	<1.6	<b>48</b>	<b>160</b>	<b>53</b>	<b>220</b>	<b>79</b>
Tank Basin #2	4 to 5 ft	21-Oct-04	401		<b>630</b>		0.22	<b>9.6</b>	<0.16	0.46	57	9.2	6.7	2.2
B-1	0 to 2 ft	18-Nov-04	436		<1.7	20.8	<0.025	<0.025	<0.025	<0.025	<b>0.040</b>	<0.025	0.054	0.030
B-1	6 to 8 ft	18-Nov-04	619		<b>1600</b>	17.1	2.4	<b>34</b>	<0.80	<b>62</b>	<b>68</b>	<b>24</b>	<b>110</b>	<b>39</b>
B-2	2 to 4 ft	18-Nov-04	77		<b>99</b>	11.4	<0.025	<b>0.24</b>	0.027	0.065	1.2	0.69	0.49	0.12
B-2	6 to 8 ft	18-Nov-04	454		<b>410</b>	11.1	<0.045	2.7	0.36	0.11	13	5.3	7.0	0.98
B-3	2 to 4 ft	18-Nov-04	2.8		<b>6.2</b>	10	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
B-3	6 to 8 ft	18-Nov-04	651		<b>1200</b>	10.3	<0.23	<b>20</b>	0.74	2.2	49	<b>18</b>	<b>60</b>	6.7
B-4	2 to 4 ft	18-Nov-04	1.5		<b>4.7</b>	110	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
B-4	6 to 8 ft	18-Nov-04	713		<b>300</b>	8.4	0.73	<b>4.1</b>	0.13	3.5	11	4.0	12	4.1
B-5	6 to 8 ft	18-Nov-04	650		<b>1000</b>	7.0	0.83	<b>9.2</b>	0.49	3.7	26	<b>12</b>	20	6.9
B-6	6 to 8 ft	18-Nov-04	81		<b>59</b>	13.3	<0.025	<b>0.27</b>	<0.025	<0.025	2.6	1.0	1.1	0.082
B-7	8 to 10 ft	18-Nov-04	3		<1.5	6.9	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
B-8	2 to 4 ft	18-Nov-04	44		<b>1900</b>	14.6	<0.45	<b>37</b>	<0.80	0.58	<b>93</b>	<b>32</b>	<b>85</b>	19
B-8	6 to 8 ft	18-Nov-04	591		<b>55</b>	13.6	<b>0.047</b>	1.6	<0.025	<0.025	5.4	1.7	1.6	0.043
B-9	6 to 8 ft	18-Nov-04	0		<1.6	9.2	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
SS#1	7 ft	18-May-04	175		20		<0.025	0.044	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
SS#2	7 ft	18-May-04	3.3		<1.5		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
SS#3	7 ft	18-May-04	140		<b>120</b>		<b>0.41</b>	<b>5.0</b>	0.16	0.22	11	2.8	<b>15</b>	<b>2.5</b>
SS#4	7 ft	18-May-04	10.7		<1.4		<0.025	0.03	<0.025	<0.025	0.10	<0.025	<0.025	<0.025
SS#5	7 ft	18-May-04	470		<b>200</b>		<0.025	0.80	0.05	<0.025	8.2	4.2	1.0	0.50
SS#6	6 ft	19-May-04	22		11		<0.025	<0.025	<0.025	<0.025	0.19	<0.025	<0.025	<0.025
SS#7	7 ft	19-May-04			<b>1100</b>		<0.14	<b>23</b>	<0.32	<0.14	<b>75</b>	<b>23</b>	<b>80</b>	<b>25</b>
SS#8	7 ft	19-May-04			<b>330</b>		<0.025	2.1	<0.025	<0.025	10	3.1	1.5	1.5
SS#9	3 ft	19-May-04			<b>68</b>		<b>0.10</b>	1.8	<0.025	0.056	6.3	1.6	1.5	0.11
SS#10	7 ft	19-May-04			<1.5		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
MW-4	4 to 6 ft	20-Mar-06			<1.5		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025

All concentrations are in mg/Kg.

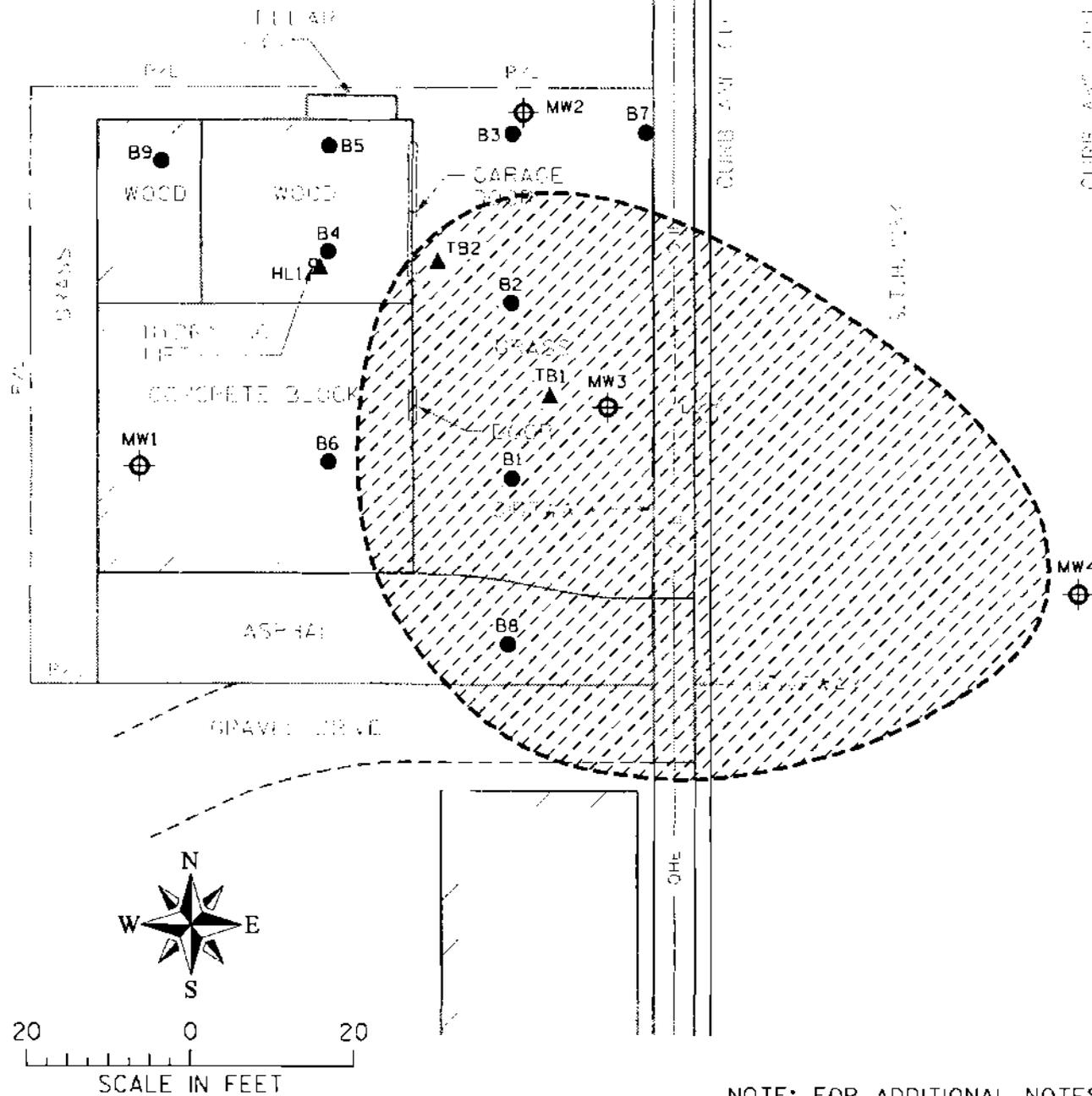
Depths are in feet below ground surface.

PID readings are in ppm as isobutylene.

Blank cells indicate parameter was not analyzed.

\* = concentration is for total xylenes.

Values in BOLD exceed a NR 746 Table or Table 2 value.



NOTE: FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.

**LEGEND**

- SOIL BORING
- ▲ GRAB SOIL SAMPLE FROM TEST PIT
- ⊕ MONITORING WELL
-  EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140 ES

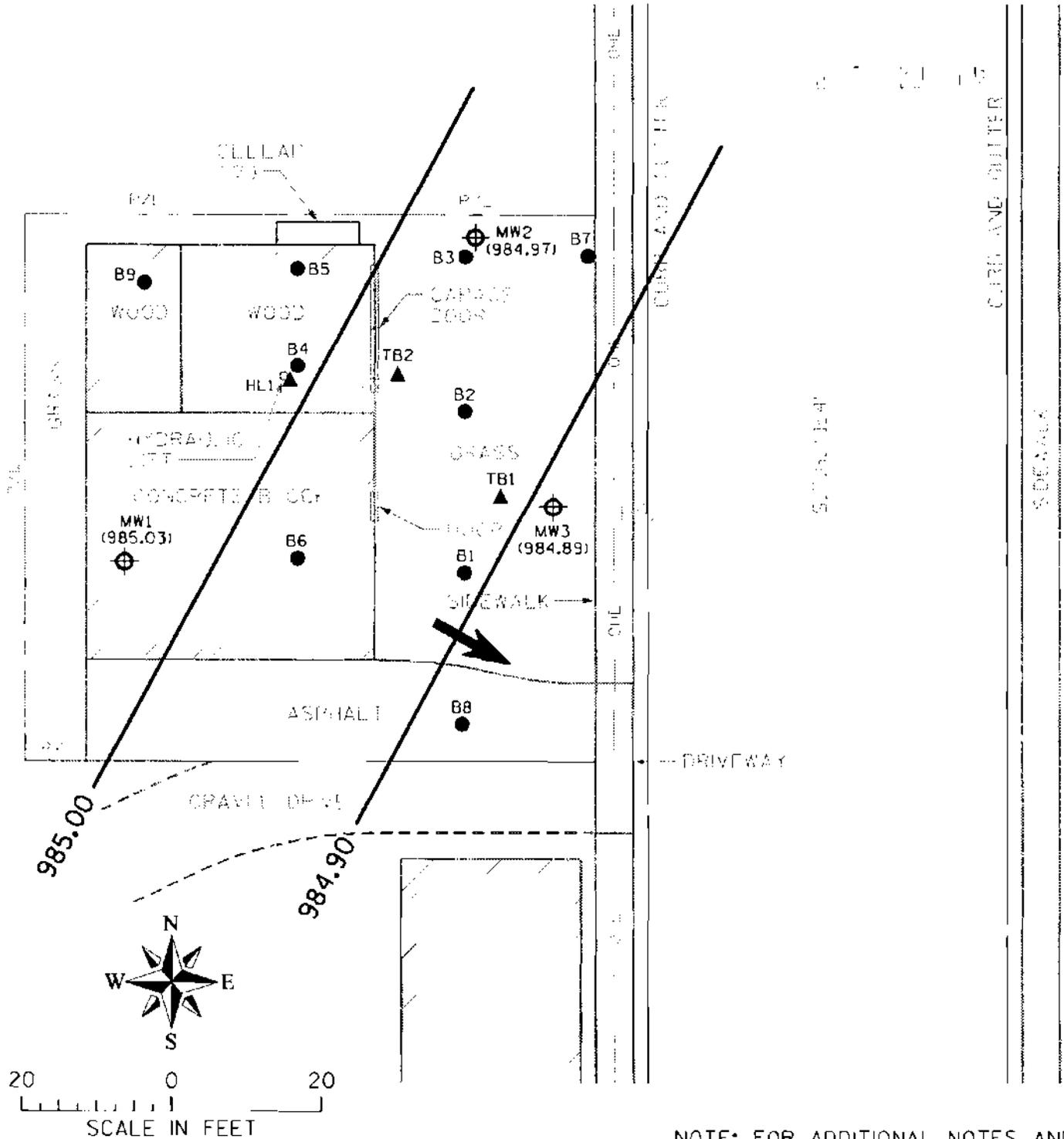
FIGURE 9

**EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140 ES**  
FORMER RIPLEY PROPERTY  
TOWN OF WASHINGTON

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SHEET			of
FILE NO.			213135AJ

11/28/06 JLS  
9/28/07 JLS



**LEGEND**

- SOIL BORING
- ▲ GRAB SOIL SAMPLE FROM TEST PIT
- (984.89) ⊕ MONITORING WELL w/ GROUNDWATER ELEV.
- ➔ APPROX. GROUNDWATER FLOW DIRECTION
- 985.00 — GROUNDWATER CONTOUR

NOTE: FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.

FIGURE 5

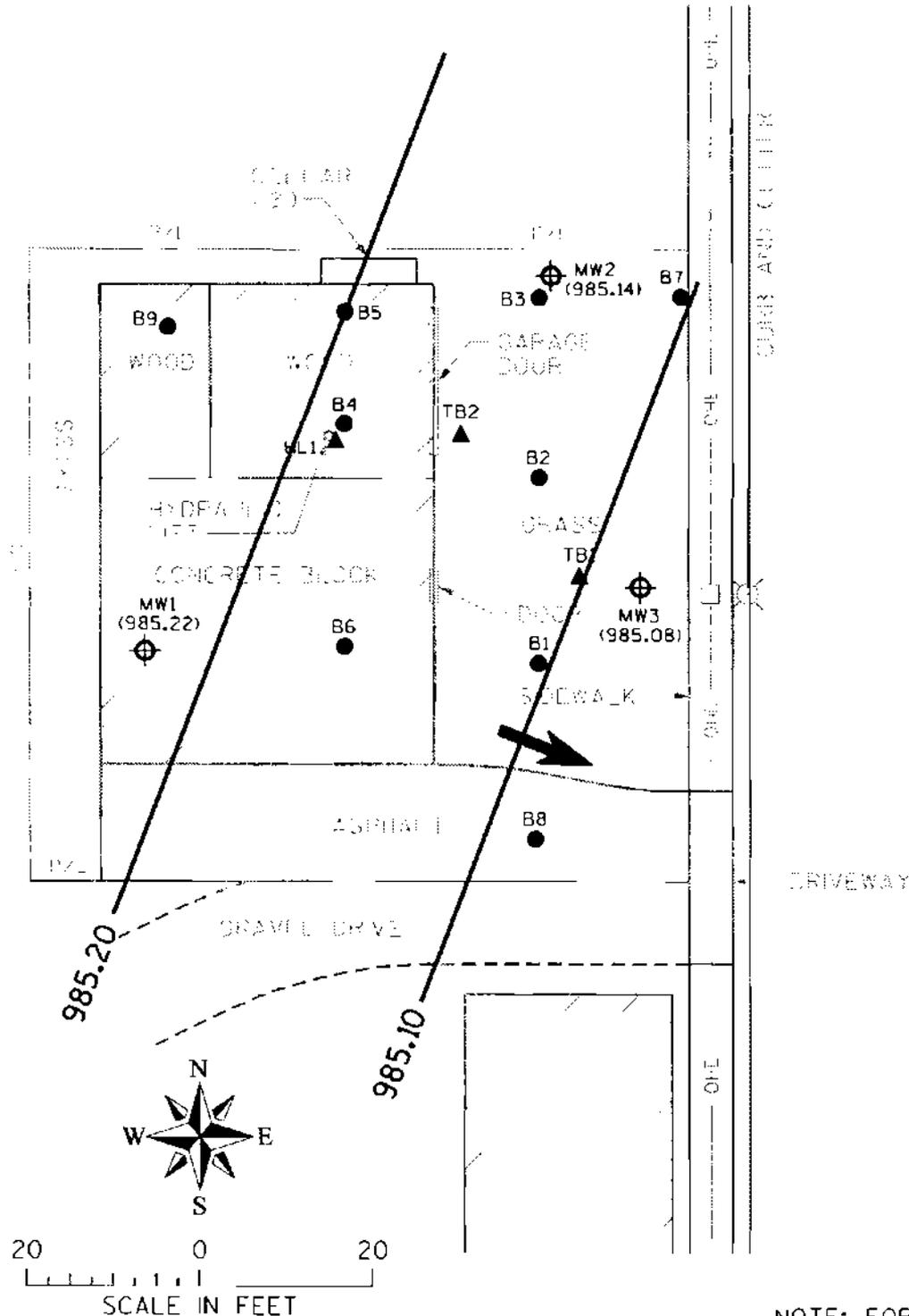
**GROUNDWATER FLOW DIRECTION**  
**SEPTEMBER 13, 2005**  
 FORMER RIPLEY PROPERTY  
 TOWN OF WASHINGTON



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 603-366-2771 • FAX 603-366-4500 • WWW.MSA-INC.COM

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11/28/2006 11:38:34 AM



**LEGEND**

- SOIL BORING
- ▲ GRAB SOIL SAMPLE FROM TEST PIT
- (985.08) ⊕ MONITORING WELL w/ GROUNDWATER ELEV.
- ➔ APPROX. GROUNDWATER FLOW DIRECTION
- 985.10 — GROUNDWATER CONTOUR

NOTE: FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.

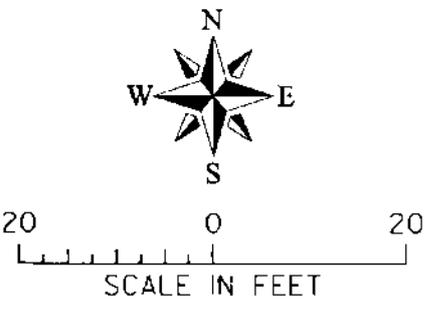
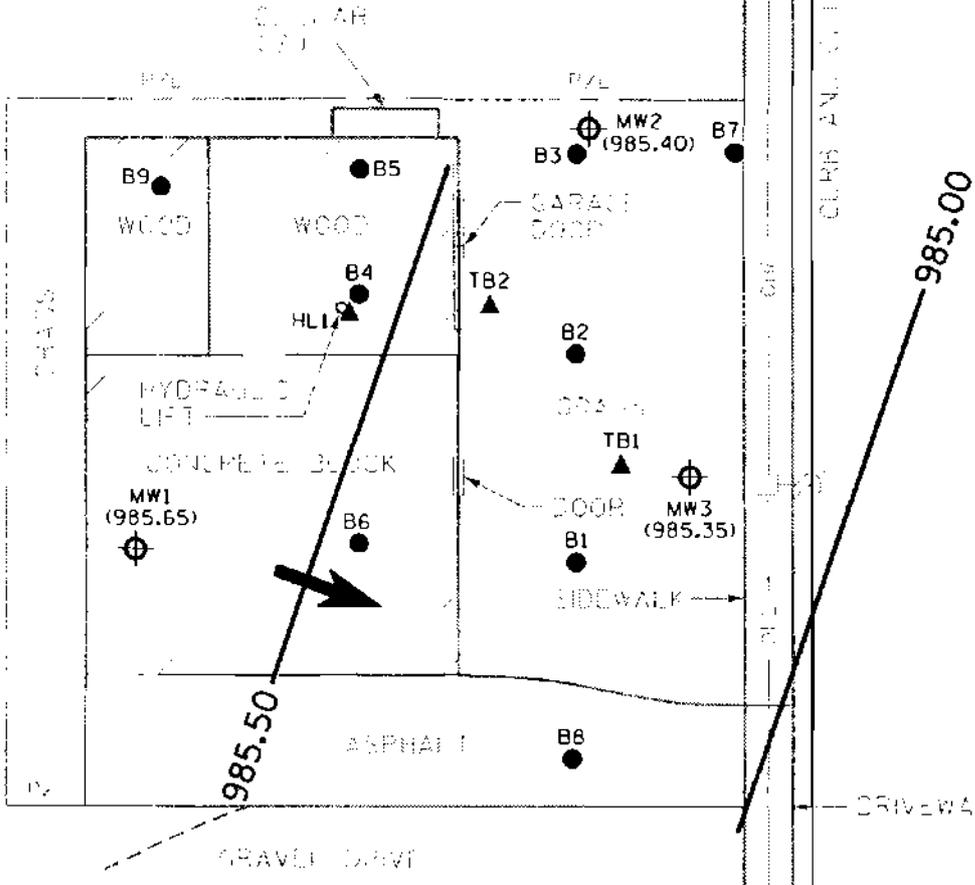
FIGURE 6

**GROUNDWATER FLOW DIRECTION**  
**DECEMBER 13, 2005**  
 FORMER RIPLEY PROPERTY  
 TOWN OF WASHINGTON

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**LEGEND**

- SOIL BORING
- ▲ GRAB SOIL SAMPLE FROM TEST PIT
- (985.08) ⊕ MONITORING WELL w/ GROUNDWATER ELEV.
- ➔ APPROX. GROUNDWATER FLOW DIRECTION
- 985.00 ——— GROUNDWATER CONTOUR

NOTE: FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.

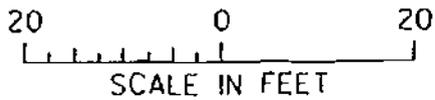
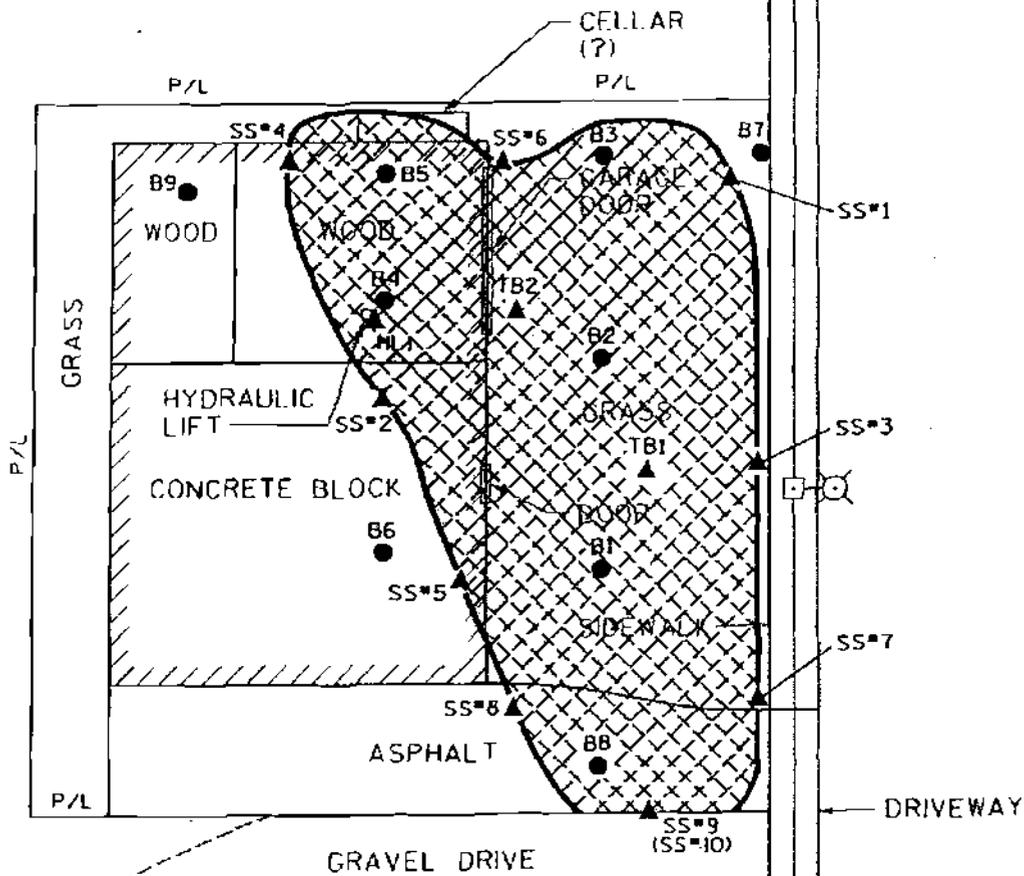
**FIGURE 7**  
**GROUNDWATER FLOW DIRECTION**  
**JULY 13, 2006**  
 FORMER RIPLEY PROPERTY  
 TOWN OF WASHINGTON



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11/28/2006  
 11:36:36 AM



**LEGEND**

- SOIL BORING
- ▲ GRAB SOIL SAMPLE
-  EXCAVATION EXTENT

NOTE: FOR ADDITIONAL NOTES AND LEGEND REFER TO FIGURE 2.

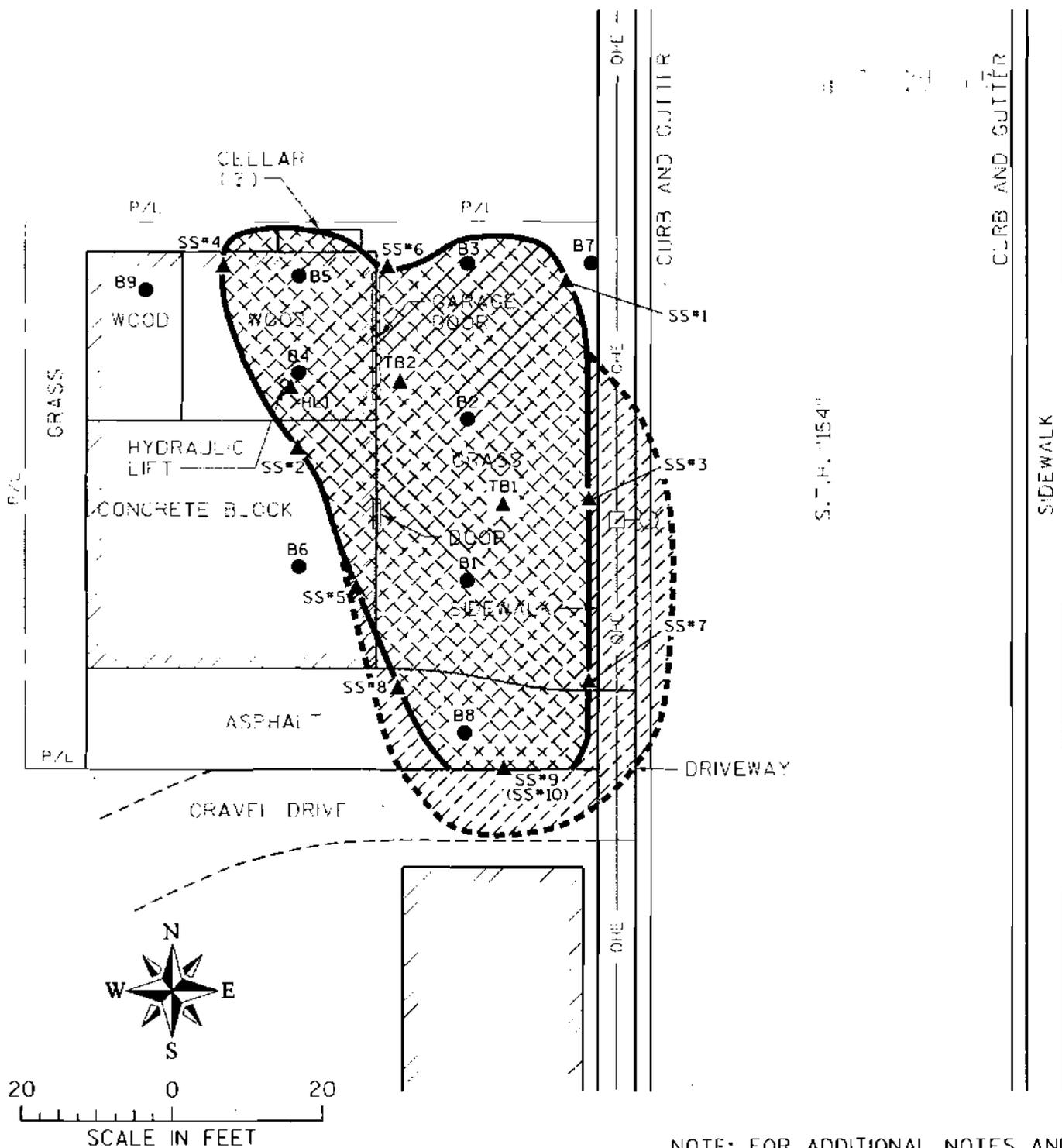
FIGURE 4

MAY 2005  
EXCAVATION EXTENT  
FORMER RIPLEY PROPERTY  
TOWN OF WASHINGTON

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**LEGEND**

- SOIL BORING
- ▲ GRAB SOIL SAMPLE
-  EXCAVATION EXTENT
-  EXTENT OF SOIL CONTAMINATION EXCEEDING NR 720 GRCL's

NOTE: FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.

FIGURE 8

**EXTENT OF SOIL CONTAMINATION EXCEEDING NR 720 GRCLs**  
 FORMER RIPLEY PROPERTY  
 TOWN OF WASHINGTON



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11/28/2016 11:38:52 AM

**From:** "TeBeest, Sharlene" <sharlene.tebeest@dot.state.wi.us>  
**To:** "Jayne Englebert" <JAYNEE@msa-ps.com>  
**Date:** 3/20/2007 3:11:46 PM  
**Subject:** RE: Notification of Contamination within Right of Way

Thank you Jayne,

I've received your notification for the former Ripley property as detailed below. Please keep a copy of this e-mail for your records. It is the only confirmation you will receive.

Shar

Shar Te Beest  
Hazardous Materials Specialist  
Wisconsin Department of Transportation  
Division of Transportation Systems Development  
Bureau of Equity and Environmental Services  
Phone (608) 266-1476, Fax (608) 266-7818;  
Cell (608) 692-4546  
e-mail: sharlene.tebeest@dot.state.wi.us  
<mailto:sharlene.tebeest@dot.state.wi.us>

-----Original Message-----

**From:** Jayne Englebert [mailto:JAYNEE@msa-ps.com]  
**Sent:** Monday, March 19, 2007 4:09 PM  
**To:** Sharlene.tebeest@dot.state.wi.us  
**Cc:** Jayne Englebert  
**Subject:** Notification of Contamination within Right of Way

Sauk County  
Town of Washington  
Former Ripley Property  
S6089 STH 154, Hillpoint, WI 53937  
BRRTS # 03-57-535244  
Commerce # 53937-9703-89  
Town of Washington  
Attn: Joyce Huebsch, Clerk  
S6683 Hillpoint Road, Hillpoint, WI 53937  
MSA Professional Services, Inc.  
1230 South Boulevard, Baraboo, WI 53913  
Phone: 608-356-2771  
Fax: 608-356-2770  
Email: jaynee@msa-ps.com

Soil contamination = yes  
Depth to contaminated soil = 6 feet  
Vertical Extent of Soil Contamination = from 6 feet to 12 feet below  
ground surface  
Groundwater contamination = yes  
Depth to water table = 8 feet  
Type of contamination present = gasoline  
Brief summary of cleanup activity = excavation of 790 tons of *contaminated soil.*



PROFESSIONAL SERVICES

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DEVELOPMENT • ENVIRONMENTAL

March 21, 2007

Ms. Joyce Huebsch  
Town of Washington  
S6683 Hillpoint Road  
Hillpoint, WI 53937

Re: Notification of Soil and Groundwater Contamination - Ripley Property

Dear Joyce:

As required by the Department of Natural Resources, I am writing to you to make sure that the Town of Washington is aware of the fact that soil contamination remains in the right-of-way adjacent to the Former Ripley Property. The contamination was present at depths exceeding five feet below the ground surface at the end of the excavation along the wall of the excavation adjacent to the sidewalk. It is possible that contaminated soil would be encountered if utility work reaching or exceeding this depth were performed in the street adjacent to the property.

If contaminated soil is encountered during utility work, the person managing, excavating, or building on the contaminated soil would be required to follow all applicable local, state and federal laws regarding the management, placement, and disposal of those materials.

State Highway 154 was redone, with new sidewalk, curb, and pavement within the last ten years. Therefore, it is unlikely that additional roadwork will be done in the near future. Due to the depth of the contamination, it is unlikely that future roadwork would encounter any contaminated soils.

Please call Kevin Olson or me if you have questions.

Sincerely,

MSA Professional Services, Inc.

Jayne A. Englebert, P.G.  
Senior Hydrogeologist

JAE:tjr

Att.

cc: Hank Kuehling, DNR  
Kevin Olson, MSA

*Offices in Illinois, Iowa, Minnesota, and Wisconsin*

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www.msa-ps.com

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March 21, 2007

Donald and Gail Foster  
6617 State Road 73  
Marshall, WI 53559

Re: Notification of Soil and Groundwater Contamination

Dear Mr. and Mrs. Foster:

Soil and groundwater contamination that appears to have originated on the Former Ripley Property located at S6089 STH 154 in Hillpoint, Wisconsin, has migrated onto your property located on the northwest corner of the intersection of STH 154 and West Hillpoint Road in the unincorporated area of Hillpoint, Town of Washington, Sauk County, Wisconsin. The levels of petroleum contamination in the soil and groundwater on your property appear to be slightly above the state standards found in chapters NR 140 and NR 720, Wisconsin Administrative Code. An excavation removing 790 tons of contaminated soil was performed in May 2005 on the Former Ripley Property. MSA Professional Services, Inc. has determined that the remaining contamination present on both properties will naturally degrade over time. MSA Professional Services, Inc. further believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. Therefore, the owner of the property that is the source of the contamination, the Town of Washington, will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the contamination is not on your property, neither you nor any subsequent owners of your property will be held responsible for additional investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination is attached.

The Department of Natural Resources will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, please contact the DNR project manager for the site, Hank Kuehling, at (608) 275-3286. If you prefer, you can contact him by mail at 3911 Fish Hatchery Road, Madison, WI 53711.

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Page 2

Donald and Gail Foster  
March 21, 2007

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry is available to the general public on the Department of Natural Resources' internet web site. A map showing the property boundaries in the area and the most recent extent of groundwater contamination is attached for your review, along with a complete legal description of your property. Please review the enclosed legal description of your property and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline at (800) 242-8511, if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from the Town of Washington, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (800) 362-4505, or you may contact Hank Kuehling at the Wisconsin Department of Natural Resources: (608) 275-3286.

Sincerely,

MSA Professional Services, Inc.



Jayne Englebert  
Senior Hydrogeologist

JAE:tjr

Att.

cc Joyce Huebsch, Town of Washington  
Kevin Olson, MSA  
Hank Kuehling, DNR