

GIS REGISTRY INFORMATION

SITE NAME:	WDOT Kenosha Scale (Abandoned Farm)			FID #	
BRRTS #:	03-30-002452			(if appropriate):	
COMMERCE # (if appropriate):	53140-9999-98				
CLOSURE DATE:	January 08, 2004				
STREET ADDRESS:	N Bound I-94 Mile Post 348				
CITY:	Kenosha				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	687998	Y =	229995	
CONTAMINATED MEDIA:	Groundwater	<input checked="" type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both
				<input checked="" type="checkbox"/>	
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<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)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
					na



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

January 08, 2004

Robert Pearson
Wisconsin Department of Transportation
4802 Sheboygan Avenue Room 451
PO Box 7916
Madison, WI 53707-7916

RE: **Final Closure**

Commerce # 53140-9999-98 **WDNR BRRTS # 03-30-002452**
WDOT Kenosha Scale (Abandoned Farm), N Bound I-94 Mile Post 348, Kenosha

Dear Mr. Pearson:

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

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

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-6543.

Sincerely,

A handwritten signature in black ink that reads 'Ralph N. Smith'.

Ralph N. Smith
Hydrogeologist
Site Review Section

cc: Richard Fish -- RMT Inc.
Dave Edwards -- WDNR (via E-mail)
Case File



November 13, 2000

WDOT
Mr. Robert Peterson
PO Box 7965
Madison, WI 53707

RE: **Case Closure Approved (Conditional upon receipt of documentation)**
COMMERCE # 53140-9999-98 BRRTS # 03-30-002452
WDOT Project #1032-04-74 Kenosha Scale (Abandoned Farm)
N Bound I-94 Mile Post 348

Former 500-gallon Gasoline Underground Storage Tank removed on June 25, 1992 and 1-time land application remediation of contaminated soils on-site

Dear Mr. Peterson:

On behalf of the Wisconsin Department of Commerce, I have reviewed this case for closure. Using the standards established in NR 726 and Comm 46, the Department has determined that conditional case closure is approved for the WDOT Project #1032-04-74. However, due to the presence of groundwater contamination and residual soil contamination, a condition of the case closure is that the owner sign and record a notice of contamination to property. The Department considers that no further investigation or remedial action is necessary. In making this determination, I reviewed the following document provided by RMT, Inc:

- *Phase IV Site Investigation Report* – I-94 and STH 165 Kenosha County WDOT-Kenosha 10328.01 RMT, Inc (March 1993)

Groundwater remains impacted in the vicinity of monitoring well MW-3. Lead (Pb) exceeds Enforcement Standards for NR 140 Enforcement Standards with a concentration in MW-3 of 55 ppb on August 18, 1992. 1,2-dichloroethane (DCA) was detected in MW-3 at a concentration of 4.3 ppb which is above the Wisconsin NR140 Preventive Action Limit (PAL) of 0.5 ppb, but below the Enforcement Standard of 5 ppb.

The 1,2-dichloroethane (DCA) concentration was above the NR 140 Preventative Action Level (PAL) and below the NR 140 Enforcement Standard (ES). The Department may grant an exemption for 1,2-dichloroethane (DCA) if the criteria indicated in NR 140.28(3) are met. Pursuant to NR 140.28 an exemption for 1,2-DCA PAL is granted for monitoring well MW-3. This letter serves as your exemption.

Soil containing petroleum compounds remain on-site near the monitoring well MW-3. Soil sample analytical results indicate that NR 720.09 Generic soil standards are exceeded for the following petroleum compounds – Gasoline Range Organics (GRO) 340 ppm. Ethylbenzene is exceeded for Comm 46.06 Table 1 Residual Product with concentrations of 6.5 ppm at a depth of about 15 feet below ground surface. In the event that any petroleum-impacted subsurface soil is encountered in the future, it would have to be managed according to all applicable State of Wisconsin regulations and standards.

If, in the future, site conditions indicate that any contamination that may remain poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to re-open this case, any original claim under the PECFA fund would also re-open and you may apply for assistance to the extent of remaining eligibility.

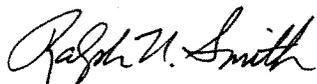
IMPORTANT: This case is not listed as "closed" on our computer database until we receive documentation of the following:

- Provide abandonment documentation for groundwater monitoring wells (MW-1 through MW-5);
- Provide documentation of investigative waste disposal;
- Provide copy of a executed, recorded deed instrument in the format provided.

Within 60 days, please submit this documentation to the Department at the letterhead address.

Thank you for your efforts in the protection of the environment. If you have any questions, you can reach me at (608) 261-6543.

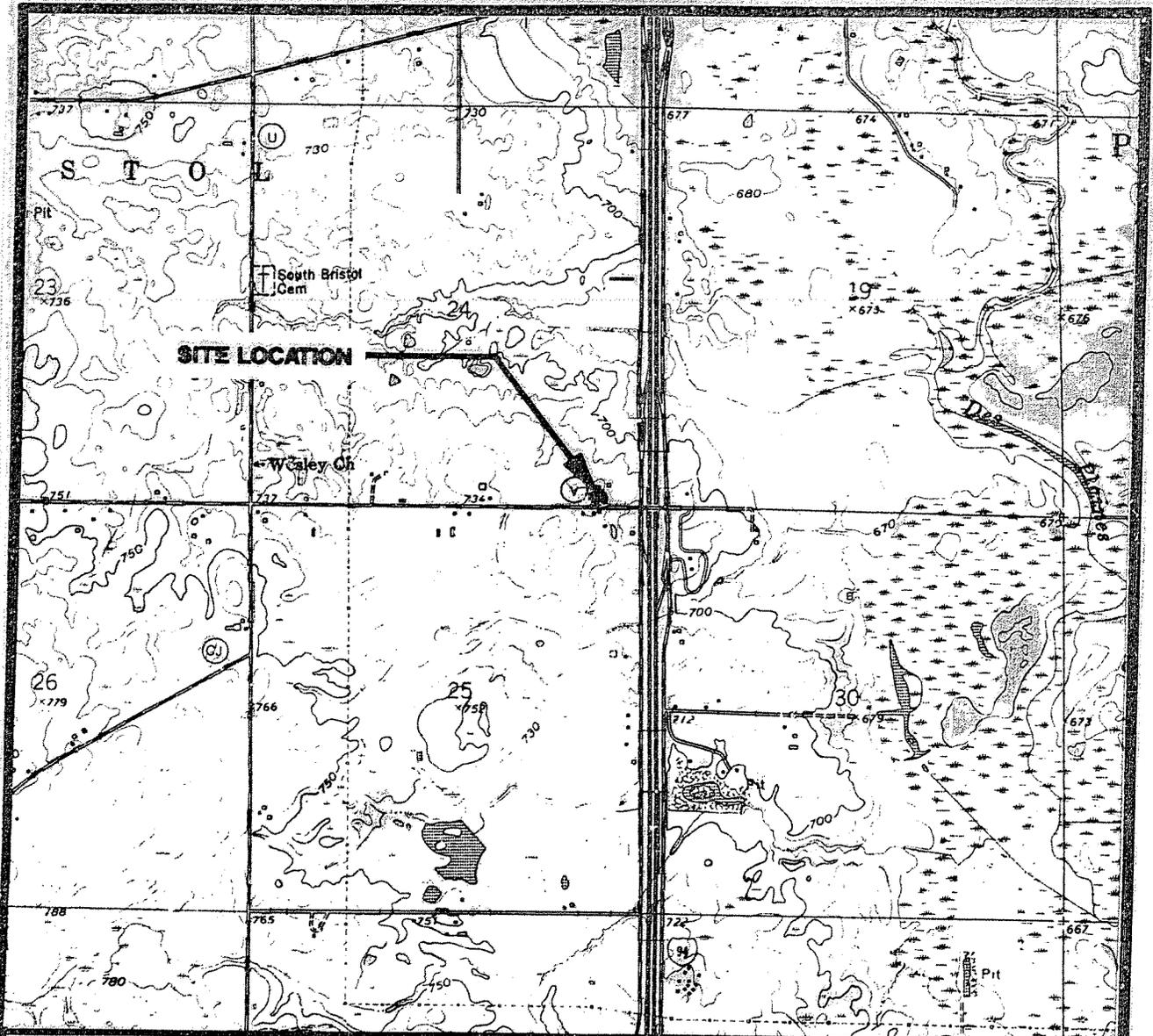
Sincerely,



Ralph N. Smith
Hydrogeologist, PECFA Site Review Section

Encl: Draft "Notice of Contamination to Property"

Cc: Dick Fish—RMT, Inc. (w/ encl.)
Electronic case file



STATE LOCATION



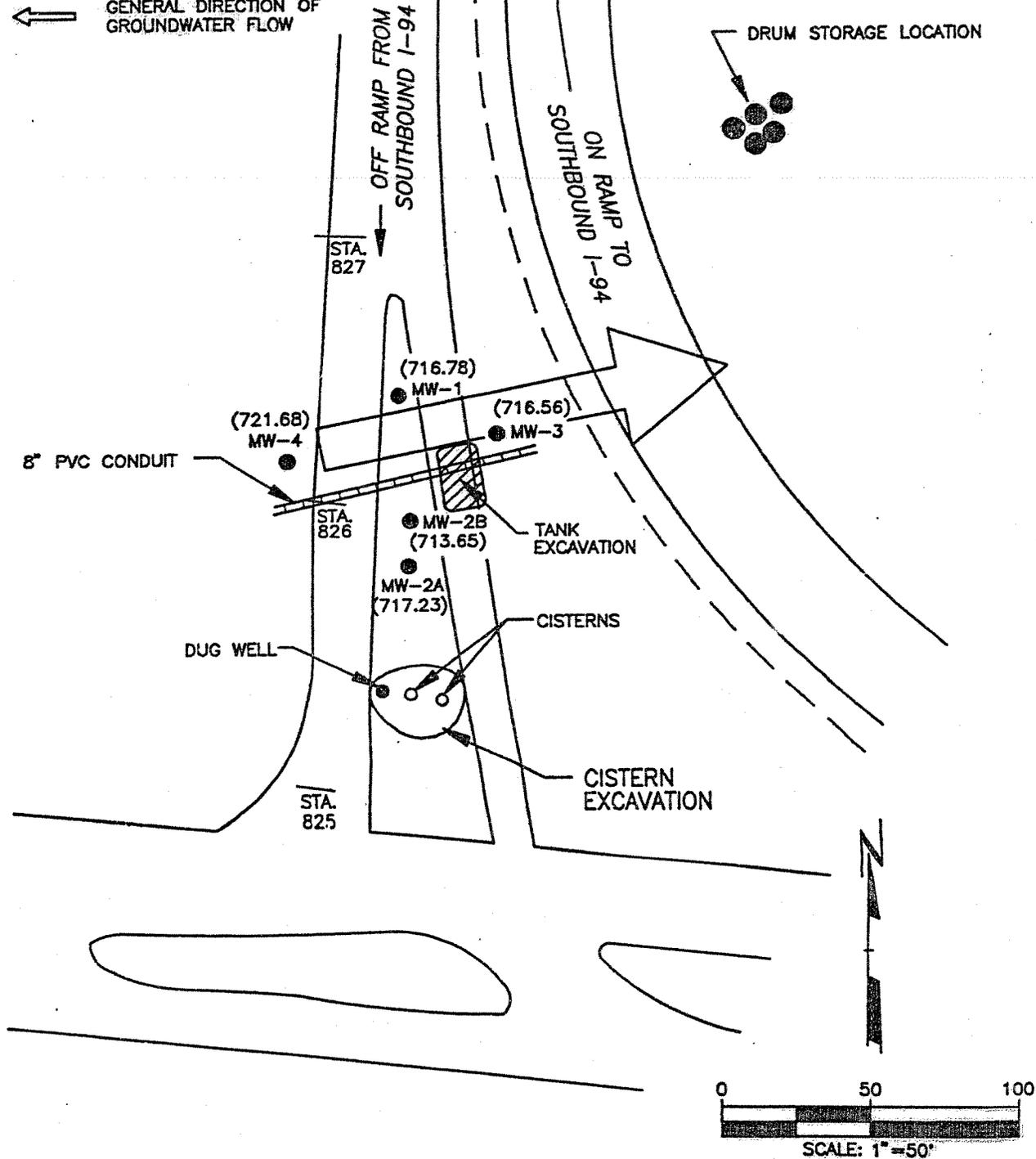
**WDOT KENOSHA
 I-94 AND S.T.H. 165
 SITE LOCATION MAP**

**SOURCE: BASE MAP FROM PLEASANT PRAIRE,
 WISCONSIN, 7.5 MINUTE USGS
 QUADRANGLE.**

AMT INC.	DRN. BY: DCR
	DATE: JULY, 1992
	PROJ. # 10328.01
	FILE # 0101

LEGEND

- MW-4 MONITORING WELL LOCATION
(721.68) GROUNDWATER ELEVATION, 8/92
(BASED ON MEAN SEA LEVEL)
- ← GENERAL DIRECTION OF
GROUNDWATER FLOW



**WATER LEVEL ELEVATION
WDOT - KENOSHA**

AMT INC.	DWN. BY: DPR
	DATE: JANUARY 1993
	PROJ.# 10328.01
	FILE # 0105

TABLE 3

SUMMARY OF LABORATORY ANALYSIS RESULTS (mg/kg) -
SITE INVESTIGATION

Sample Description ¹	Depth ² (feet)	PID ³ Results	GRO	PVOCs							Lead
				MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	1,3,5-trimethylbenzene	1,2,4-trimethylbenzene	
North wall of excavation	12	492	240	<0.58	2.2	7.7	2.5	13	3.2	5.5	*
South wall of excavation	12	282	56	<0.058	1.3	0.59	1.9	3.8	0.94	2.4	*
East wall of excavation	12	539	210	<1.1	3.8	18	3.2	24	4.3	9.2	13.0
West wall of excavation	12	427	98	<0.12	1.3	2	2.8	12	1.7	5.2	*
North test pit	16	<2	<5.7	<0.057	<0.057	<0.057	<0.057	<0.17	<0.057	<0.057	*
South test pit	14.5	<2	7.2	<0.058	<0.058	<0.058	<0.058	<0.17	0.14	<0.058	*
East test pit	14.5	<2	<5.6	<0.056	<0.056	<0.056	<0.056	<0.17	<0.056	<0.056	*
West test pit	12.5	<2	<5.6	<0.056	<0.056	<0.056	<0.056	<0.17	<0.056	<0.056	9.0
Bottom of tank excavation	15	*	340	<0.59	<2.4	3.6	6.5	12	7.3	15	7.8
Stockpile, East End	1	81	92	<0.058	<0.058	<0.058	0.18	1.5	1.0	1.7	*
Stockpile, West End	1	14	18	<0.055	<0.055	<0.055	<0.055	0.4	0.37	0.35	*
Stockpile, (10/1/92)	1.5	47	5	<0.007	<0.007	<0.007	<0.007	0.014	0.056	0.052	9.9

NOTES:

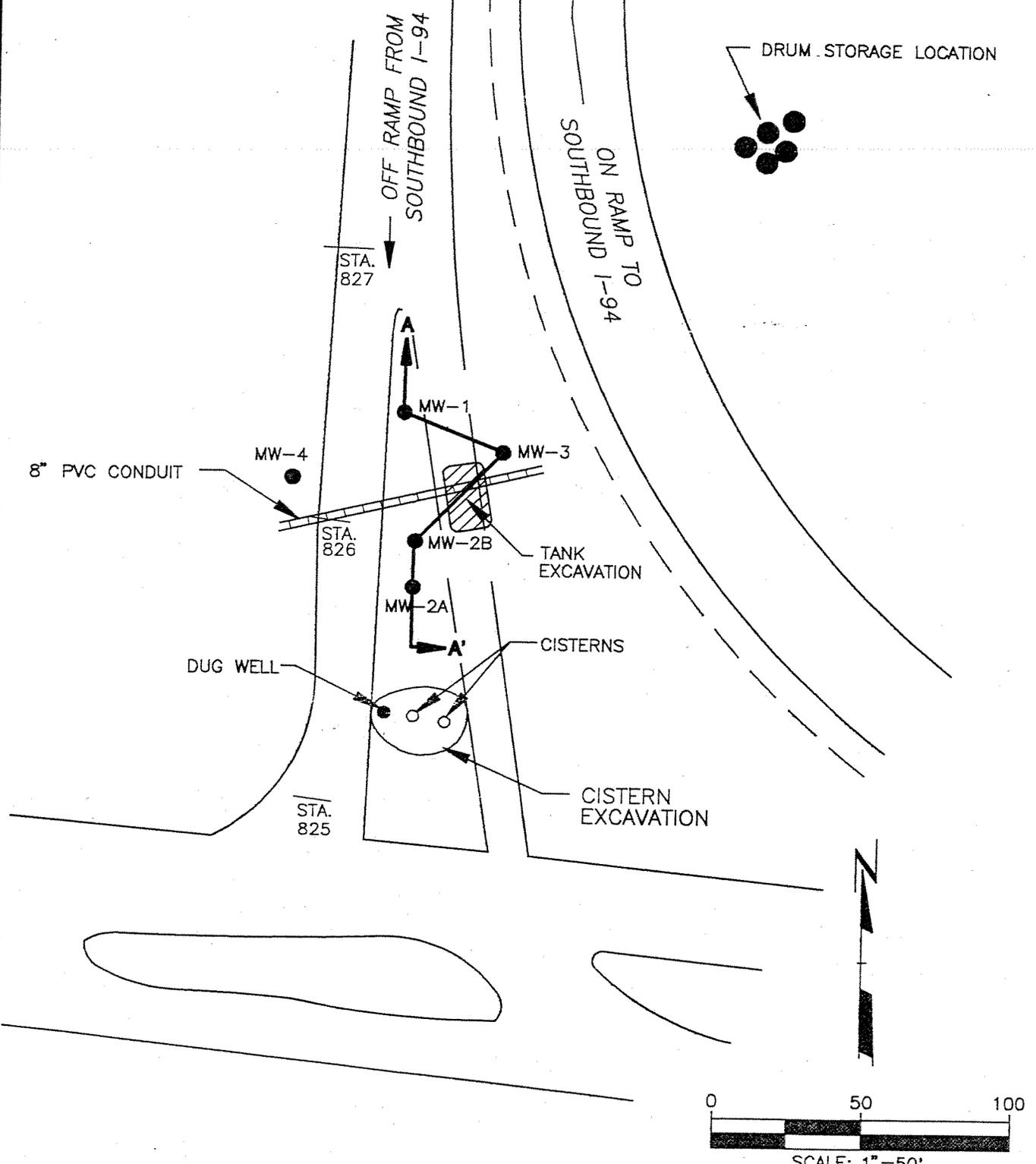
¹ See Figure 2 for locations of samples.² Approximate depth is measured from surface of excavation.³ PID was equipped with a 10.6-eV lamp and was calibrated to an isobutylene standard. Results are in instrument units as isobutylene.

* Not analyzed

LEGEND

● MW-4 MONITORING WELL LOCATION

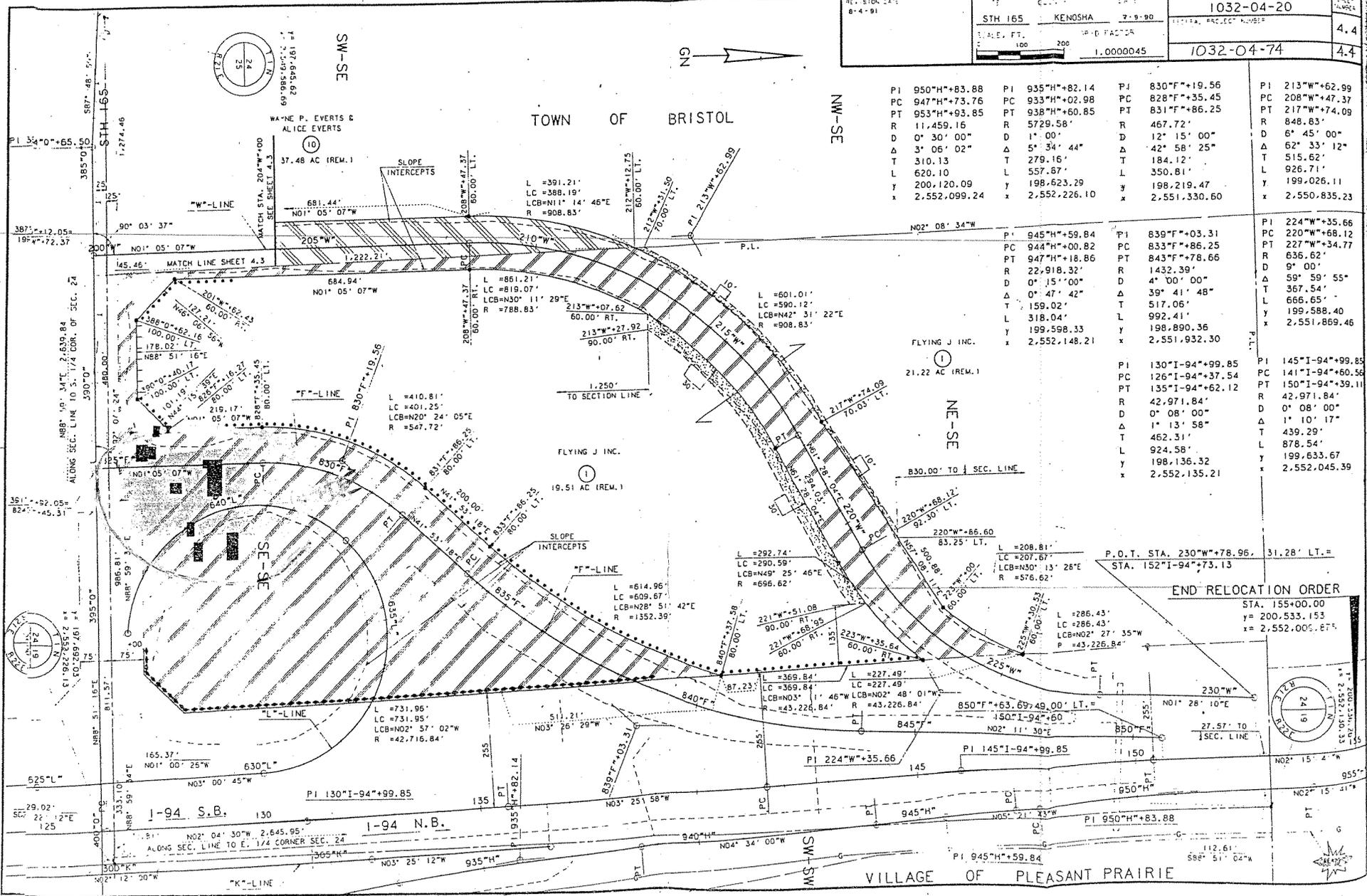
↑ ↑ CROSS SECTION LINE



WELL LOCATOR MAP
WDOT - KENOSHA

	DWN. BY: DPR
	DATE: JANUARY 1993
	PROJ. # 10328.01
	FILE # 0104

REV. SHEET DATE 8-4-91	PROJECT NUMBER 1032-04-20	SHEET NUMBER 4.4
SCALE, FT. 1"=200'	PROJECT NUMBER 1032-04-74	SHEET NUMBER 4.4
DATE 7-9-90	PROJECT NUMBER 1032-04-74	SHEET NUMBER 4.4
PROJECT NAME STH 165 KENOSHA	PROJECT NUMBER 1032-04-74	SHEET NUMBER 4.4
SCALE, FT. 1"=200'	PROJECT NUMBER 1032-04-74	SHEET NUMBER 4.4
DATE 7-9-90	PROJECT NUMBER 1032-04-74	SHEET NUMBER 4.4
PROJECT NAME STH 165 KENOSHA	PROJECT NUMBER 1032-04-74	SHEET NUMBER 4.4



PI 950°H+83.88	PI 935°H+82.14	PJ 830°F+19.56	PI 213°W+62.99
PC 947°H+73.76	PC 933°H+02.98	PC 828°F+35.45	PC 208°W+47.37
PT 953°H+93.85	PT 938°H+60.85	PT 831°F+86.25	PT 217°W+74.09
R 11,459.16	R 5729.58	R 467.72	R 848.83
D 0° 30' 00"	D 1° 00'	D 12° 15' 00"	D 6° 45' 00"
Δ 3° 06' 02"	Δ 5° 34' 44"	Δ 42° 58' 25"	Δ 62° 33' 12"
T 310.13	T 279.16	T 184.12	T 515.62
L 620.10	L 557.67	L 350.81	L 926.71
Y 200,120.09	Y 198,623.29	Y 198,219.47	Y 199,026.11
X 2,552,099.24	X 2,552,226.10	X 2,551,330.60	X 2,550,835.23

P 945°H+59.84	PI 839°F+03.31	PI 224°W+35.66
PC 944°H+00.82	PC 833°F+86.25	PC 220°W+68.12
PT 947°H+18.86	PT 843°F+78.66	PT 227°W+34.77
R 22,918.32	R 1432.39	R 636.62
D 0° 15' 00"	D 4° 00' 00"	D 9° 00'
Δ 0° 47' 42"	Δ 39° 41' 48"	Δ 59° 59' 55"
T 159.02	T 517.06	T 367.54
L 318.04	L 992.41	L 666.65
Y 199,598.33	Y 198,890.36	Y 199,588.40
X 2,552,148.21	X 2,551,932.30	X 2,551,869.46

PI 130°I-94+99.85	PI 145°I-94+99.85	PI 155°00+00
PC 126°I-94+37.54	PC 141°I-94+60.56	PC 155°00+00
PT 135°I-94+62.12	PT 150°I-94+39.11	PT 155°00+00
R 42,971.84	R 42,971.84	R 42,971.84
D 0° 08' 00"	D 0° 08' 00"	D 0° 08' 00"
Δ 1° 13' 58"	Δ 1° 10' 17"	Δ 1° 10' 17"
T 462.31	T 439.29	T 439.29
L 924.58	L 878.54	L 878.54
Y 198,136.32	Y 199,633.67	Y 199,633.67
X 2,552,135.21	X 2,552,045.39	X 2,552,045.39

END RELOCATION ORDER
 STA. 155+00.00
 y = 200,533,153
 x = 2,552,006,875

TABLE 6

SUMMARY OF GROUNDWATER ANALYSIS RESULTS ($\mu\text{g/L}$)

Parameters	Sampling Points					NR 140	
	MW-1	MW-2A	MW-2B	MW-3	MW-4	Enforcement Standards	Preventive Action Limits
Benzene	<1.0	<1.0	<1.0	<1.0	<1.0	5	0.067
Toluene	<1.0	<1.0	<1.0	<1.0	<1.0	343	68.6
Ethylbenzene	<1.0	<1.0	<1.0	<1.0	<1.0	1360	272
Xylenes (total)	<1.0	<1.0	<1.0	<1.0	<1.0	620	124
1,3,5 Trimethylbenzene	<1.0	<1.0	<1.0	<1.0	<1.0	--	--
1,2,4 Trimethylbenzene	<1.0	<1.0	<1.0	<1.0	<1.0	--	--
1,2 Dichloroethane	<1.0	<1.0	<1.0	4.3	<1.0	5	0.05
GRO	<50	<50	<50	<50	<50	--	--
Dissolved Lead	<3.0	<3.0	<3.0	<3.0	<3.0	--	--
Total Lead	<3.0	4.6	<3.0	55	<3.0	50	5

SUMMARY OF GROUNDWATER ELEVATIONS

Well Designation	Date	Top of Casing Elevation ¹	Depth of Water		Water Elevation
			From Top of Casing	From Surface ²	
MW-1	8/18/92	730.22	13.44	13.72	716.78
MW-2A	8/18/92	730.76	13.53	14.03	717.23
MW-2B	8/18/92	730.59	16.94	17.36	713.65
MW-3	8/18/92	726.88	10.32	10.65	716.56
MW-4	8/18/92	728.46	6.78	7.27	721.68

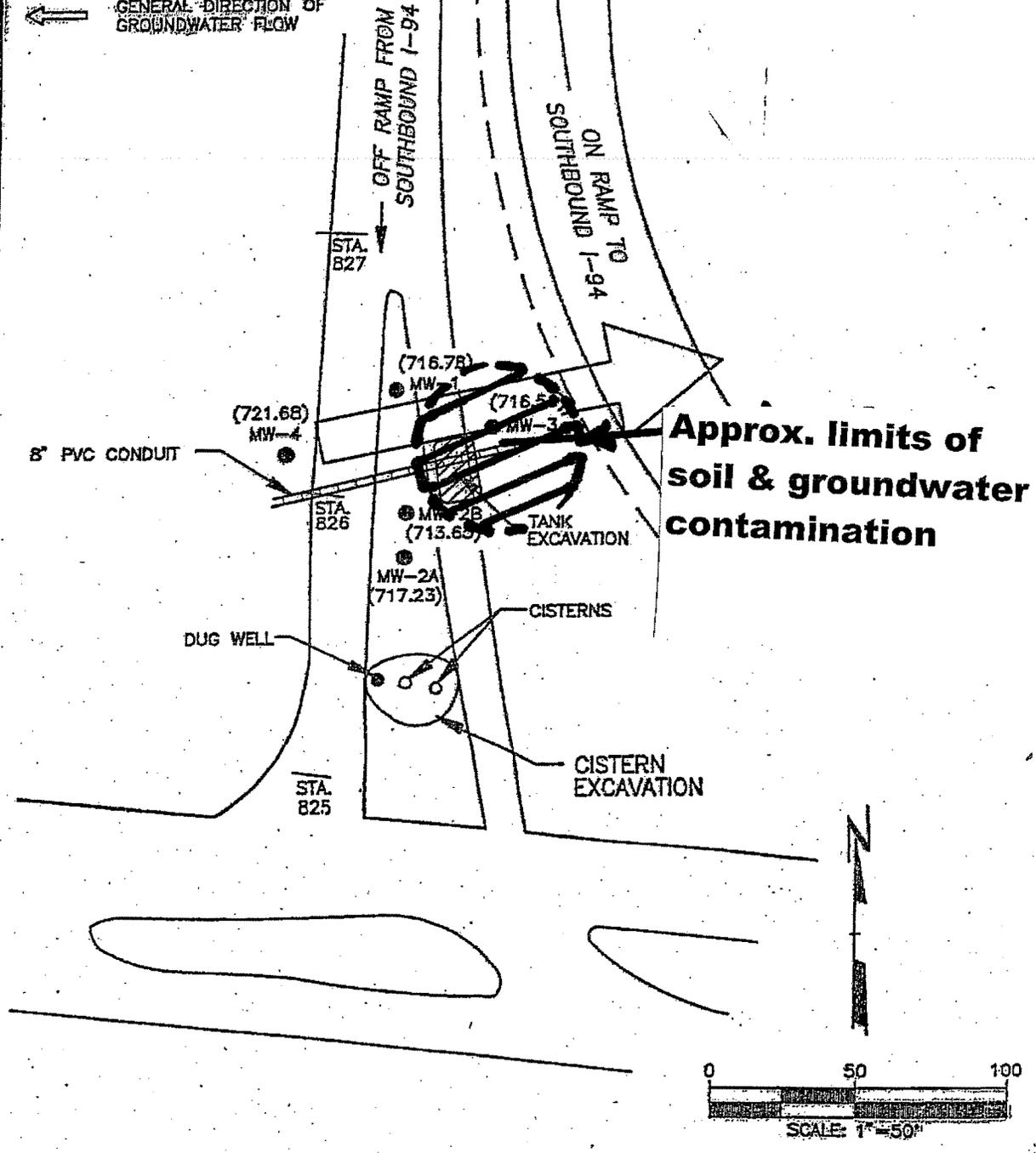
NOTES:

¹ Elevation in feet above mean sea level.

² All wells are flush-mounted. Top of cover plate is used as surface elevation.

LEGEND

- MW-# MONITORING WELL LOCATION
- (721.68) GROUNDWATER ELEVATION, 8/92
(BASED ON MEAN SEA LEVEL)
- ← GENERAL DIRECTION OF
GROUNDWATER FLOW



WDOT - KENOSHA

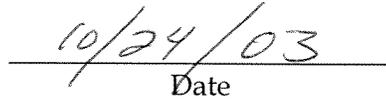
	DRAWN BY: DPR
	DATE: JANUARY 1993
	PROJ. # 10328.01
	FILE # 0405

Certification Statement

I, Robert Pearson, a representative of the Wisconsin Department of Transportation (WisDOT), certify that the attached legal description(s) describes the property that was acquired by the WisDOT for highway right-of-way, part of on which has residual petroleum soil and groundwater contamination. This legal description is complete and accurate to the best of my knowledge.



Robert Pearson
Wisconsin Department of Transportation (WisDOT)
Bureau of the Environment



Date

DEED BY CORPORATION Document No.

Exempt from fee: s. 71.23(12)

THIS DEED, made by Flying "J" Inc., a foreign corporation registered to do business in Wisconsin, a corporation

is duly authorized to transact business in the State of Wisconsin, with its principal place of business at

City of _____ County of _____ State of _____

grantor, conveys and warrants the property described below to State of Wisconsin, Department of Transportation

grantee, for the sum of One Million Thirty Four Thousand and no/100 (\$1,034,000.00) Dollars

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

Legal Description # FEE 12 EXEMPT

SEE ATTACHED LEGAL DESCRIPTION

Recording stamp: 867074 VOL 1444 PAGE 520-522 REGISTERED DEEDS KENISHA W. JUN 3 2 39 PM '91 DONNA H. ... REGISTER OF DEEDS Return to: Department of Transportation 141 N.W. Barstow Street Waukesha, WI 53180

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors (or shareholders, if authorized by law) of grantor corporation.

May 20, 1991 (Date)

CORPORATE ACKNOWLEDGEMENT

Flying "J" Inc.

(Corporation Name)

By: [Signature] Vice President

Ronald R. Parker, Vice President

(Print Name, Title)

By: _____ (Officer - Signature)

(Print Name, Title)

Project I.D. 1032-04-20

State of Wisconsin Utah))ss.) Br Elder County)

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

[Signature] (Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

Notary Public Seal: GLORIA NORR USEL 322 Greenwood Drive Brigham City, Utah 84302 My Commission Expires February 15, 1993 State of Utah

Parcel No. 111

Project: 1032-04-20
 Parcel: 1
 Interest Required: Fee, TLE & Access Rights

Fee title in and to a tract of land in the Southeast quarter of Section 24; Township 1 North; Range 21 East; Town of Bristol; Kenosha County; Wisconsin described as follows:

Commencing at a chiseled cross at the Southeast corner of said Section 24; Township 1 North; Range 21 East;
 Thence S88°59'34" W, 333.10' along the south line of said Section 24 to the point of beginning;
 Thence S88°59'34" W, 986.81' along the south line of said Section 24;
 Thence N02°08'34" W, 1222.21';
 Thence northeasterly 601.01' along the arc of a curve concave to the southeast having a radius of 908.83' (the chord bears N42°31'22" E, 590.12')
 Thence N57°08'11" E, 500.88';
 Thence northerly 208.81' along the arc of a curve concave to the west having a radius of 576.62' (the chord bears N30°13'28" E, 207.67');
 Thence southerly 227.49' along the arc of a curve concave to the east having a radius of 43,226.84' (the chord bears S02°48'01" E, 227.49');
 Thence southwesterly 292.74' along the arc of a curve concave to the northwest having a radius of 696.62' (the chord bears S49°25'46" W, 290.59');
 Thence S61°28'04" W; 294.03';
 Thence southerly 861.21' along the arc of a curve concave to the east having a radius of 788.83' (the chord bears S30°11'29" W, 819.07');
 Thence S01°05'07" E, 684.94';
 Thence S46°06'56" E, 127.21';
 Thence N88°51'16" E, 178.02';
 Thence N44°15'39" E, 101.19';
 Thence N01°05'07" W, 219.17';
 Thence northerly 410.81' along the arc of a curve concave to the east having a radius of 547.72' (the chord bears N20°24'05" E, 401.25');
 Thence N41°53'18" E, 200.00';
 Thence northerly 614.96' along the arc of a curve concave to the west having a radius of 1,352.39' (the chord bears N28°51'42" E, 609.67');
 Thence S03°26'29" E, 511.21';
 Thence southerly 731.96' along the arc of a curve concave to the west having a radius of 42,716.84' (the chord bears S02°57'02" E, 731.95') thence S01°00'26"E, 165.37' to the point of beginning.
 Said parcel contains 16.99 acres of land.

Also, a Temporary Limited Easement for the right to construct, cut and/or fill slopes in that part of Parcel 9 described as follows:

A strip of land 30 feet wide along the south right of way line of the relocated frontage road beginning 1250.00' north of the south line of said Section 24 and extending to 135.00' west of the east property line.

Also, a strip of land 10 feet wide along the north right of way line of the relocated frontage road beginning at the west property line and

extending to 830.00' south of the $\frac{1}{2}$ line of said Section 24.

Said easement contains 0.77 acres of land.

The above easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

Also, all existing, future and potential common law or statutory easements or rights of access between the right of way STH 165 and all of the abutting remaining real property of the Owner, whether acquired by separate conveyance or otherwise.

Also, no rights of access shall accrue between the right of the way of the highway, currently designated as I-94 or its ramps, and all of the abutting remaining property of the Owner.

Also, no rights of access shall accrue between the relocated frontage road and the abutting remaining property of the Owner in the south 300 feet of said Section 24.

Notification of Contamination within the Right of Way

County: Kenosha

Highway: Interstate 94 and STH 165

Site Name: WisDOT Abandoned Farm Site

Site Address: NW corner of I-94 and STH 165

BRRTS Number: 03-30-002452

DCOMM Number: 53140-9999-98-A

Owner's Name: Wisconsin Department of Transportation

Owner's Address: Room 451, Hill Farms State Office Building

Consulting Firm: RMT, Inc

Consultant Contact: Richard P. Fish

Consultant Address: 744 Heartland Trail, Madison WI 53708-8923

Consultant Phone, Fax and E-mail:

(608) 662-5248

(608) 831-3334

dick.fish@rmtinc.com

Soil contamination? Yes

Depth to contaminated soil: 6 feet

Vertical extent of contaminated soil: from 6 feet to 15 feet below ground surface)

Groundwater contamination? Yes

Depth to water table: 7 to 17 feet

Describe the type(s) of contamination present. Clay (CL) with sand seams

Brief summary of cleanup activity: Source Removal in 1992

Attach a current plume map for groundwater contamination

Attach a current plume map for soil contamination