





## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

Plymouth Service Center  
1155 Pilgrim Road  
Plymouth, Wisconsin 53073-4294  
Telephone 920-892-8756  
FAX 920-892-6638  
TTY Access via relay - 711

July 19, 2006

Mr. Richard Scheid  
Milk Specialties Company  
627 Maine Avenue  
Adell, WI 53001

**SUBJECT: Final Case Closure – stained soil area at the former Adell  
Whey Co., 627 Maine Ave., Adell, WI  
WDNR BRRTS Activity #: 02-60-000942 FID#460032760**

Dear Mr. Scheid:

The Wisconsin Department of Natural Resources has received a closure request for the above-referenced site, submitted on your behalf by BT<sup>2</sup>, Inc. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case has met 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 pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code.

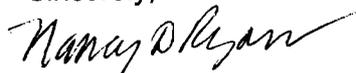
Residual soil contamination remains beneath the onsite plant building in the location of the former ethylene glycol chiller as indicated in the information submitted to the Department. If soil in this specific location is excavated in the future, the property owner at the time of excavation will be required to sample and analyze the excavated soil to determine whether the contamination still remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit

<http://dnr.wi.gov/org/aw/rr/gis/index.htm>

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 892-8756 ext. 3025.

Sincerely,

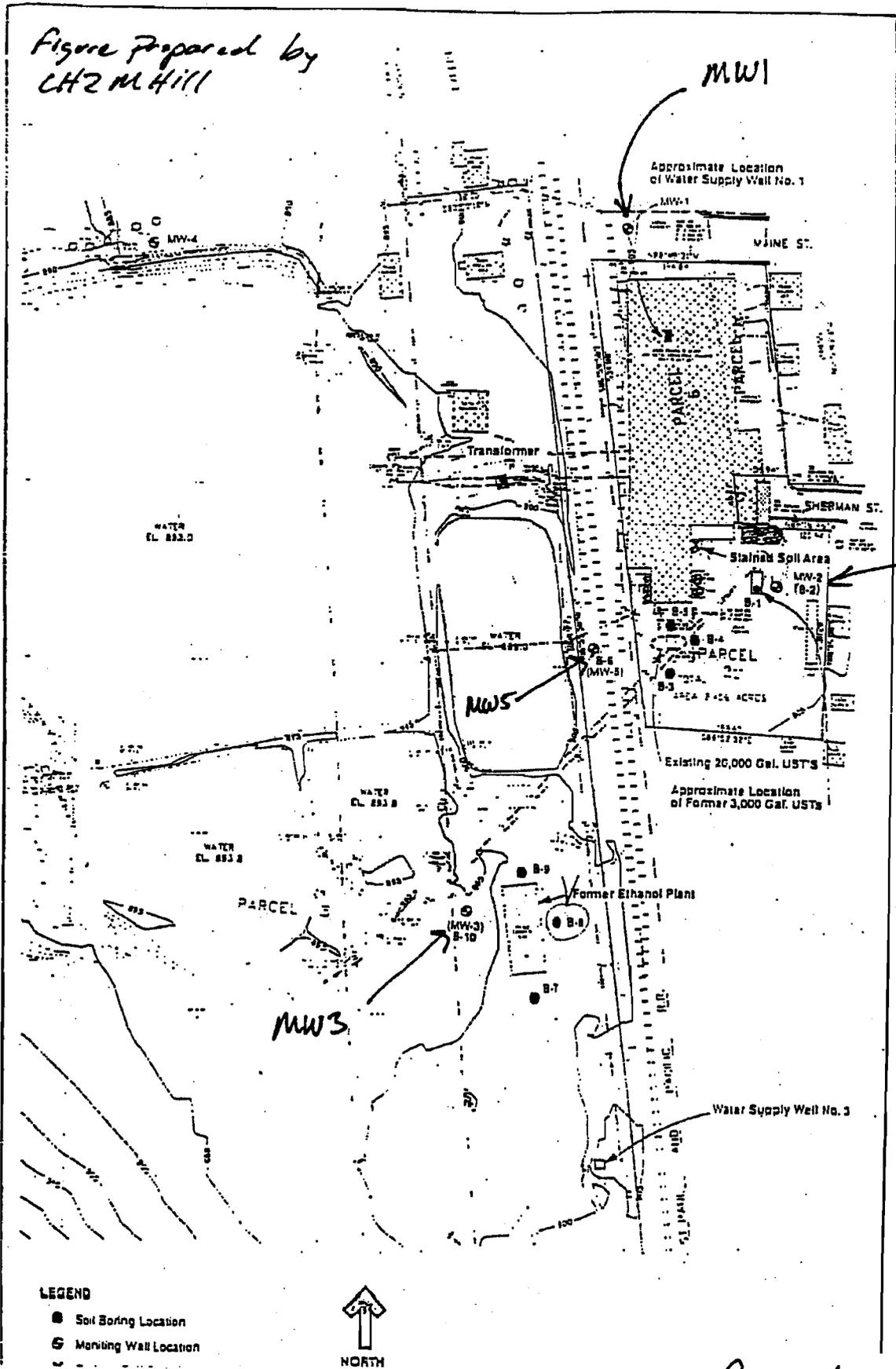


Nancy D. Ryan, Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: SER site file  
Robert Langdon, BT<sup>2</sup>

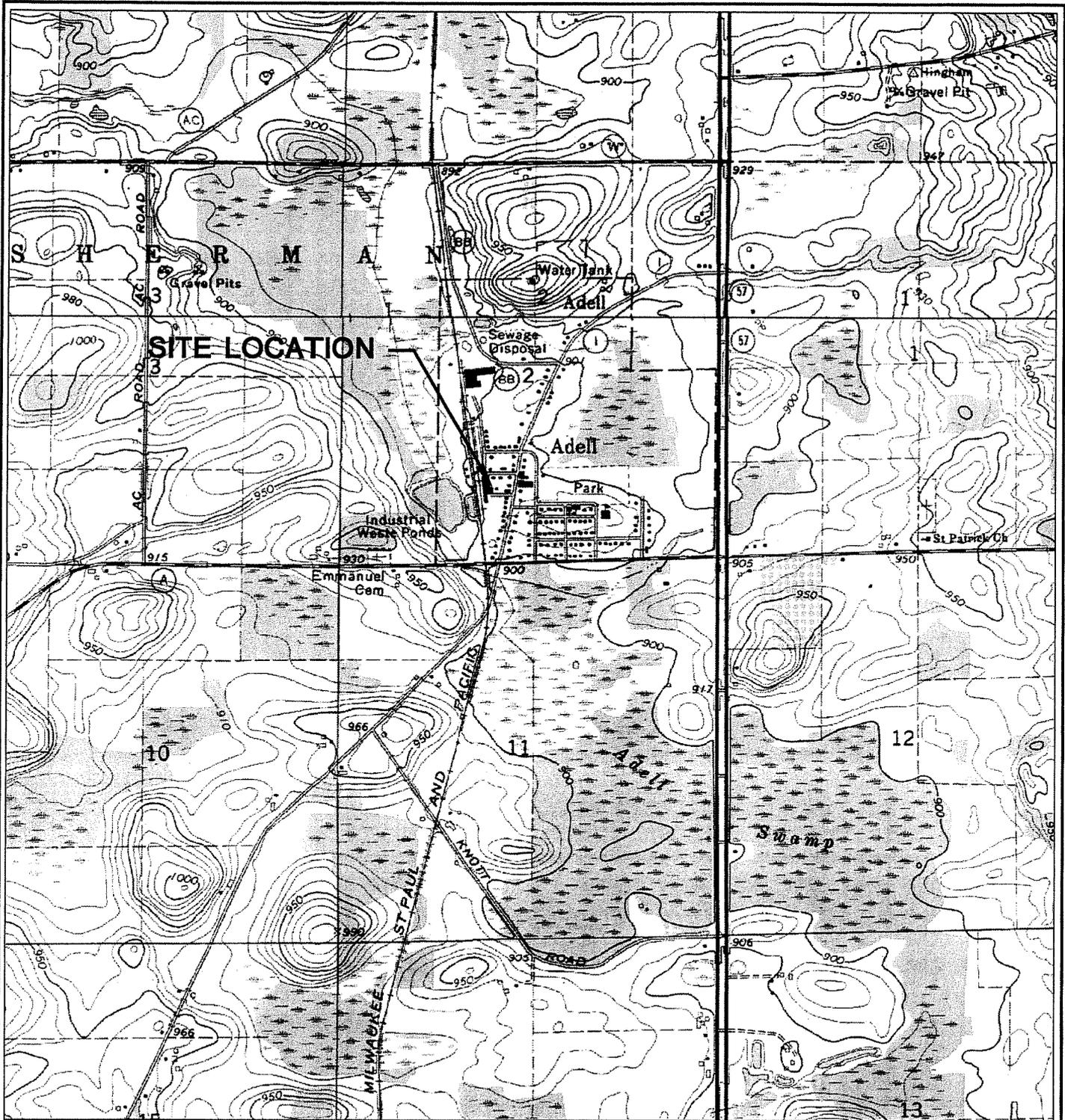
# Legibility Impaired

Figure Prepared by  
CH2M Hill



- LEGEND**
- Soil Boring Location
  - ⊕ Monitoring Well Location



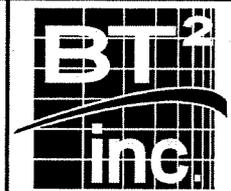


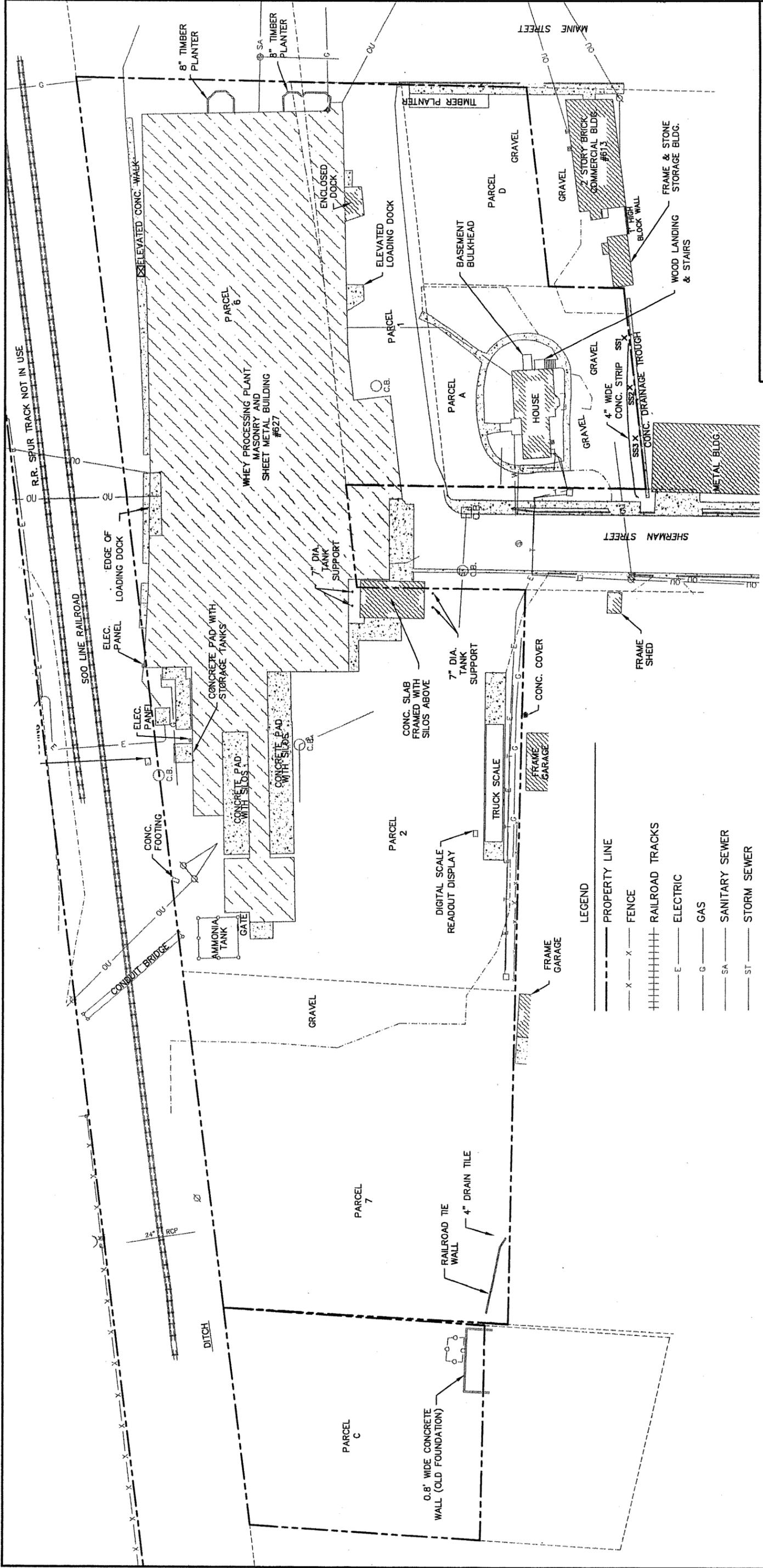
RANDOM LAKE QUADRANGLE  
 WISCONSIN  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 SW 1/4 SHEBOYGAN FALLS 15' QUADRANGLE  
 1974  
 SCALE: 1" = 2,000'



PROJECT NO. 2432
DRAWN BY: KP
CHECKED BY: RL
APPROVED BY:
DRAWN: 09/27/04
REVISED: 06/16/06

FIGURE A-2  
 SITE LOCATION MAP  
 MILK SPECIALTIES COMPANY  
 627 MAINE AVENUE  
 ADELL, WISCONSIN





**BT<sup>2</sup> inc.**

PROJECT NO. 2432  
 DRAWN BY: KP  
 CHECKED BY: RL  
 APPROVED BY:  
 DRAWN: 09/27/04  
 REVISED: 09/19/05

**FIGURE A-3**  
**SITE PLAN**  
 MILK SPECIALTIES COMPANY  
 627 MAINE AVENUE  
 ADELL, WISCONSIN

- LEGEND**
- PROPERTY LINE
  - x-x- FENCE
  - ++++ RAILROAD TRACKS
  - E- ELECTRIC
  - G- GAS
  - SA- SANITARY SEWER
  - ST- STORM SEWER
  - OU- OVERHEAD UTILITY
  - T- TELEPHONE
  - W- WATER
  - C.B.
  - ⊗ CATCH BASIN
  - ⊙ SANITARY MANHOLE
  - ⊘ UTILITY POLE
  - ⊠ APPROXIMATE LOCATION FORMER ABOVE GROUND STORAGE TANK

**NOTES:**

- BASE MAP FROM ALTA/ACSM LAND TITLE SURVEY PERFORMED BY MCCLURE ENGINEERING ASSOCIATED, INC., APRIL 28, 2003.

60 0 60  
 SCALE: 1" = 60'

N

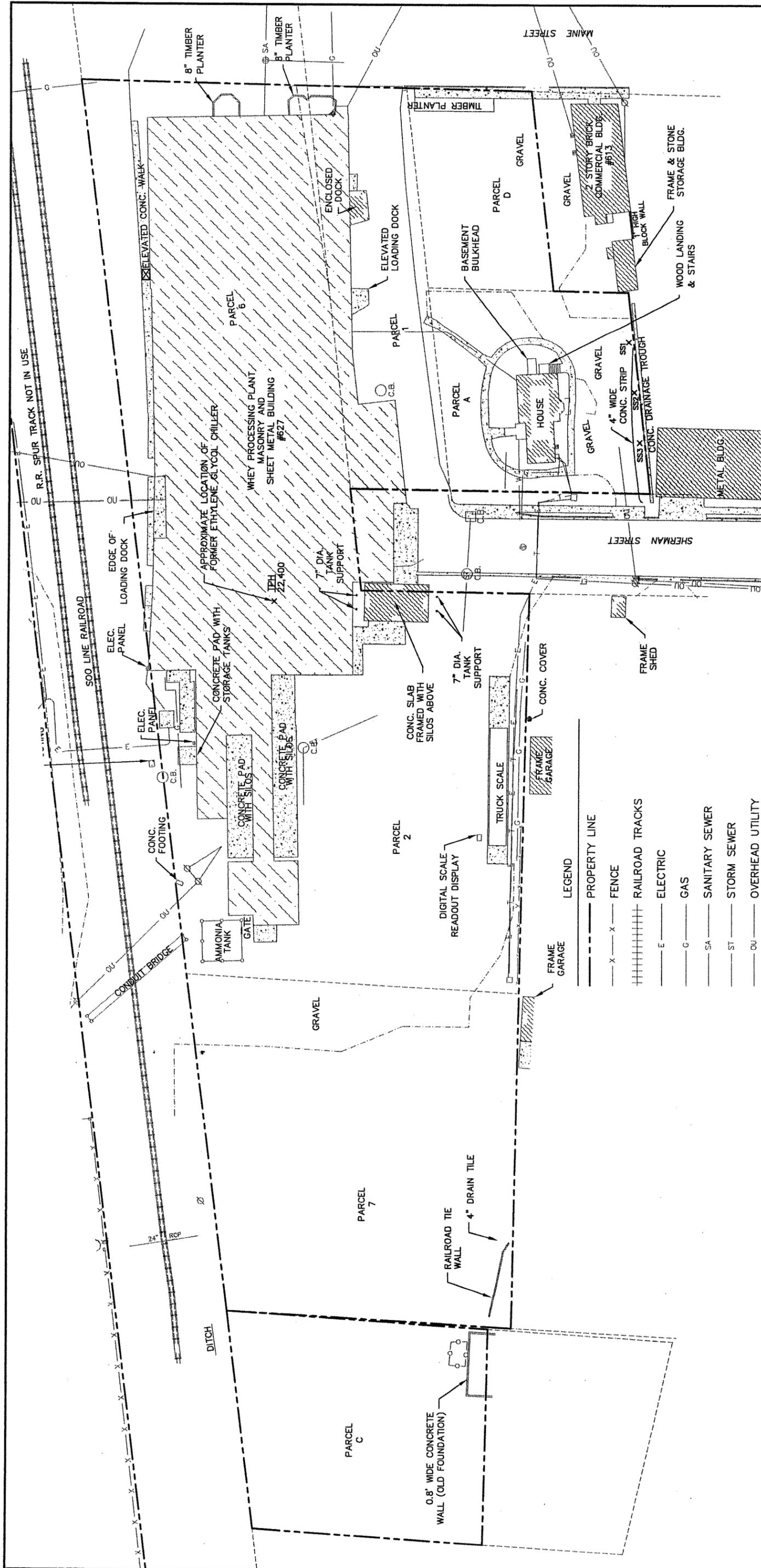
Table C-1  
 SOIL SAMPLE RESULTS  
 UNDERGROUND STORAGE TANKS  
 STAINED SOIL AND TRANSFORMER AREAS



Boring No:	B-1	B-2	B-3	B-4	B-5	B-6	Stained Soil	Transformer
Sample Depth:	(10 - 12')	(6 - 8')	(6 - 8')	(6 - 8')	(8 - 10')	(8 - 10')	---	---
TPH (mg/kg)	<19	<19.1	<19	229	1210	97.2	22400	NA
PCB (ug/kg)	NA	NA	NA	NA	NA	NA	NA	ND

NA = Not Analyzed  
 ND = Not Detected

*From November 1990 Environmental Assessment, CH2MHILL*



**BT<sup>2</sup>**  
**img**

PROJECT NO. 2432  
 DRAWN BY: KP  
 CHECKED BY: RL  
 APPROVED BY:  
 DRAWN: 09/27/04  
 REVISED: 06/16/06

**FIGURE C-2**  
**SOIL ANALYTICAL RESULTS MAP**  
**MILK SPECIALTIES COMPANY**  
**627 MAINE AVENUE**  
**ADELL, WISCONSIN**

**NOTES:**

- BASE MAP FROM ALTA/ACSM LAND TITLE SURVEY PERFORMED BY MCCLURE ENGINEERING ASSOCIATED, INC., APRIL 28, 2003.

SCALE: 1" = 60'

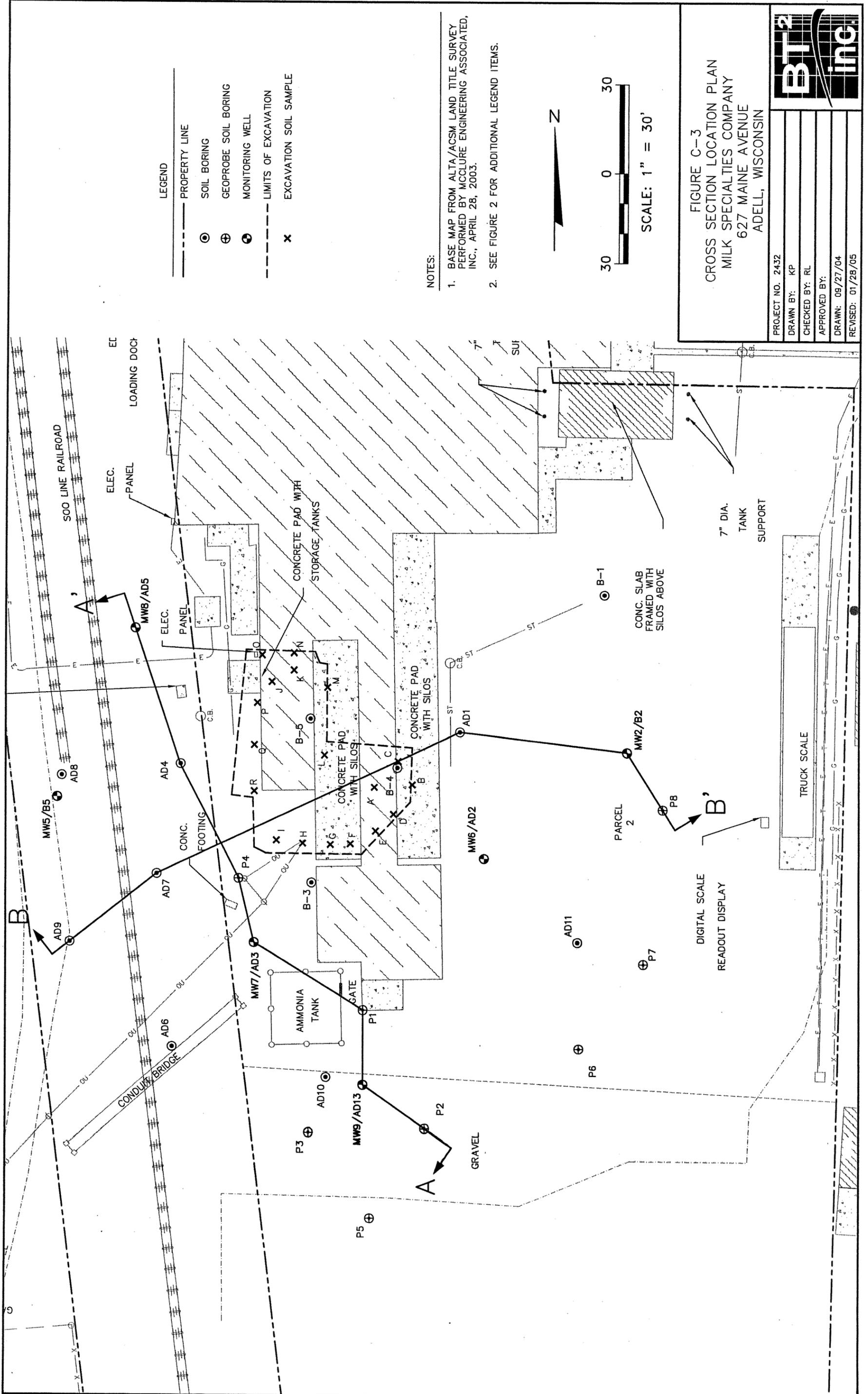
60 0 60

N

LEGEND

- PROPERTY LINE
- FENCE
- RAILROAD TRACKS
- ELECTRIC
- GAS
- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITY
- TELEPHONE
- WATER
- CATCH BASIN
- SANITARY MANHOLE
- UTILITY POLE
- APPROXIMATE LOCATION FORMER ABOVE GROUND STORAGE TANK
- SURFACE SOIL SAMPLE
- TPH

TOTAL PETROLEUM HYDROCARBONS (mg/kg)



LEGEND

---	PROPERTY LINE
⊙	SOIL BORING
⊕	GEOPROBE SOIL BORING
⊖	MONITORING WELL
- - -	LIMITS OF EXCAVATION
x	EXCAVATION SOIL SAMPLE

- NOTES:
1. BASE MAP FROM ALTA/ACSM LAND TITLE SURVEY PERFORMED BY MCCLURE ENGINEERING ASSOCIATED, INC., APRIL 28, 2003.
  2. SEE FIGURE 2 FOR ADDITIONAL LEGEND ITEMS.



SCALE: 1" = 30'

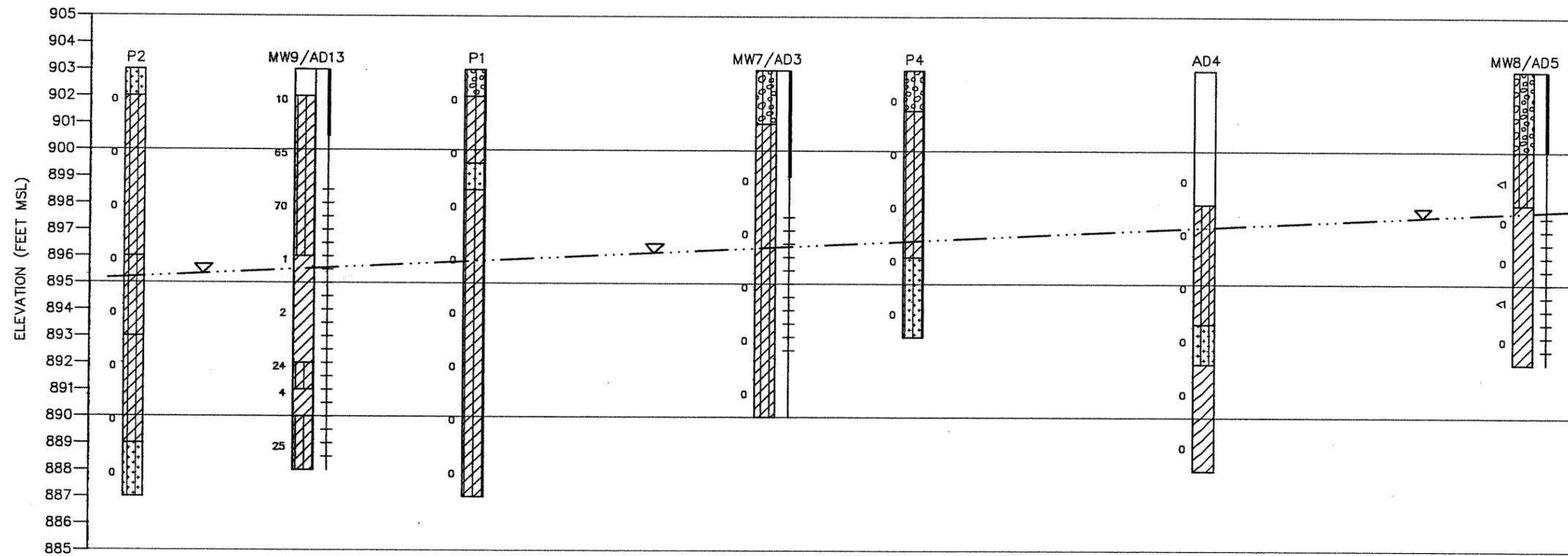
FIGURE C-3  
 CROSS SECTION LOCATION PLAN  
 MILK SPECIALTIES COMPANY  
 627 MAINE AVENUE  
 ADELL, WISCONSIN

PROJECT NO. 2432
DRAWN BY: KP
CHECKED BY: RL
APPROVED BY:
DRAWN: 09/27/04
REVISED: 01/28/05



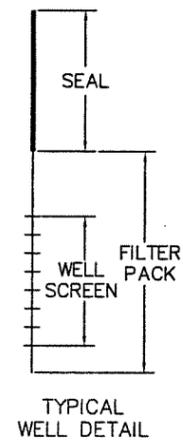
A  
(SOUTH)

A'  
(NORTH)



LEGEND

- |  |                                 |    |                                   |
|--|---------------------------------|----|-----------------------------------|
|  | LEAN CLAY, LOW PLASTICITY (CL). |    | SILTY CLAY (ML-CL).               |
|  | SILTY SAND (SM).                |    | APPROXIMATE WATER TABLE ELEVATION |
|  | SILTY GRAVEL (GM).              | 25 | FLAME IONIZATION DETECTOR READING |



0 20  
  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 5'  
 VERTICAL EXAGGERATION = 4X

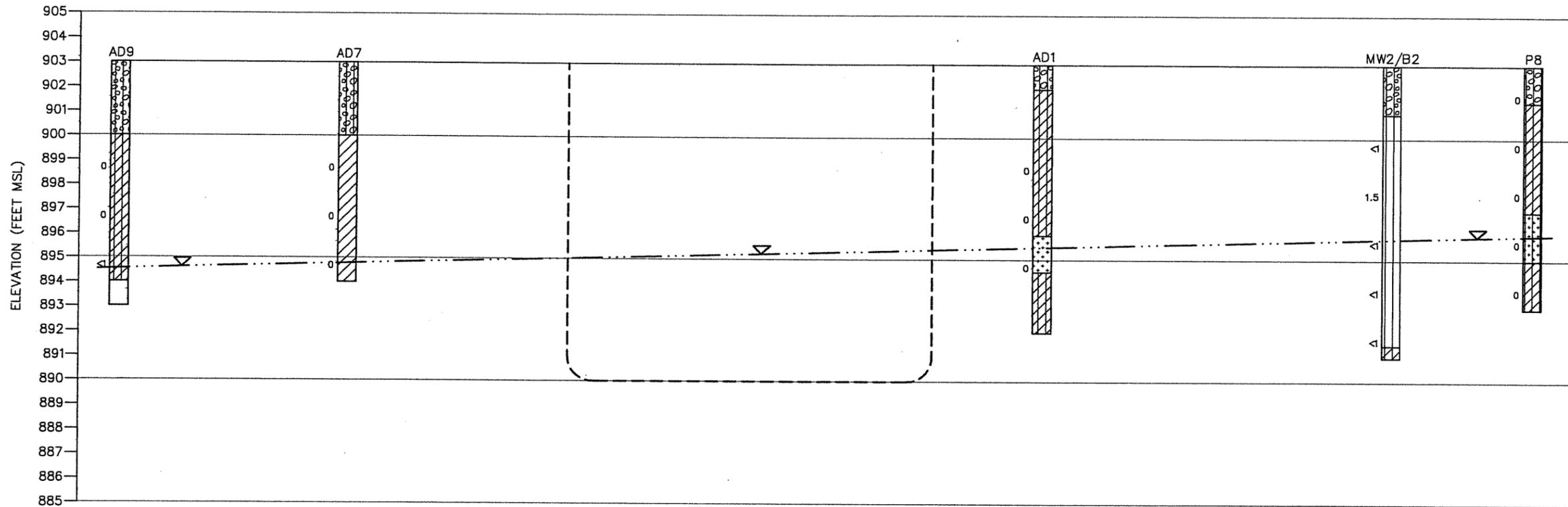
FIGURE C-4  
 GEOLOGIC CROSS SECTION A-A'  
 MILK SPECIALTIES COMPANY  
 627 MAINE AVENUE  
 ADELL, WISCONSIN

PROJECT NO. 2432  
 DRAWN BY: KP  
 CHECKED BY: RL  
 APPROVED BY:  
 DRAWN: 01/28/05  
 REVISED: 09/19/05



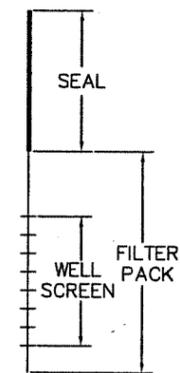
B  
(WEST)

B'  
(EAST)



LEGEND

- |  |                                 |    |                                   |
|--|---------------------------------|----|-----------------------------------|
|  | LEAN CLAY, LOW PLASTICITY (CL). |    | SILTY CLAY (ML-CL).               |
|  | SILT (ML).                      |    | APPROXIMATE WATER TABLE ELEVATION |
|  | SILTY SAND (SM).                | 25 | FLAME IONIZATION DETECTOR READING |
|  | SILTY GRAVEL (GM).              |    | APPROXIMATE LIMITS OF EXCAVATION  |



TYPICAL WELL DETAIL

0 20  
  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 5'  
 VERTICAL EXAGGERATION = 4X

FIGURE C-5  
 GEOLOGIC CROSS SECTION B-B'  
 MILK SPECIALTIES COMPANY  
 627 MAINE AVENUE  
 ADELL, WISCONSIN

PROJECT NO. 2432  
 DRAWN BY: KP  
 CHECKED BY: RL  
 APPROVED BY:  
 DRAWN: 01/28/05  
 REVISED: 09/19/05



July 6, 2006

To: Wisconsin Department of Natural Resources

**Subject: Property Legal Description Certification  
Milk Specialties Corporation, 627 Maine Avenue, Adell, WI  
BRRTS # 02-60-000942  
BT<sup>2</sup> Project #2432B**

To Whom it May Concern:

To the best of my knowledge, I believe that with the submittal of the attached property information the legal description for each property within, or partially within the contaminated site boundary has been included with the geographical information system (GIS) registry packet.

The attached property information includes a copy of the subject property deed and a certified survey map that shows the subject property.

If you need additional information, please contact Mr. Robert Langdon of BT<sup>2</sup>, Inc. at (608) 224-2830.

Sincerely,  
Milk Specialties Company



Jeff Rhude  
Director of Operations

Enclosures: Property Deed  
Survey Map

beginning, and also excepting therefrom premises described in deed recorded in Volume 537 of Records, pages 335/6, Sheboygan County, Wisconsin.  
Tax Key Numbers: 420530, 490210, 492200, and 420520

**PARKING LOT:**

Lot Ten (10) and the West Fifteen (15) feet of Lot Nine (9) in Block One (1) of the Village of Adell, Sheboygan County, Wisconsin, according to the plat thereof.

**OFFICE/HOUSE:**

Lots Numbered Two (2) and Three (3), Block Numbered One (1), in the Village of Adell, in the Southwest Quarter (SW 1/4) of Section Two (2), Township Thirteen (13) North, Range Twenty-one (21) East, Sheboygan County, Wisconsin, together with an easement for well rights and an easement for flow of water as set forth in Warranty Deed recorded in Volume 785 of Records, pages 488/9, as Document No. 1000566.  
Tax Key No. 59101-490220

**PARCEL 2 - WISCONSIN STREET, ADELL, WISCONSIN:**

Parcel 2 of a Certified Survey Map recorded in Volume 17 of Certified Survey Maps, on page 58, as Document No. 1577573, being a part of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Two (2), Township Thirteen (13) North, Range Twenty-one (21) East, Village of Adell, Sheboygan County, Wisconsin.  
Tax Key No. 59101-492142

curvature; thence West along an arc of a curve and the North right of way line of said C.T.H. 308.93 feet, whose center lies to the North, whose radius is 22,878.31 feet; whose chord bears N 89° 46' 12.5" W 308.93 feet to the point of beginning.

**PARCEL 6:**

Part of the Southeast Quarter of the Southwest Quarter of Section 2, Town 13 North, Range 21 East, Village of Adell, Sheboygan County, Wisconsin, described as follows: Commencing at the Southwest corner of Lot 11, Block 1, Plat of Sherman, Village of Adell, thence S 6° 28' 23" E, 181.14 feet along the West line of Lot 1, said Block 1 and its Southerly extension to the South line of Sherman Street, thence N 89° 16' 46" W, 131.91 feet along the Westerly extension of the South line of Sherman Street to the East right of way line of the Soo Line Railroad Company (formerly Chicago, Milwaukee, St. Paul & Pacific Railroad Company property), thence N 6° 59' 50" W, 302.94 feet along said right of way line to its intersection with the Westerly extension of the South line of Main Avenue, thence S 88° 49' 31" E, 129.84 feet along said extension, thence S 8° 49' 04" E, 121.13 feet to the point of beginning.

**PARCEL 7:**

Part of the Southwest Quarter (SW 1/4) of Section Two (2), Township Thirteen (13) North, Range Twenty-One (21) East, Village of Adell, Sheboygan County, Wisconsin, more particularly described as: Commencing at the intersection of the South line of Sherman Street with the centerline of C.T.H. "T" which is nine hundred twenty-two and forty-nine hundredths (922.49) feet North and two hundred sixty-two and twenty-four hundredths (262.24) feet West of the South Quarter corner of said Section Two (2); thence West two hundred four and twenty-five hundredths (204.25) feet along the South line of Sherman Street; thence South zero (00) degrees thirty-one (31) minutes four (04) seconds West, two hundred thirty-eight and two-tenths (238.2) feet to a one inch iron pipe found and the point of beginning; thence North eighty-seven (87) degrees forty (40) minutes West, one hundred ninety-nine and six-tenths (199.6) feet to a one inch iron pipe found; thence South seven (07), degrees thirty-one (31) minutes thirty-six (36) seconds East, two hundred one and sixty-three hundredths (201.63) feet along the East line of the railroad right of way to a one inch iron pipe found; thence South eighty-seven (87) degrees forty-one (41) minutes East, one hundred seventy-one and thirty-seven hundredths (171.37) feet; thence North zero (00) degrees thirty-one (31) minutes four (04) seconds East, one hundred ninety-eight and seven-tenths (198.7) feet to the point of beginning.

**PARCEL 3 – WASTE WATER TREATMENT PLANT:**

The South three-quarter (S 3/4) of the East One-Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Thirteen (13) North, Range Twenty-One (21) East in the Village of Adell, lying West of the West right of way of Chicago, Milwaukee, St. Paul & Pacific Railway, excepting therefrom commencing at the said West right of way line at a point 349.8 feet, South 8.5° East from the North line of said South 3/4 of the East 1/2 of the Southwest Quarter; thence Southeast on said right of way line 330 feet, thence South 81 1/2° West 132 feet; thence North 8 1/2° West 330 feet; thence North 81 1/2° East 132 feet to

## EXHIBIT A

### PARCEL 1:

Lots One (1) and Eleven (11), Block 1 of the Village of Adell. Also commencing at the Northwest corner of said Lot Eleven (11), thence West along the extended South line of Main Street five feet, thence Southeasterly to the Southwest corner of said Lot Eleven (11), thence North along the West line of said Lot to beginning, Sheboygan County, Wisconsin.

### PARCEL 2:

Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Thirteen (13) North, Range Twenty-One (21) East, described as follows: Commencing in the South line of Sherman Street in the Village of Adell, 203.6 feet West of its intersection with the center of the pavement of County Trunk "I," thence South 0° 10' East 238.2 feet, thence North 88° 19' West 203.3 feet to the East right of way line of the Chicago, Milwaukee, St. Paul & Pacific Railway, thence North 18° 19' West along said East right of way line to the South line of Sherman Street extended West, thence East 232.7 feet to beginning, Sheboygan County, Wisconsin.

### PARCEL 4:

The South One-Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Thirteen (13) North, Range Twenty-One (21) East, Sheboygan County, Wisconsin.

### PARCEL 5:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Thirteen (13) North, Range Twenty-One (21) East, excepting therefrom commencing 394.6 feet East of the Southwest corner of said Section 2, thence East 298.4 feet; thence North 220 feet; thence South 89° 50' West 296.5 feet; thence South 0° 22' West 220 feet to the point of beginning, also excepting therefrom premises described in deed recorded in Volume 537 of Records, page 335/6.

Also excepting therefrom: That part of the SW 1/4 of the SW 1/4 of Section 2, Town 13 North, Range 21 East, Village of Adell, Sheboygan County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 Section; thence N 01° 22' 33" E along the West line of said 1/4 Section 35.00 feet to a point on the North right of way line of C.T.H. "A"; thence Easterly along an arc of a curve and the North right of way line of said C.T.H., 30.00 feet, whose center lies to the North, whose radius is 22,878.31 feet, whose chord bears S 89° 20' 44" E 30.00 feet to the point of beginning; thence N 01° 22' 33" E parallel to the West line of said 1/4 Section 1288.13 feet to the South line of Parcel 4; thence N 89° 52' 28" E along the South line of Parcel 4, 728.48 feet; thence S 01° 22' 33" W parallel to the West line of said 1/4 Section 1104.84 feet; thence S 89° 59' 58" W 368.25 feet; thence S 00° 29' 45" W 185.93 feet to a point on the North right of way line of said C.T.H.; thence S 89° 50' 35" W along the North line of said C.T.H. 54.10 feet to a point of

STATE BAR OF WISCONSIN FORM 7 - 2000  
TRUSTEE'S DEED

Document Number

Michael Compton, Plan Trustee in Case No.  
02-32637-11  
as Trustee of  
Adell Corporation, a Wisconsin corporation,

for a valuable consideration conveys without warranty to  
Milk Specialties Company, f/k/a Adell Whey Company,  
Inc., a Delaware corporation,

Grantee,  
the following described real estate in Sheboygan County,  
State of Wisconsin (if more space is needed, please attach addendum):  
See attached Exhibit A.

This Deed is given pursuant to an Amended Plan of  
Reorganization confirmed in the United States  
Bankruptcy Court for the Eastern District of  
Wisconsin on April 3, 2003 in Case No. 02-32637-11.

1684279  
SHEBOYGAN COUNTY, WI  
RECORDED ON  
05/05/2003 12:02PM  
DARLENE J. NAVIS  
REGISTER OF DEEDS  
RECORDING FEE: 17.00  
TRANSFER FEE:  
STAFF ID 11  
TRANS # 20267  
# OF PAGES: 4  
FEE  
# 11 U.S.C. 1146(c)  
EXEMPT

Recording Area  
Name and Return Address HOPKINS  
Chapman and Cutter  
Attn: Attorney Michael T. Bens  
111 West Monroe Street  
Chicago, IL 60603-4080

See attached Exhibit A  
Parcel Identification Number (PIN)

Dated this 30 day of April, 2003.  
Michael Compton, Trustee  
Trustee

\*Michael Compton  
Trustee

AUTHENTICATION

Signature(s) Michael Compton, Plan  
Trustee

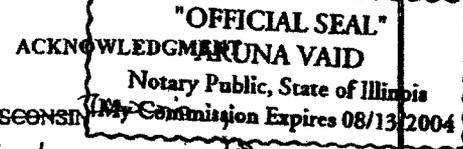
authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 2003

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

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Jennifer M. Krueger

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

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



ACKNOWLEDGMENT  
STATE OF WISCONSIN  
Coste County.  
Personally came before me this 30 day of  
April, 2003 the above named  
Michael Compton, Plan Trustee

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

Jennifer M. Krueger  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date.)

Legibility Impaired

