

→ And v Boettcher HQ

# GIS REGISTRY Cover Sheet

July, 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 (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)*

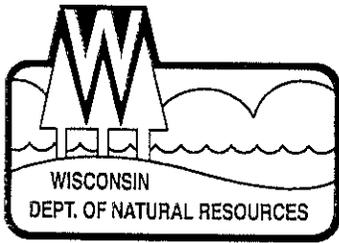
Vapor Mitigation (226)

Maintain Liability Exemption (230)  
*(note: local government or economic development corporation)*

### Monitoring wells properly abandoned? (234)

Yes     No     N/A

\* Residual Contaminant Level  
\*\* Site Specific Residual Contaminant Level



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Plymouth Service Center  
1155 Pilgrim Rd.  
P.O. Box 408  
Plymouth, Wisconsin 53073-0408  
Telephone 920-892-8756  
FAX 920-892-6638

September 17, 2008

Dave Albright  
Sheboygan Area School District  
830 Virginia Avenue  
Sheboygan, WI 53081

Dear Mr. Albright:

Subject: Final case closure, DRO soil contamination from asphalt fill at Sheboygan Area School District Property, 29<sup>th</sup> Street and Saemann Avenue, file reference FID #460027590, BRRTS #0260263805.

Thank you for having your consultant submit a GIS package for your site. The department considers this case to be closed. There were some minor soil impacts caused by buried asphalt fill at this site. The previous consultant described coal tar in the subsurface, but your consultant showed that the "coal tar" was buried asphalt fill material by excavating and sampling from 16 test pits. Asphalt fill itself is not regulated under the Wisconsin Spills Statute, ch. NR292.11.

You may need to apply for an exemption to build on an abandoned waste site if you construct a building over solid waste (excluding asphalt) at this site. Call Tom Wentland in this office for details on getting an exemption, at 920-892-8756 extension 3028. Any soil containing solid waste materials excavated from this site must be characterized and disposed of properly in accordance with NR500, Wis. Admin. Code.

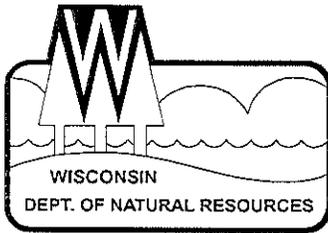
On September 25, 2008 your consultant Miller Engineers and Scientists, notified the department that the monitoring well at the site located about 100 feet north of Saemann Avenue and 120 feet east of the hedge line could not be properly abandoned because it had been lost due to possibly being buried by new fill or being abandoned without documentation. Your consultant has made a reasonable effort to locate the lost well to determine whether it was properly abandoned but has been unsuccessful in those efforts. In the future you may be held liable for any problems associated with this monitoring well if it creates a conduit for contaminants to enter groundwater. If in the future, this well is found, the then current owner of the subject property will be required to notify the department and to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the department.

If you have any questions about this letter, please call me at 920-892-8756 extension 3023.

Sincerely,

John Feeney  
Wisconsin Department of Natural Resources

Cc: Miller Engineers Scientists, SER File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region  
Milwaukee Service Center  
2300 N. Dr. ML King Drive, PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8716  
TDD 414-263-8713

October 2, 2001

*Conditional  
Closure letter*

Mr. Wayne Kolzow  
Sheboygan Area School District  
830 Virginia Avenue  
Sheboygan, Wisconsin 53081

SUBJECT: Request for closure of coal tar mass, Sheboygan Area School District Property, Saemann Avenue and 29<sup>th</sup> Street, Sheboygan, Wisconsin. BRR-ERP FID#460027590.

Dear Mr. Kolzow:

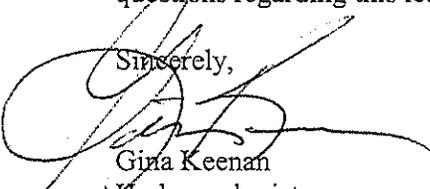
We have reviewed the above referenced case file at your request, to consider the request made for closure on your behalf by your environmental consultant, Robert E. Lee & Associates, Inc (RLA). We have reviewed the following reports:

1. "Environmental Studies", dated September 28, 1993, and prepared by Geotechnical & Construction Materials Engineers, Inc. (GCME, Inc.), and
2. "Sheboygan School District Property", dated June 29, 2001, and prepared by RLA, Inc.

The information provided describes the contaminant of concern as coal tar. The subsurface investigation performed found that the coal tar substance is defined vertically between 4-8 feet below ground surface (bgs) in one area and then 10-12 feet bgs in an overlapping area. Horizontally, the area of contamination is approximately, 80 feet by 160 feet. Soil samples collected from the coal tar area did contain concentrations greater than the residual contaminant level (RCL) for direct contact for several polynuclear aromatic hydrocarbons tested. Groundwater samples collected from a groundwater monitoring well installed within the coal tar contamination did not have any detections above the NR140 preventive action level for any of the compounds tested.

Based on the information provided the department conditionally grants closure to the coal tar contamination described. The conditions of the closure are the abandonment of the monitoring well and submittal of the abandonment form to the department, and placement of a soil deed restriction on the title to the deed of the property. A template to the soil deed restriction can be found on the department's web-site at [www.dnr.state.wi.us/rr](http://www.dnr.state.wi.us/rr). Once a draft soil deed restriction has been drafted, please submit the language to my attention for approval before placing it on the deed to the property. If you have any questions regarding this letter, you may contact me at the above address or at (414) 263-8589.

Sincerely,

  
Gina Keenan  
Hydrogeologist

GIS Item 1

DOCUMENT NO.  
1098227

VOL 952 PAGE 640

QUIT CLAIM DEED  
STATE OF WISCONSIN--FORM 11

THIS SPACE RESERVED FOR RECORDING DATA  
REGISTER'S OFFICE

SHEBOYGAN COUNTY, WI  
Received for Record the 1st day of Feb. A.D. 1984 at 3:32 o'clock P.M. and Recorded in Vol. 952 of Records on page 640  
Dorinda J. Novis  
Register

1984 FEB 1 PM 3 32

THIS INDENTURE Made this 14th day of December, A. D., 1982 between the City of Sheboygan, a Municipal Corporation of the State of Wisconsin, part Y of the first part, and the Sheboygan Area School District, part Y of the second part.

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration

to it in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released and quit-claimed, and by these presents do give, grant, bargain, sell, remise, release and quit-claim unto the said part Y of the second part, and to its heirs and assigns forever, the following described real estate, situated in the County of Sheboygan, State of Wisconsin, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Sixteen (16), Township Fifteen (T15N) North, Range Twenty-three (R23E) East, Sheboygan County, Wisconsin, excepting that portion of the above-described property dedicated for Geele Avenue, North twenty-ninth (29th) Street, Saemann Avenue, North Taylor Drive, and North thirty-sixth (36th) Street.

555 W 1st St 831 W00004.00 JR

FEE  
\$ 77.25 (7)  
EXEMPT

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part Y of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said part Y of the second part, its heirs and assigns FOREVER.

In Witness Whereof, the said part Y of the first part has hereunto set its hand and seal this 14th day of December, A. D., 1982.

SIGNED AND SEALED IN PRESENCE OF

CITY OF SHEBOYGAN (SEAL)  
Richard W. Suscha (SEAL)  
Richard W. Suscha, Mayor  
Lawrence Felten (SEAL)  
Lawrence Felten, City Clerk

State of Wisconsin, Sheboygan County. Personally came before me, this 14th day of December, A. D., 1982, the above named Richard W. Suscha, Mayor, and Lawrence Felten, City Clerk of the above-named corporation to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY  
Thomas W. Heinrich

NOTARY SEAL

Dorinda J. Novis  
Notary Public, Sheboygan County, Wis.  
My commission expires (1st) Feb 17 1983

(Section 59.11 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)  
QUIT CLAIM DEED  
STATE OF WISCONSIN  
Wisconsin Fidelity Blank Company



# **SHEBOYGAN AREA SCHOOL DISTRICT**

*Learning Today. Leading Tomorrow.*

July 29, 2008

Wisconsin Dept. of Natural Resources  
Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, WI 53202

Subject:       **Legal Description for Parcel #59281631481**  
                  **Saemann Avenue**  
                  **Sheboygan, Wisconsin.**  
                  **Sheboygan Area School District**  
                  **WDNR BRRTS #02-60-263805**

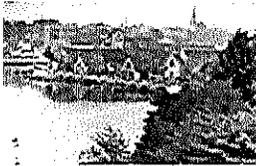
A legal description for the above-referenced parcel is attached. To the best of my knowledge, the attached describes the only property affected by BRRTS Case #02-60-263805. The property will be included in the WDNR GIS Registry of contaminated sites due to asphalt buried on part of the property.

David R. Allmquist

Signed

7/29/08

Date



# City of Sheboygan

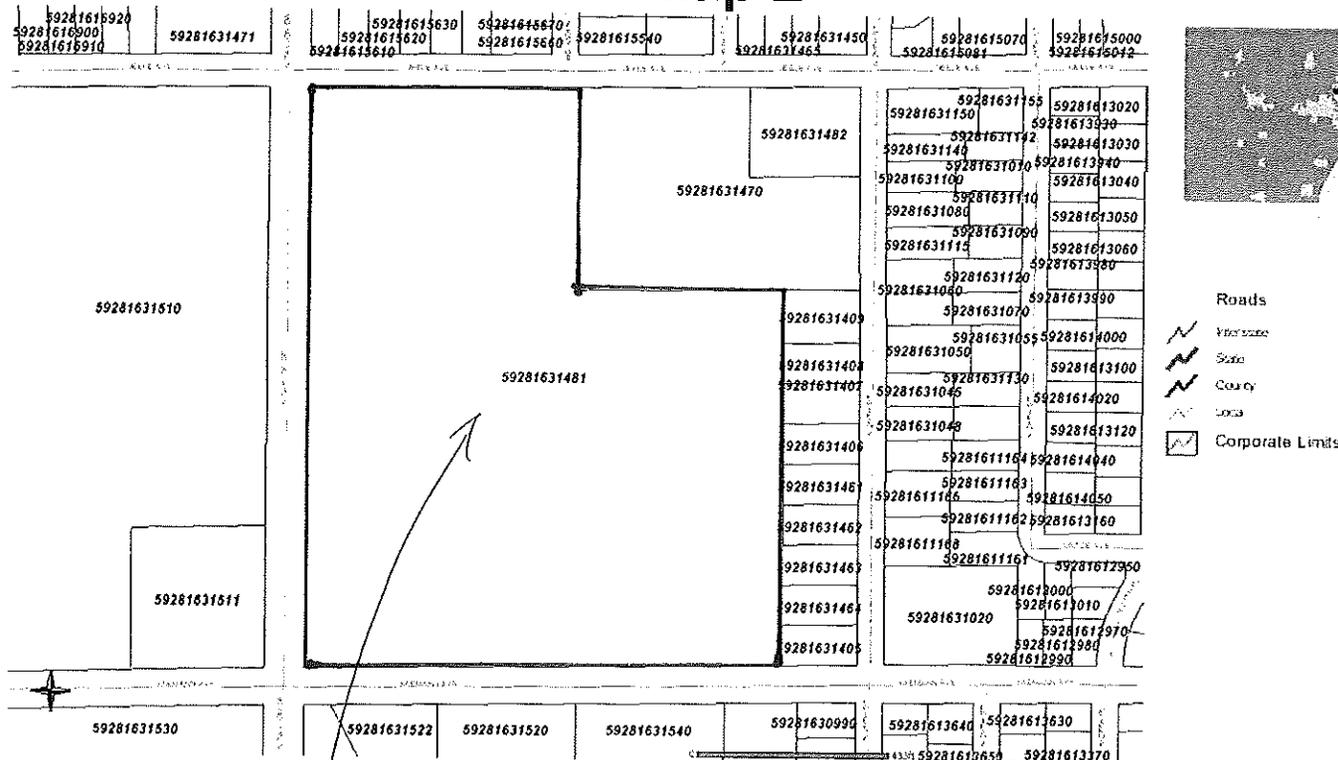
*"spirit on the lake"*

ASSESSMENT ROLL LEGAL DESC. PAGE 01  
SEQ# 631481 MAP#: 16 401 001

Home  
Map  
Previous

SEC 16 T15N R23E PRT DEDICATED AS RD ROW  
NW1/4 SE1/4 EXC THAT PRT  
DESC AS FOLLOWS: COM AT NW  
COR SE 1/4 SEC 16, TH N  
89\*09'34" E ALG N LN SE 1/4  
666.39', TH S 35.01' TO S LN  
GEELE AVE THE POINT OF BEG,  
TH N 89\*09'34" E 629.49' TO  
W LN N 29TH ST, TH S ALG W LN  
N 29TH ST 430.88', TH S  
89\*09'34" W 629.49', TH N  
430.88' TO P.O.B. ALSO EXC  
LOT 1 CSM REC IN VOL 15 P  
175-76, LOT 2 CSM REC IN VOL  
16 P 117-18, AND LOT 3 CSM  
REC IN VOL 17 P 48-49, LOT 4  
CSM REC IN VOL 18 P 90-91  
ROD, ALSO LOTS 5 & 6 SECOND  
CREEK SUBD, ALSO EXC THAT

# Map 2



Parcel ID # 59281631481

Item 3

# SASD Saemann Ave. Site



- ### Legend
- Open Sites (ongoing cleanups)
  - Open Sites (ongoing cleanups) - site boundaries shown
  - Closed Sites (completed cleanups)
  - Closed Sites (completed cleanups) - site boundaries shown
  - County Boundary
  - Railroads
  - Major Highways
  - Interstate
  - US Highway
  - State Highway
  - Local Roads
  - Civil Towns
  - Civil Town
  - 24K Open Water
  - 24K Rivers and Shorelines
  - Municipalities



Map created on Jul 25, 2008

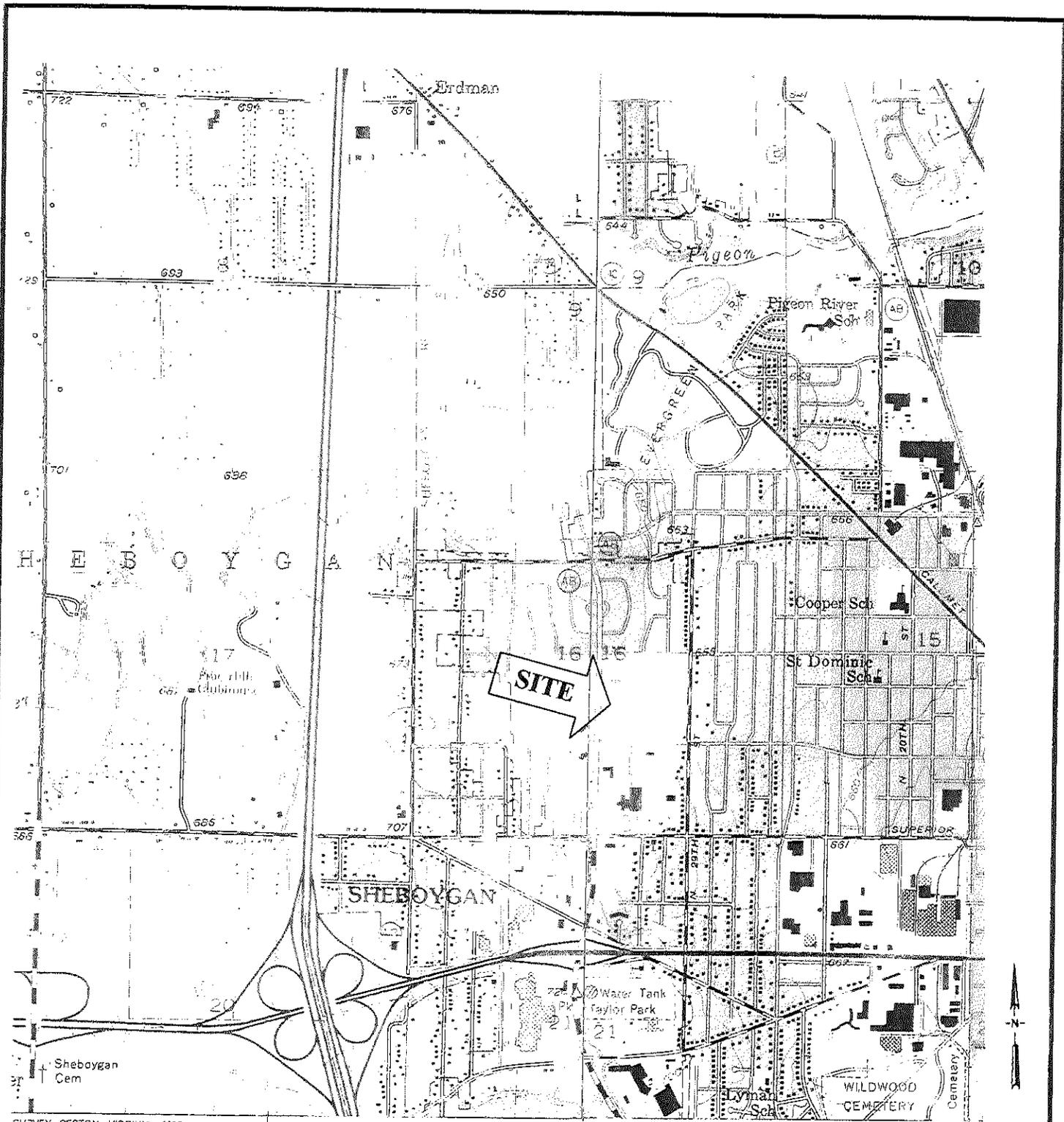
Note: Not all RR Sites have been geo-located yet.



Scale: 1:6,607

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

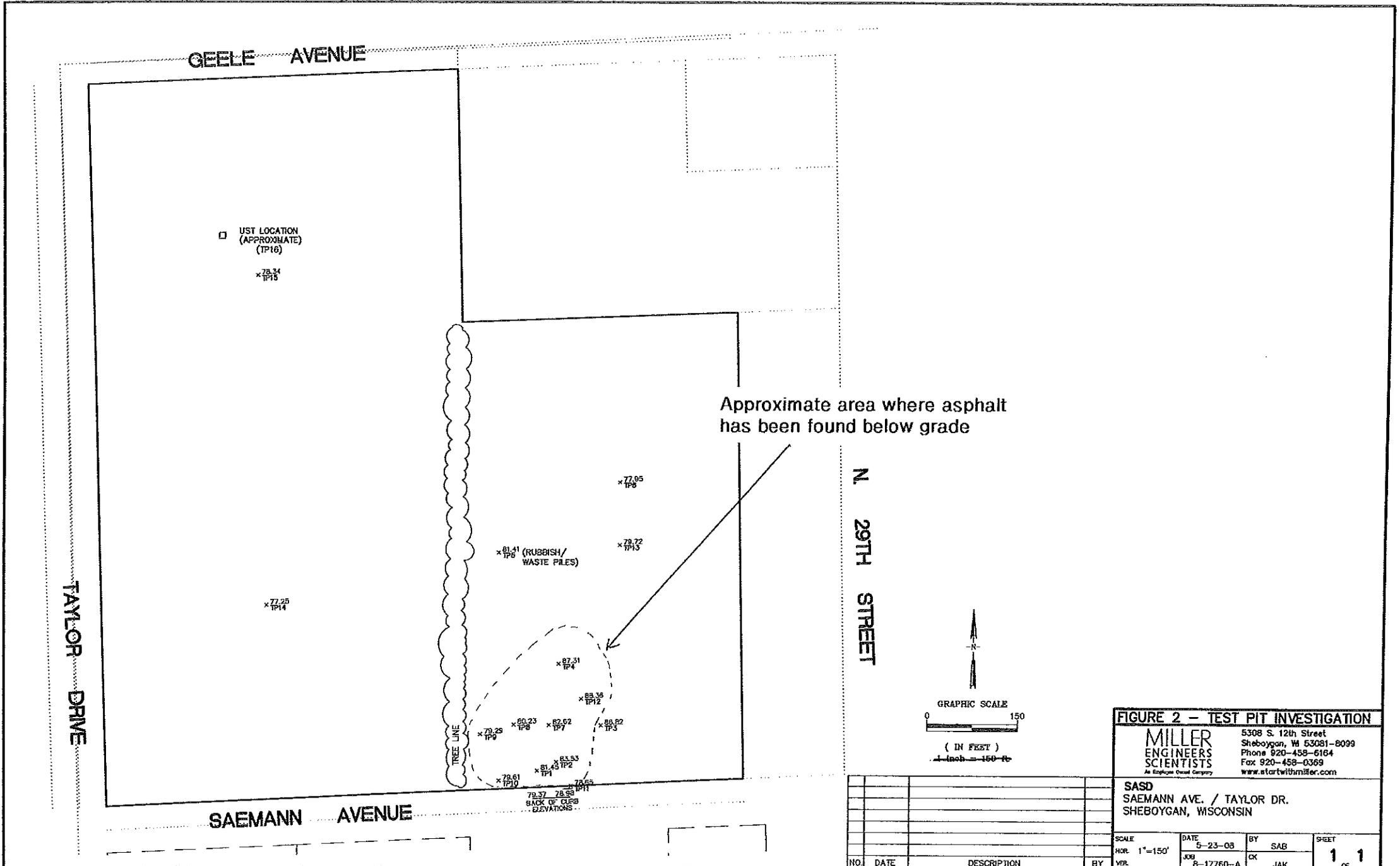
1/1/03



SURVEY RESTON, VIRGINIA—1995 1396000 m E 87°45' 440 9 23 F

DATE	May 6, 2008	BY	JAK	CLIENT:	SHEBOYGAN AREA SCHOOL DISTRICT
PROJECT NO.	08-1-17760	CK	PGP	JOB:	SAEMANN AVE./TAYLOR AVE.
Source: USGS 7.5 Minute Topographic Map – Sheboygan North and Howards Grove Quadrangles, 1954 rev. 1994.				LOCATION:	3000 BLOCK OF SAEMANN AVE.

**Figure 1: SITE LOCATION MAP**



Approximate area where asphalt has been found below grade

GRAPHIC SCALE

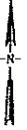
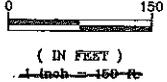


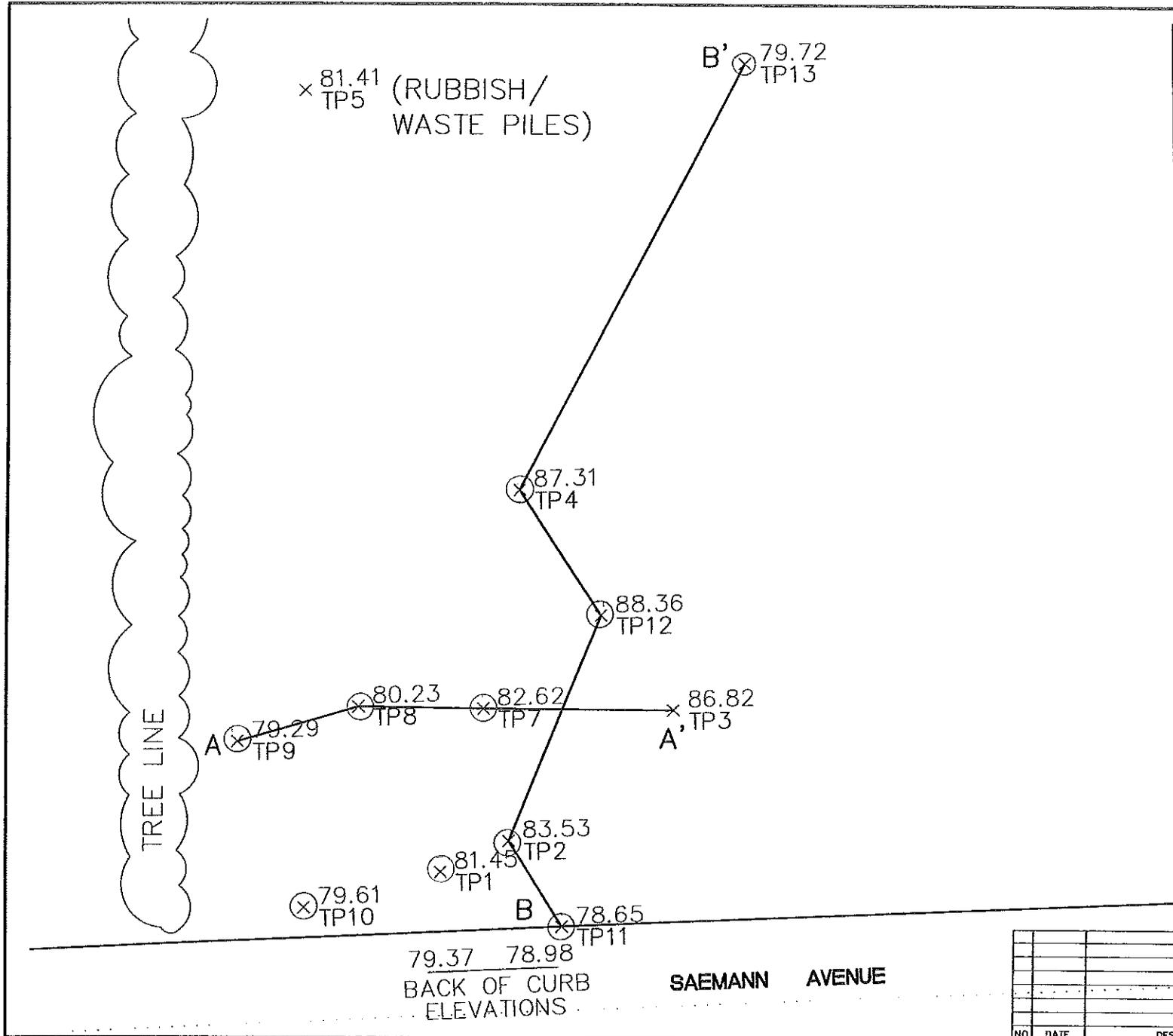
FIGURE 2 - TEST PIT INVESTIGATION

**MILLER ENGINEERS SCIENTISTS**  
 An Engage Group Company  
 5308 S. 12th Street  
 Sheboygan, WI 53081-8099  
 Phone 920-458-6164  
 Fax 920-458-0369  
 www.startwithmiller.com

**SASD**  
 SAEMANN AVE. / TAYLOR DR.  
 SHEBOYGAN, WISCONSIN

NO.	DATE	DESCRIPTION	BY	VER.	SCALE	DATE	BY	SHEET
					HOR. 1"=150'	5-23-08	SAB	1 of 1
						JOB 8-17760-A	OK JAK	

item 5, item 10



○ = Asphalt encountered in test pit

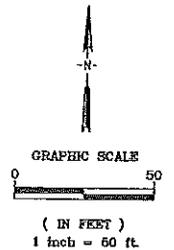


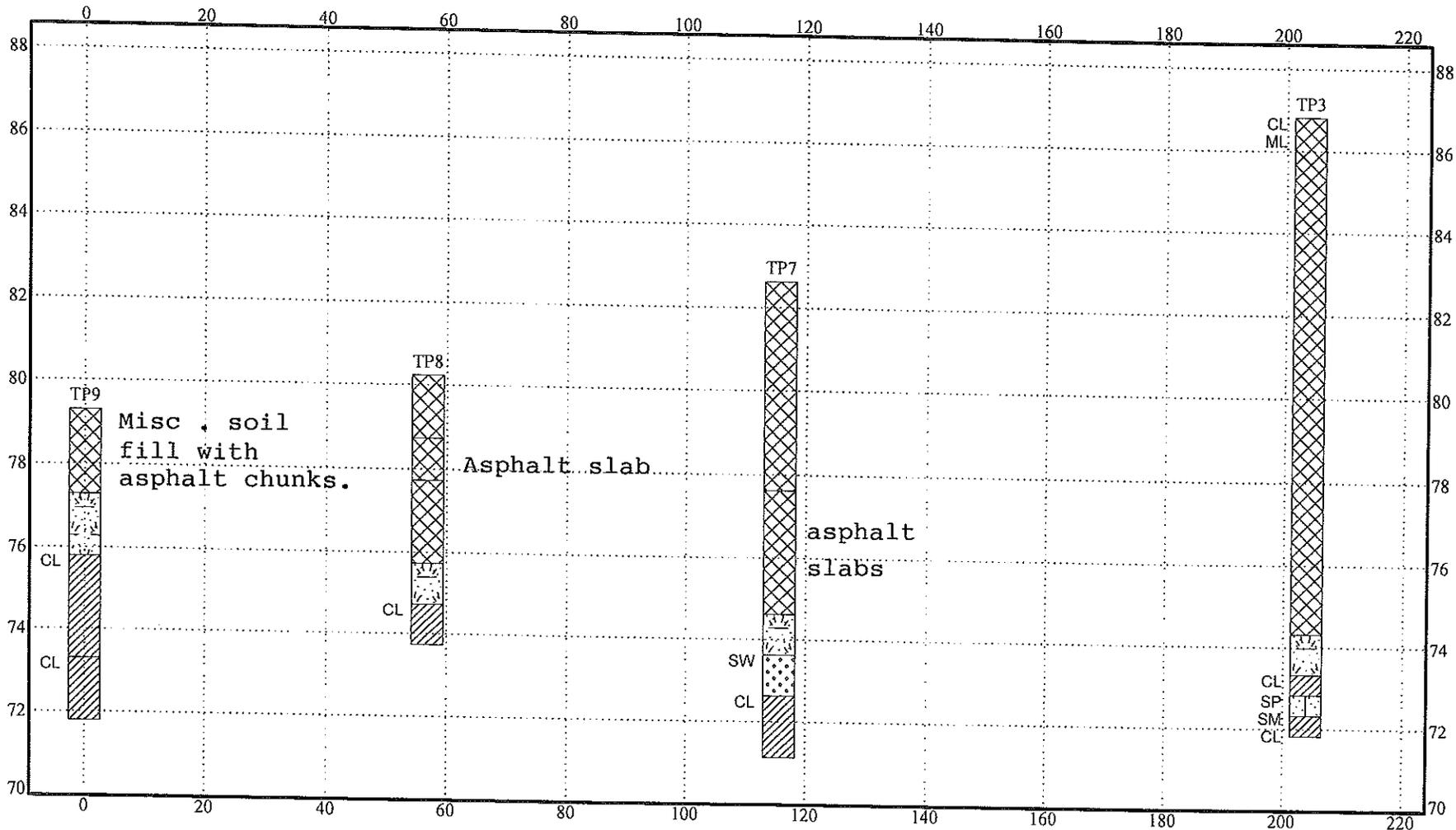
FIGURE 4 - TEST PIT INVESTIGATION CROSS SECTION INDEX

**MILLER ENGINEERS SCIENTISTS**  
5308 S. 12th Street  
Sheboygan, WI 53081-8099  
Phone 920-458-6184  
Fax 920-458-0369  
www.startwithmiller.com

**SASD**  
SAEMANN AVE. / TAYLOR DR.  
SHEBOYGAN, WISCONSIN

NO.	DATE	DESCRIPTION	BY	SCALE	DATE	BY	SHEET
				1"=50'	5-23-08	SAB	1 OF 1
					JOB B-17760-A	CK JAK	

17/2/11



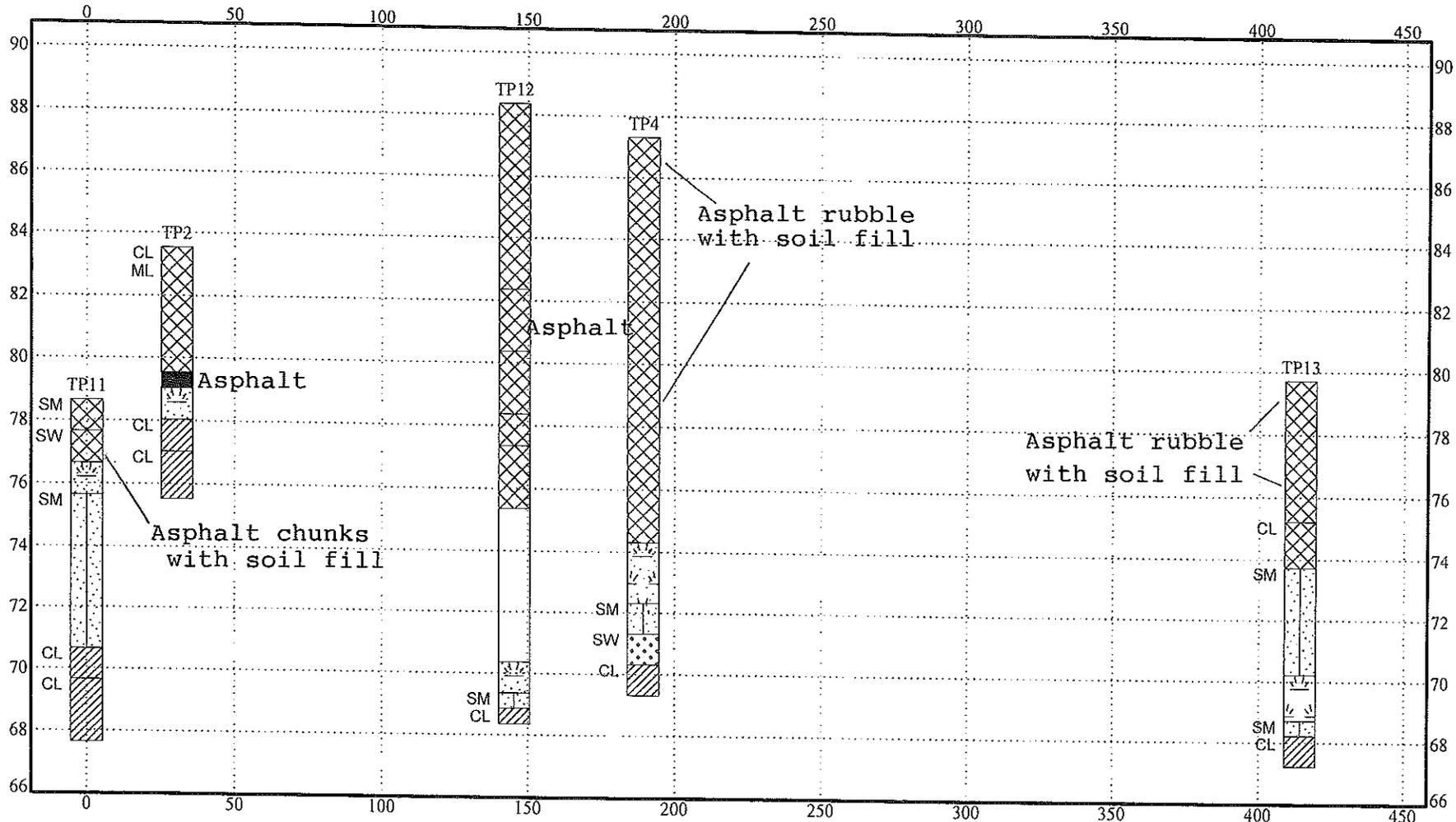
Boring	North(ft)	East(ft)	Elev.(ft)
TP3	181790.1	210184.4	86.8
TP7	181790.5	210096.0	82.6
TP8	181791.4	210037.1	80.2
TP9	181774.7	209981.1	79.3

A - A'

**MILLER  
ENGINEERS  
SCIENTISTS**

CLIENT: Sheboygan Area School District	
JOB: Saernann Ave. & N Taylor Dr.	
LOC: Sheboygan, Wisconsin	
PROJECT #	DATE
08-1-17760	Jun 3 08
FIGURE	5

11524



Boring	North(ft)	East(ft)	Elev.(ft)
TP11	181687.0	210134.1	78.7
TP12	181834.9	210150.3	88.4
TP13	182097.4	210213.2	79.7
TP2	181727.6	210108.8	83.5
TP4	181894.4	210111.4	87.3

DISTANCE (FEET)  
**B - B'**

**MILLER  
 ENGINEERS  
 SCIENTISTS**

CLIENT: Sheboygan Area School District		
JOB: Saemann Ave. & N Taylor Dr.		
LOC: Sheboygan, Wisconsin		
PROJECT #	DATE	FIGURE
08-1-17760	Jun 3 08	6

SECTION GINT.GPJ MILLR.ENG.GDT 6/3/08 11:08

*Handwritten mark*

**TABLE 1**  
**Soil Analytic Test Results - May 2008**

Sheboygan Area School District Property  
Saemann Ave. and Taylor Drive  
WDNR BRRTS ID# 02-60-263805  
Miller Project #17760

Sample	Depth	5/5/2008	5/5/2008	5/5/2008	5/5/2008	5/5/2008	5/9/2008	5/9/2008	5/9/2008	5/9/2008	5/9/2008	NR 720	NR 746	NR746	
		TP1	TP2	TP4	TP7	TP7	TP10	TP12	TP12	TP12	TP12	asphalt	Table 1 Residual Standards	Table 2 Direct Contact Standards (non-ind.)	Table 1 Indication of Residual
Oil tank	7'	<25	NA	NA	NA	NA	NA	<25	<25	<25	<25	<25	5.5	1,100	8,500
		<25	NA	NA	NA	NA	NA	<25	<25	<25	<25	162	2,900	****	4,600
		<25	NA	NA	NA	NA	NA	<25	<25	<25	<25	****	****	****	****
		<25	NA	NA	NA	NA	NA	<25	<25	<25	<25	41	1500	****	38,000
Gasoline		<25	NA	NA	NA	NA	NA	<25	<25	<25	<25	790	****	****	83,000
Gasoline		<25	NA	NA	NA	NA	NA	<25	<25	<25	<25	810	****	****	11,000
		<50	NA	NA	NA	NA	NA	<50	<50	<50	<50	330	4,100	****	42,000
		<10	<10	65	<10	<10	<10	<10	<10	<10	<10	2,440			

*Probably DRO  
mg/kg*

PAH, ug/kg												Groundwater Protection Stds.	Guidance Limits for Direct Contact
												(Generic)	(non-ind.)
Acenaphthene	NA	<13	<13	<13	<13	<13	<13	<13	NA	NA	73	38,000	900,000
Acenaphthylene	NA	<14	<14	<14	<14	<14	<14	<14	NA	NA	50	700	18,000
Anthracene	NA	<8.8	<8.8	<8.8	<8.8	<8.8	<8.8	<8.8	NA	NA	34	3,000,000	5,000,000
Benzo(a)anthracene	NA	10.1 J	12.7 J	12.3 J	18.4 J	<10	<10	<10	NA	NA	45	17,000	88
Benzo(a)pyrene	NA	<7.7	22 J	<7.7	11 J	<7.7	<7.7	<7.7	NA	NA	77	48,000	8.8
Benzo(b)fluoranthene	NA	<11	20.2 J	12.5 J	19.5 J	<11	<11	<11	NA	NA	146	360,000	88
Benzo(ghi)perylene	NA	<12	40	<12	<12	<12	<12	<12	NA	NA	69	6,800,000	1,800
Benzo(k)fluoranthene	NA	<11	<11	<11	<11	<11	<11	<11	NA	NA	22	870,000	880
Chrysene	NA	8.8 J	22 J	10.5 J	20.9 J	<6.8	<6.8	8 J	NA	NA	291	37,000	8,800
Dibenzo(ah)anthracene	NA	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	NA	NA	19	38,000	8.8
Fluoranthene	NA	13.6 J	18.9 J	12.5 J	43	<11	<11	<11	NA	NA	49	500,000	600,000
Fluorene	NA	<12	<12	<12	<12	<12	<12	<12	NA	NA	118	100,000	600,000
1-Methylnaphthalene	NA	23.2 J	<12	<12	<12	<12	<12	<12	NA	NA	400	23,000	1,100,000
2-Methylnaphthalene	NA	<9.4	9.6 J	<9.4	<9.4	<9.4	<9.4	15.4 J	NA	NA	276	20,000	800,000
Naphthalene	NA	<12	<12	<12	<12	<12	<12	<12	NA	NA	169	400	20,000
Phenanthrene	NA	<9.4	21.9 J	<9.4	29 J	<9.4	<9.4	<9.4	NA	NA	150	1,800	18,000
Pyrene	NA	11.1 J	28.5 J	10 J	30.5 J	<9.9	<9.9	<9.9	NA	NA	159	8,700,000	500,000

— = not tested  
 \*\*\*\* = no established standards  
 \* Standards found in Table 1 of the Interim Guidance for PAH cleanup levels.  
 J = Estimated concentration, Analyte detected between detection and quantitation limits.  
 PVOC= Petroleum Volatile Organic Compounds (EPA Method 8021).  
 Only those PAHs detected are listed above.  
 DRO = Diesel Range Organics (WDNR modified method)  
 PAH = Polynuclear Aromatic Hydrocarbons (EPA Method 8270).

*Handwritten mark*