

GIS REGISTRY

Cover Sheet

March, 2010
(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" form)*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial 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 unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

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

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

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site Plan**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 **Title: Pre-Remedial Soil Sample**

BRRTS #: 03-60-005224

ACTIVITY NAME: Waldo Orchards - LUST

MAPS (continued)

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

Figure #: 4 **Title: Pre-Remedial Cross Section A-A'**

Figure #: **Title:**

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

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

Figure #: **Title:**

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

Figure #: 5 **Title: Groundwater Contour Map**

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 1 **Title: Soil Sample Analytical Results**

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

Table #: 2 **Title: Groundwater Quality Data**

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

Table #: 3 **Title: Groundwater Elevation Data**

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: **Title:**

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

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

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

BRRTS #: 03-60-005224

ACTIVITY NAME: Waldo Orchards - LUST

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Bruce Urben, Regional Air & Waste Leader

Plymouth Service Center
1155 Pilgrim Rd
Plymouth, Wisconsin 53073
Phone (920) 892-8756
Fax (920) 892-6638

March 4, 2011

Joan Stockel
N5625 County Rd TT
Sheboygan Falls, WI 53085

SUBJECT: Final Case Closure
Waldo Orchard LUST Site, W5512 Hwy 28, Waldo, WI
WDNR BRRTS Activity #03-60-005224
FID #460163880

Dear Mrs. Stockel:

On August 14, 2000 the Department of Natural Resources reviewed your request for closure of the case described above. The Department of Natural Resources reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On April 13, 2000 you were notified that the Closure Committee had granted conditional closure to this case.

It has come to the Department's attention that a "final closure letter" had not been sent to you regarding the underground storage tank site (LUST). Therefore, this letter documents the closure of the LUST site at the former Waldo Orchard and also discusses the current open chlorinated case (#02-60-249520).

On April 25, 2000 the Department received information or documentation indicating that you have complied with the requirements for final closure at the LUST site. A signed Deed Notice was submitted for the Waldo Orchard LUST Site. Based on the correspondence and data provided, it appears that the LUST case meet the closure requirements in ch. NR 726, Wisconsin Administrative Code in April 2000. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Soil Registry

The conditions of case closure set out below in this letter require that this site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

Residual soil contamination exists (at a depth of greater than four feet) that is above s. NR 720.09 Table 1 petroleum residual contaminant levels (RCLs) that must be properly managed should it be excavated or removed.

This letter and 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 the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the 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 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Residual Soil Contamination

Residual soil contamination remains at former 350 gallon UST pump location as shown on the **attached map** and in the information submitted to the Department of Natural Resources.

Final Case Closure
Waldo Orchard LUST Site, W5512 Hwy 28, Waldo, WI
WDNR BRRTS Activity #03-60-005224
FID #460163880
Page: 2

If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains.

If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is 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.

Transfer of Monitoring Wells

Monitoring wells (**MW-14, MW-15, MW-16, MW-17 and MW-18**) should not be abandoned at this time, as they will be monitored as part of the Waldo Orchards – CVOC BRRTS # 02-60-249520 site. Well abandonment will be required of (**Mrs. Joan Stockel**) for closure, upon conclusion of the cleanup of that site. These wells are identified on the **attached map**.

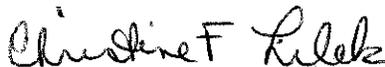
Fact Sheet

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property.

If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>. 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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Christine F Lilek at (920) 892-8756, extension 3025.

Sincerely,



Christine F Lilek
Hydrogeologist
Remediation & Redevelopment Program

Attachment

Remaining soil contamination map

cc: Ron Engel – Engel & Associates, Inc. (electronic copy)

DATE: August 14, 2000

TO: Steve Mueller, SER

FROM: Diane Althaus, LS/5 - Madison



FILE REF: 03-60-005224

460163880

SUBJECT: Draft Deed Notice – Waldo Orchard owned by Donald and Joan Stockel

I have reviewed the draft deed notice for the above-mentioned property and have the following comments:

The property owner should be advised to insert the Parcel Identification Number before recording.

In the legal description, in the seventh line, change "660.00" to "666.00" and in the sixteenth line add a semicolon after "Section 15".

Delete the underlining of "Sheboygan" and the underlining of the names of the property owners.

In paragraph No. 1, revise it to read, "That they are the owners of the above-described property."

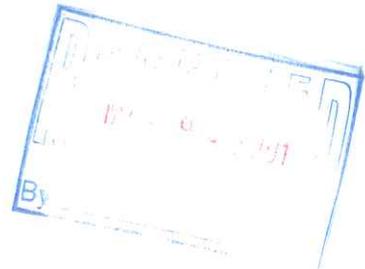
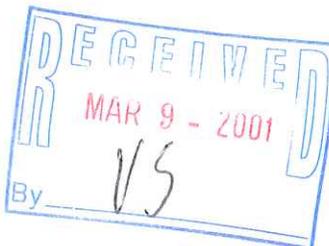
Add a second notary block below the second signature block in the event both property owners don't sign the deed notice at the same time in front of the same notary.

Add the following drafting statement at the end of the document: "This document was drafted by _____ based on information provided by the Wisconsin Department of Natural Resources."

After these revisions are made, the deed notice can be signed and recorded.

Reviewed and approved by: Judy Ohm
(dmc)

Attachment



Engel & Associates, Inc.

Geological & Environmental Consultants

April 25, 2000

Mr. Stephen Mueller
WI Dept. of Natural Resources
Southeast Region - Headquarters Office
P. O. Box 12436
Milwaukee, WI 53212
Attn: Remediation & Redevelopment Program

RE: Deed Notice for the Waldo Orchard LUST Site, W5512 Hwy 28, Waldo, WI
BRRTS #: 03-60-005224 FID#: 460163880 PECFA Claim #: 53093-1208-12

Dear Mr. Mueller:

Enclosed please find a draft copy of the deed notice prepared for the Waldo Orchard LUST site, as requested in your letter dated April 13, 2000. A copy of the current property deed is also included.

If you have any questions concerning this project, please do not hesitate to contact me.

Sincerely,
Engel & Associates, Inc.



Amy Haak, P.G.
Project Manager

enclosures

cc: Mr. Rick Kjolsing, AgriBank F. C. B.

F:\Data\PROJECTS\160-02\SITE-INV\160draftdeed.wpd

DRAFT

In Re: A part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, T14N, R21E, Town of Lyndon, Sheboygan County, Wisconsin, containing 36.486 acres of land, and described as: Beginning at the South Quarter Corner of said Section 15, thence N 89°57'20" W, 660.00 feet along the South line of the SW $\frac{1}{4}$ of said Section 15, thence N 00°04'42" W. 494.22 feet; thence S 89°57'20" E. 660.00 feet to the West line of the SE $\frac{1}{4}$ of said Section 15, thence N 00°04'42" W. 830.00 feet along said West line; thence continuing N 00°04'42" W. 1324.21 feet along said West line to the center of said Section 15, thence S. 89°33'32" E. 493.60 feet along the North line of the SE $\frac{1}{4}$ of said Section 15, to the East line of the West 30 acres of the SE $\frac{1}{4}$ of said Section 15, thence S 00°04'42" E. 2646.63 feet along said East line to the South line of the SE $\frac{1}{4}$ of said Section 15; thence N 89°46'02" W. 276.59 feet along said South line to the East line of lands described in Volume 384 on pages 353/354; thence N 00°18'33" W. (recorded as North) 214.73 feet along the East line of said lands to the North line of said lands; thence N 89°46'02" W. (recorded as West) 217.00 feet along said North line to the West line of said lands, thence S 00°18'33" E. (recorded as South) 214.73 feet to the point of beginning.

666.00

Recording Area

Name and Return Address

Engel & Associates, Inc.
 N4737 Hwy. 175 S.
 Fond du Lac, WI 54937

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
 COUNTY OF Sheboygan)

Donald L. Stockel and Joan M. Stockel, husband and wife, being first duly sworn, on oath deposes and says:

1. That he/she is the owner of the above-described property.
2. That approval has been given by the Wisconsin Department of Natural Resources for the close-out of an environmental contamination case involving the above-described property on the condition that a notification of the existence of residual contamination on the property is recorded at the Office of the Register of Deeds in the county where the above-described property is located.
3. That this affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that soil contaminated with petroleum from leaking underground storage tanks remains on this property in the following locations as identified on Figure 1, hereby attached and made a part of this document: TB-3 and TB-7. If this contaminated soil is excavated in the future, it may be considered solid waste and will need to be disposed in accordance with applicable statutes and rules.

OK.

Recording Information

LIMITED WARRANTY DEED

'96 FEB -6 09:07

RECORDED
SHEBOYGAN COUNTY, WI

Deputy of Aerial Registrar
Vol. 1428 of
Records on page 857/60

THIS INSTRUMENT, dated January 22, 1996 between AgriBank, FCB, formerly known as Farm Credit Bank of St. Paul, a federally chartered corporation, with a post office address of 375 Jackson St., St. Paul, MN 55101, Grantor, and Donald L. Stockel and Joan M. Stockel, husband and wife, as survivorship marital property, whose post office address is 5530 Long Acre Road, Sheboygan, WI 53081, Grantee. WITNESSETH, that the Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, does convey, warrant, grant, bargain, and sell unto Grantee, his her their heirs, successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under Grantor and none other, the following described real estate situated in the County of Sheboygan and State of Wisconsin, to-wit ("premises").

FEE
17.25(2)
EXEMPT

See attached Exhibit A

001E#242	0004	FE	510.00
001E#242	0004	SLIP	42.00
001E#242	0004	CG LFN	44.00

This conveyance is exempt from state deed transfer tax and return pursuant to Wis. Stats. Sec. 77.25(2)

subject to all existing easements and rights of way; also subject to all taxes on said premises for the year 1996 and following years; also subject to all unpaid parts and installments of special assessments on said premises which have fallen due, or will fall due hereafter.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances unto the Grantee, and to his her their heirs, successors and assigns FOREVER.

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed in its corporate name the day and year first above written.

AgriBank, FCB

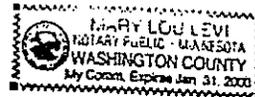
By: [Signature]

Lee Strom Director, Real Estate Services
(Name) (Title)

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me on January 22, 1996 by Lee Strom, Director, Real Estate Services, of AgriBank, FCB, formerly known as Farm Credit Bank of St. Paul, a federally chartered corporation, on behalf of said corporation.

Mary Lou Levi
Mary Lou Levi



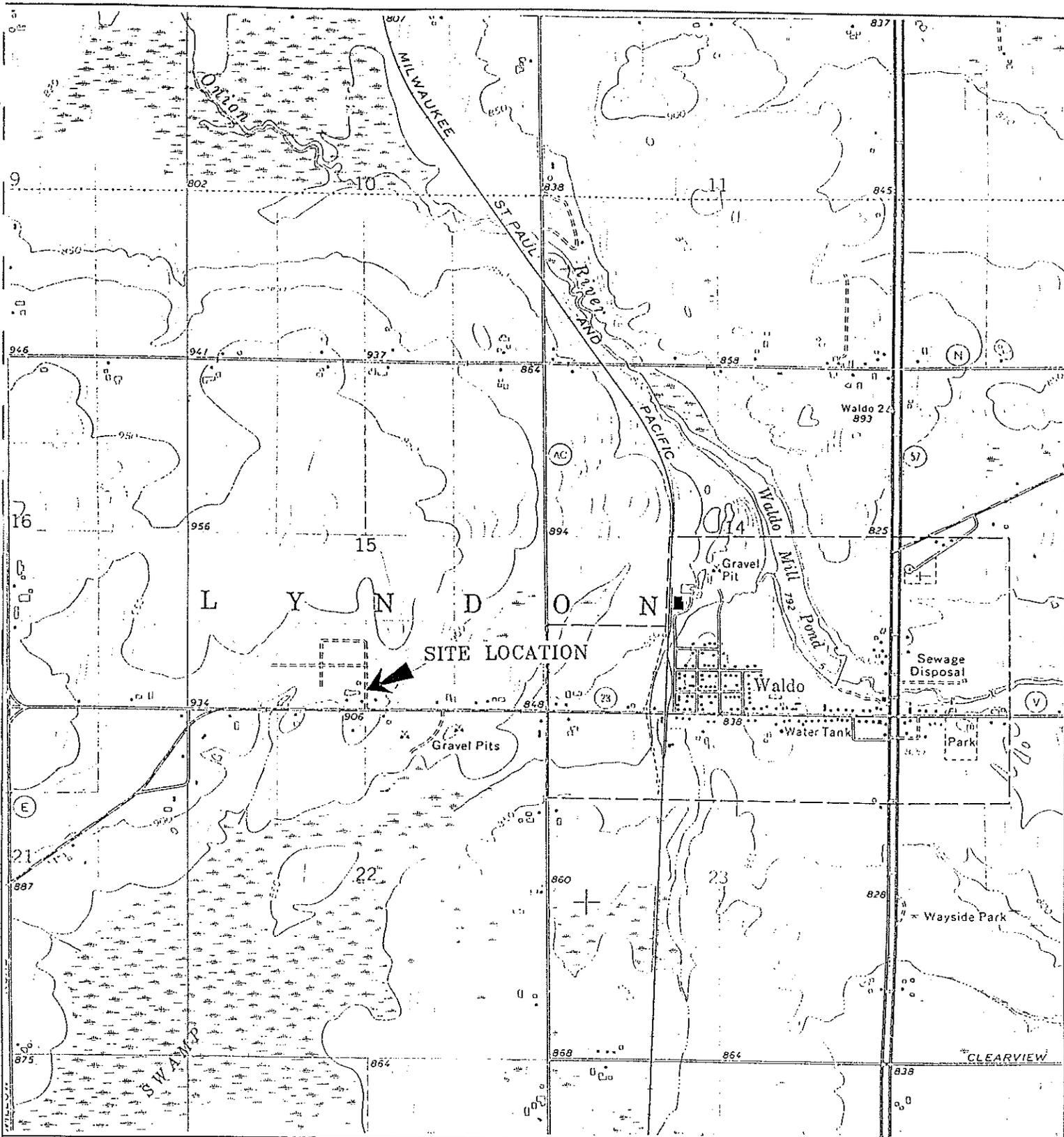
Notary Public, Washington County, Minnesota. My commission expires 01-31, 2000

This instrument was drafted by
AgriBank, FCB
Real Estate Services 41-27
375 Jackson St
St. Paul, MN 55101

SEND TAX STATEMENTS TO:
Donald L. Stockel and Joan M. Stockel
5530 Long Acre Road
Sheboygan WI 53081

EXHIBIT A

A part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, T14N, R21E, Town of Lyndon, Sheboygan County, Wisconsin, containing 36.486 acres of land, and described as:
Beginning at the South Quarter Corner of said Section 15, thence N 89°57'20" W, 666.00 feet along the South line of the SW $\frac{1}{4}$ of said Section 15, thence N 00°04'42" W, 494.22 feet; thence S 89°57'20" E, 666.00 feet to the West line of the SE $\frac{1}{4}$ of said Section 15, thence N 00°04'42" W, 830.00 feet along said West line; thence continuing N 00°04'42" W, 1324.21 feet along said West line to the center of said Section 15, thence S 89°33'32" E, 493.60 feet along the North line of the SE $\frac{1}{4}$ of said Section 15, to the East line of the West 30 acres of the SE $\frac{1}{4}$ of said Section 15, thence S 00°04'42" E, 2646.63 feet along said East line to the South line of the SE $\frac{1}{4}$ of said Section 15; thence N 89°46'02" W, 276.59 feet along said South line to the East line of lands described in Volume 384 on pages 353/54; thence N 00°18'33" W (recorded as North) 214.73 feet along the East line of said lands to the North line of said lands; thence N 89°46'02" W, (recorded as West) 217.00 feet along said North line to the West line of said lands, thence S 00°18'33" E (recorded as South) 214.73 feet to the point of beginning.



CADASTRAL LOCATION:
 SE 1/4 SW 1/4 SEC 15 T14N R21E
 Town of Waldo
 Sheboygan County, WI



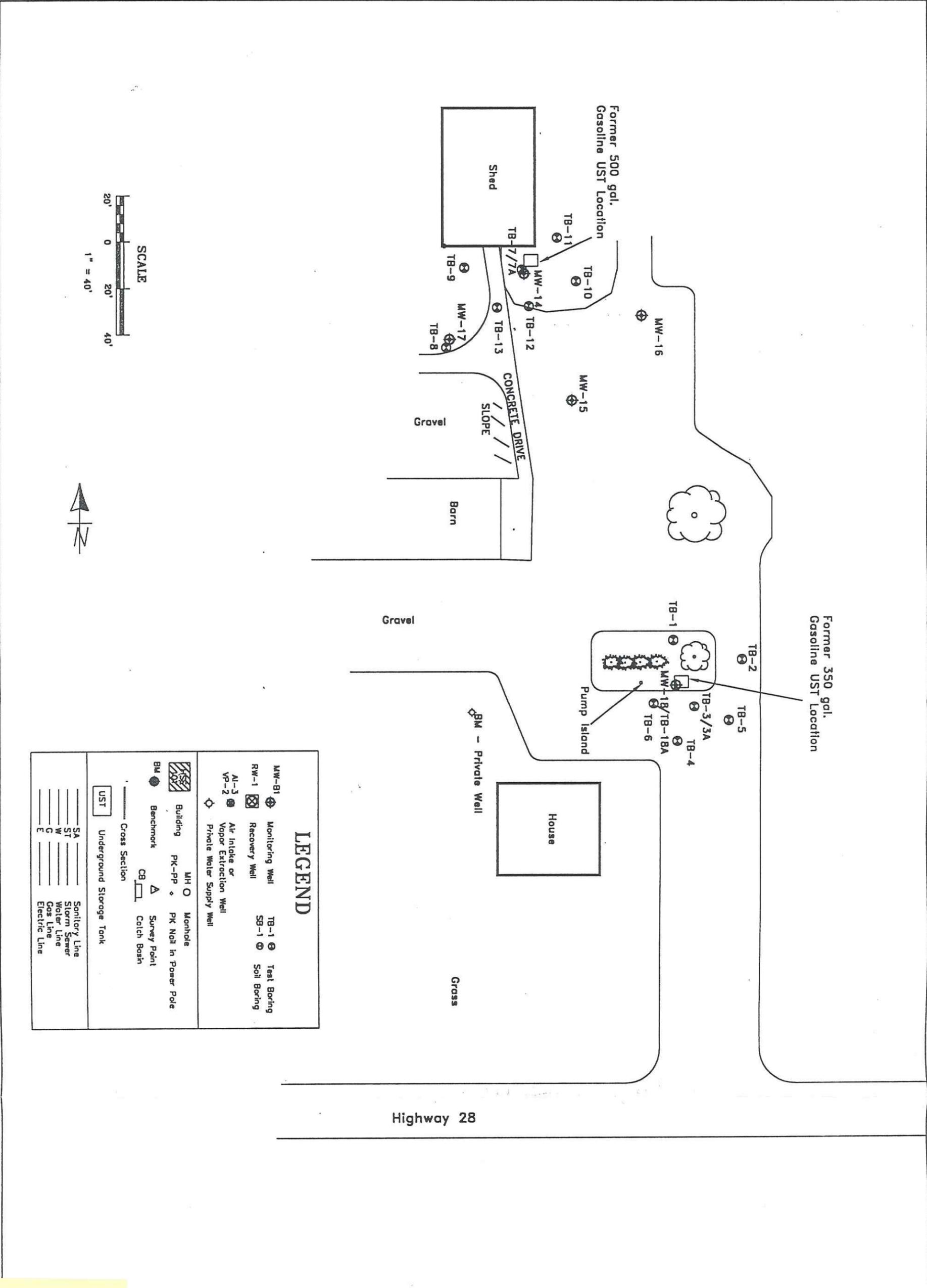
RESOURCE:
 Plymouth South 7.5' Quadrangle
 NW/4 Sheboygan Falls 15' Quadrangle
 U.S. Geological Survey

160-02
 FIGURE:
 1

Site Location
 Waldo Orchards
 Waldo, WI

ENGEL & ASSOCIATES, INC
 N4737 HIGHWAY 175 S
 FOND DU LAC, WI 54937
 414-929-9279
 FAX 414-929-8754

File Name: waldosit		
Revision History		
INITIALS	DATE	NOTE
CWM	11-7-95	
Scale: 1:24,000		



LEGEND			
MW-B1	Monitoring Well	TB-1	Test Boring
RW-1	Recovery Well	SB-1	Soil Boring
AI-3	Air Intake or Vapor Extraction Well		
VP-2	Private Water Supply Well		
Building	MH	Monohole	
Benchmark	PK-PP	PK Nail in Power Pole	
CB	CA	Survey Point	
UST	Underground Storage Tank		
SA	Sanitary Line		
ST	Storm Sewer		
W	Water Line		
G	Gas Line		
E	Electric Line		

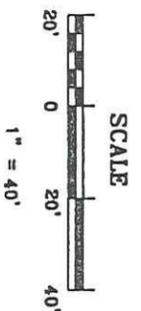
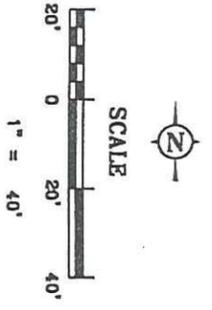


FIGURE
2

Site Plan Waldo Orchards Waldo, WI	ENGEL & ASSOCIATES, INC.	FILE REFERENCE: 2site
	N4737 HIGHWAY 175 S. FOND DU LAC, WI 54937	T.R.
414-929-9279	FAX: 414-929-8754	Printed: 5/30/97 5:48 PM



LEGEND			
WB-81	Monitoring Well	82-1	Gasoline/
WB-1	Monitoring Well	82-1	Soil Borings
WB-2	Monitoring Well	82-1	Soil Borings
WB-3	Monitoring Well	82-1	Soil Borings
WB-4	Monitoring Well	82-1	Soil Borings
WB-5	Monitoring Well	82-1	Soil Borings
WB-6	Monitoring Well	82-1	Soil Borings
WB-7	Monitoring Well	82-1	Soil Borings
WB-8	Monitoring Well	82-1	Soil Borings
WB-9	Monitoring Well	82-1	Soil Borings
WB-10	Monitoring Well	82-1	Soil Borings
WB-11	Monitoring Well	82-1	Soil Borings
WB-12	Monitoring Well	82-1	Soil Borings
WB-13	Monitoring Well	82-1	Soil Borings
WB-14	Monitoring Well	82-1	Soil Borings
WB-15	Monitoring Well	82-1	Soil Borings
WB-16	Monitoring Well	82-1	Soil Borings
WB-17	Monitoring Well	82-1	Soil Borings
WB-18	Monitoring Well	82-1	Soil Borings
WB-19	Monitoring Well	82-1	Soil Borings
WB-20	Monitoring Well	82-1	Soil Borings
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WB-30	Monitoring Well	82-1	Soil Borings
WB-31	Monitoring Well	82-1	Soil Borings
WB-32	Monitoring Well	82-1	Soil Borings
WB-33	Monitoring Well	82-1	Soil Borings
WB-34	Monitoring Well	82-1	Soil Borings
WB-35	Monitoring Well	82-1	Soil Borings
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WB-41	Monitoring Well	82-1	Soil Borings
WB-42	Monitoring Well	82-1	Soil Borings
WB-43	Monitoring Well	82-1	Soil Borings
WB-44	Monitoring Well	82-1	Soil Borings
WB-45	Monitoring Well	82-1	Soil Borings
WB-46	Monitoring Well	82-1	Soil Borings
WB-47	Monitoring Well	82-1	Soil Borings
WB-48	Monitoring Well	82-1	Soil Borings
WB-49	Monitoring Well	82-1	Soil Borings
WB-50	Monitoring Well	82-1	Soil Borings
WB-51	Monitoring Well	82-1	Soil Borings
WB-52	Monitoring Well	82-1	Soil Borings
WB-53	Monitoring Well	82-1	Soil Borings
WB-54	Monitoring Well	82-1	Soil Borings
WB-55	Monitoring Well	82-1	Soil Borings
WB-56	Monitoring Well	82-1	Soil Borings
WB-57	Monitoring Well	82-1	Soil Borings
WB-58	Monitoring Well	82-1	Soil Borings
WB-59	Monitoring Well	82-1	Soil Borings
WB-60	Monitoring Well	82-1	Soil Borings
WB-61	Monitoring Well	82-1	Soil Borings
WB-62	Monitoring Well	82-1	Soil Borings
WB-63	Monitoring Well	82-1	Soil Borings
WB-64	Monitoring Well	82-1	Soil Borings
WB-65	Monitoring Well	82-1	Soil Borings
WB-66	Monitoring Well	82-1	Soil Borings
WB-67	Monitoring Well	82-1	Soil Borings
WB-68	Monitoring Well	82-1	Soil Borings
WB-69	Monitoring Well	82-1	Soil Borings
WB-70	Monitoring Well	82-1	Soil Borings
WB-71	Monitoring Well	82-1	Soil Borings
WB-72	Monitoring Well	82-1	Soil Borings
WB-73	Monitoring Well	82-1	Soil Borings
WB-74	Monitoring Well	82-1	Soil Borings
WB-75	Monitoring Well	82-1	Soil Borings
WB-76	Monitoring Well	82-1	Soil Borings
WB-77	Monitoring Well	82-1	Soil Borings
WB-78	Monitoring Well	82-1	Soil Borings
WB-79	Monitoring Well	82-1	Soil Borings
WB-80	Monitoring Well	82-1	Soil Borings
WB-81	Monitoring Well	82-1	Soil Borings
WB-82	Monitoring Well	82-1	Soil Borings
WB-83	Monitoring Well	82-1	Soil Borings
WB-84	Monitoring Well	82-1	Soil Borings
WB-85	Monitoring Well	82-1	Soil Borings
WB-86	Monitoring Well	82-1	Soil Borings
WB-87	Monitoring Well	82-1	Soil Borings
WB-88	Monitoring Well	82-1	Soil Borings
WB-89	Monitoring Well	82-1	Soil Borings
WB-90	Monitoring Well	82-1	Soil Borings
WB-91	Monitoring Well	82-1	Soil Borings
WB-92	Monitoring Well	82-1	Soil Borings
WB-93	Monitoring Well	82-1	Soil Borings
WB-94	Monitoring Well	82-1	Soil Borings
WB-95	Monitoring Well	82-1	Soil Borings
WB-96	Monitoring Well	82-1	Soil Borings
WB-97	Monitoring Well	82-1	Soil Borings
WB-98	Monitoring Well	82-1	Soil Borings
WB-99	Monitoring Well	82-1	Soil Borings
WB-100	Monitoring Well	82-1	Soil Borings

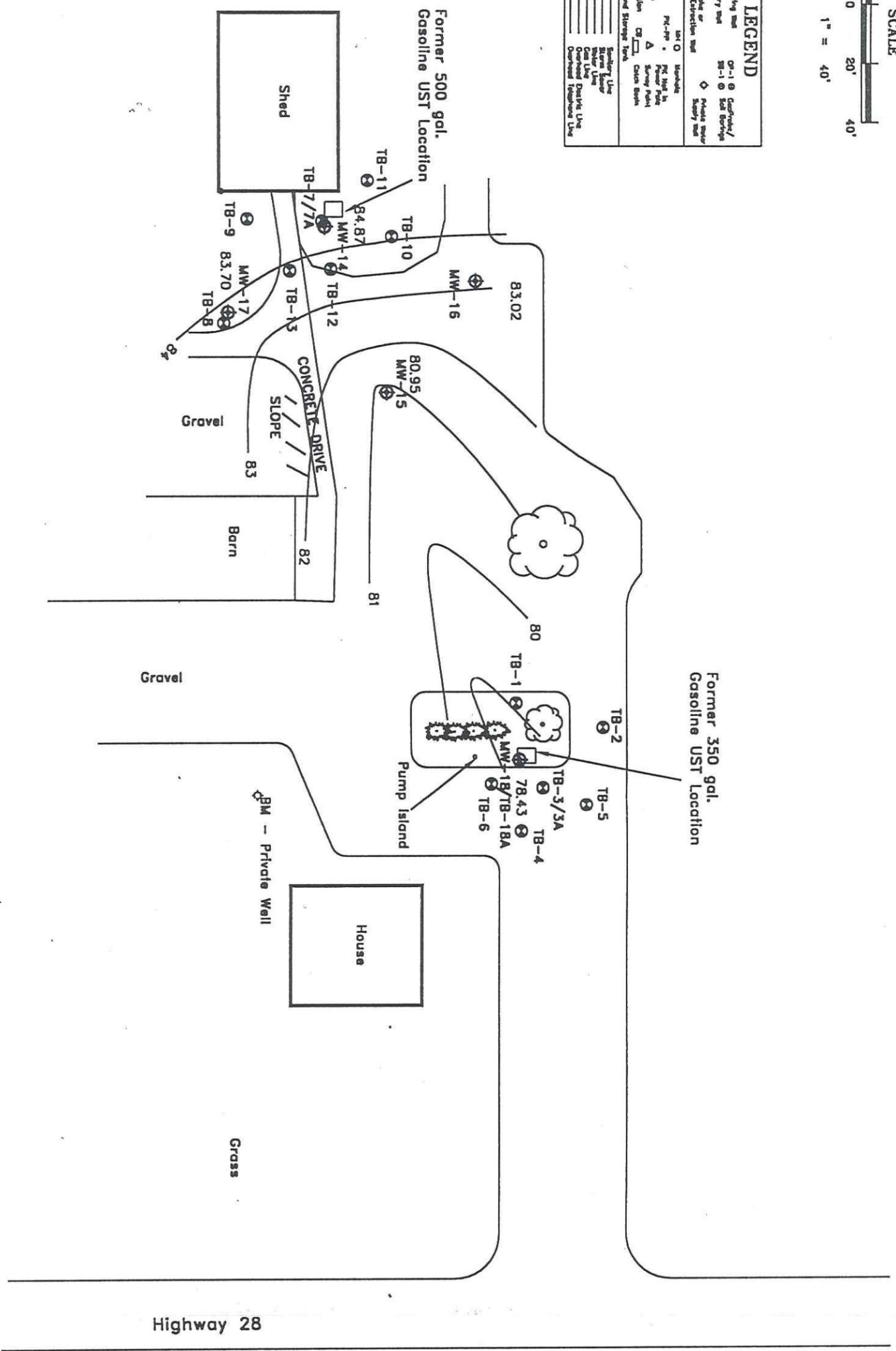


FIGURE
5

Groundwater Contour Map
July 29, 1998
Waldo Orchards
Waldo, Wisconsin

ENGEL & ASSOCIATES, INC.

N4737 HIGHWAY 175 S.
FOND DU LAC, WI 54937

920-929-9279

FAX: 920-929-8754

FILE REFERENCED	waldo-plot1
DATE	9/98
DESIGNED BY	DDS
CHECKED BY	DDS

TABLE 1

Sept 29, 1999

Soil Sample Analytical Results

Waldo Orchard

Sample ID	Sample Depth	Parameter									
		GRO	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	Naphthalene	1,2 DCA	Lead	
350 UST	8'	340	SAMPLE COLLECTED DURING UST REMOVAL ACTIVITIES								
500 UST	9'	3100	SAMPLE COLLECTED DURING UST REMOVAL ACTIVITIES								
TB-1	8-9'	<0.90	<15	<14	<14	<30	<18	<41	<19	3.2	
TB-2	9-10'	<0.88	<16	<15	<15	<30	<18	<42	<19	NS	
TB-3	9-10'	800	<160	220	2200	41000	<180	10000	<190	7.2	
TB-4	9-10'	<0.86	<15	<14	<14	235	<18	500	<19	NS	
TB-5	9-10'	<0.97	<15	<14	<14	<28	<17	<39	<18	NS	
TB-6	9-10'	<0.89	<16	<15	<15	<31	<18	<42	<19	NS	
TB-7	9-10'	1200	1300	7300	30000	126000	<180	10000	<190	5.1	
TB-7	26-27'	260	<160	240	280	1300	<180	2300	<190	NS	
TB-9	9-10'	<0.87	<16	<14	<14	106	<18	94	<19	NS	
TB-10	9-10'	<0.86	<16	<14	<14	<30	<18	<41	<19	NS	
TB-11	9-10'	<0.88	<16	<15	<15	35	<18	<42	<19	2.6	
TB-12	9-10'	<0.88	<16	<15	<15	<30	<18	<42	<19	NS	
TB-13	9-10'	<0.86	<15	<14	18	<30	<18	<40	<19	NS	
TB-14	30-32'	<2.7	<25	<25	30	<25	<25	<40	NS	NS	
TB-18	15-16'	<3.1	<30	<30	<30	<30	<30	NS	NS	NS	
TB-18	20-21'	<2.8	<25	<25	29	<25	<25	NS	NS	NS	
TB-3A	3.5'	NS	<25	<25	<25	<25	<25	NS	NS	NS	
TB-7A	3.5'	NS	<25	<25	<25	<25	<25	NS	NS	NS	
TB-18A	3.5'	NS	<25	<25	<25	<25	<25	NS	NS	NS	
NR 720 RCLS		100	5.5	2900	1500	4100	NA	700	4.9	50	

NOTES:

BOLD items indicate exceedance of NR 720 generic residual contaminant level (RCL)

GRO and lead reported in mg/kg; remaining parameters reported in ug/kg.

Xylenes* reported as total of m-, p-, o- xylenes

NS = not sampled for this parameter

NA = not applicable as no current standard exists

TABLE 2-1

Groundwater Quality Data
Waldo Orchard

Well ID	Date	Static Water Level	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	TMB	Naphthalene	1,2 DCA	TCE	PCE	Lead
MW-14	05/09/97	84.49	0.6	2.9	10	162	2.9	99	5.5	<0.2	23	53	<1.6
MW-14	10/10/97	84.08	<0.41	<0.23	0.91	75	13	32	<0.66	NS	NS	NS	NS
MW-14	04/10/98	85.42	0.21	<0.22	0.40	16	<0.16	3.5	<1.1	NS	NS	NS	NS
MW-14	07/29/98	84.37	<0.13	<0.22	<0.20	24	<1.5	7.3	1.6	NS	NS	NS	NS
MW-14	06/29/99	84.73	<0.27	<0.32	1.4	5.8	<0.32	3.0	<0.35	<0.37	0.44	29	NS
MW-14	09/29/99	84.08	<0.27	<0.32	<0.27	35	0.55	17.9	<0.35	<0.37	0.4	23	NS
MW-15	05/09/97	81.05	<0.4	<0.2	<0.3	<0.5	1.3	<0.30	<0.7	<0.2	1.4	0.8	<1.6
MW-15	10/10/97	80.89	<0.41	<0.23	<0.28	<0.51	2.0	<0.30	<0.66	NS	NS	NS	NS
MW-15	04/10/98	81.42	<0.13	<0.22	<0.20	<0.23	<1.8	<0.29	<1.1	NS	NS	NS	NS
MW-15	07/29/98	80.95	<0.13	<0.22	<0.20	<0.23	2.4	<0.29	<0.46	NS	NS	NS	NS
MW-15	06/29/99	81.22	<0.27	<0.32	1.5	<0.43	6.5	<0.27	<0.35	<0.37	<0.37	1.5	NS
MW-15	09/29/99	80.99	4.8	0.75	2.9	3.2	4.8	0.29	<0.35	<0.37	<0.37	2.3	NS
MW-16	05/09/97	83.30	<0.4	<0.2	<0.3	<0.5	1.1	<0.30	<0.7	<0.2	15	11	NS
MW-16	10/10/97	82.90	<0.41	<0.23	<0.28	<0.51	0.80	<0.30	<0.66	NS	NS	NS	NS
MW-16	04/10/98	83.85	0.21	<0.22	<0.20	0.33	<0.16	0.23	<1.1	NS	NS	NS	NS
MW-16	07/29/98	83.02	<0.13	<0.22	<0.20	<0.23	0.58	<0.29	<0.46	NS	NS	NS	NS
MW-16	06/29/99	83.50	<0.27	<0.32	1.4	<0.43	<0.32	<0.27	<0.35	<0.37	3.1	16	NS
MW-16	09/29/99	82.93	0.27	0.33	0.32	0.61	<0.32	<0.27	<0.35	<0.37	3.1	19	NS
MW-17	05/09/97	83.67	<0.4	<0.2	<0.3	<0.5	<0.5	<0.30	<0.7	<0.2	<0.20	<0.30	<1.6
MW-17	10/10/97	83.59	<0.41	<0.23	<0.28	<0.51	<0.53	<0.30	<0.66	NS	NS	NS	NS
MW-17	04/10/98	84.83	<0.13	<0.22	<0.20	0.34	<0.16	<0.29	<1.1	NS	NS	NS	NS
MW-17	07/29/98	83.70	<0.13	<0.22	<0.20	<0.23	<0.16	<0.29	<0.46	NS	NS	NS	NS
MW-17	06/29/99	83.90	<0.26	<0.24	1.3	<0.97	<0.22	<0.86	NS	NS	NS	NS	NS
MW-17	09/29/99	83.71	4.4	1.1	3.6	4.9	<0.32	0.69	NS	NS	NS	NS	NS
MW-18	05/09/97	78.99	<0.4	<0.2	<0.3	<0.5	<0.5	<0.30	<0.7	<0.1	<0.20	<0.30	NS
MW-18	10/10/97	78.23	<0.41	<0.23	<0.28	<0.51	<0.53	<0.30	<0.66	NS	NS	NS	NS
MW-18	04/10/98	80.09	<0.13	<0.22	<0.20	0.31	<0.16	<0.29	<1.1	NS	NS	NS	NS
MW-18	07/29/98	78.43	<0.13	<0.22	<0.20	<0.23	<0.16	<0.29	<0.46	NS	NS	NS	NS
MW-18	06/29/99	79.41	<0.26	<0.24	1.2	<0.97	<0.22	<0.86	NS	NS	NS	NS	NS
MW-18	09/29/99	78.27	<0.27	<0.32	<0.27	<0.43	<0.32	<0.27	NS	NS	NS	NS	NS

CVOC
SITE

WELL
DOWN
GRADIENT
LUST
TANK

CVOC
SITE

CVOC
SITE

WELL
NEAR
LUST
TANK

TABLE 2-2

Groundwater Quality Data
Waldo Orchard

PRIVATE
WELL

Well ID	Date	Static Water Level	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	TMB	Naphthalene	1,2 DCA	TCE	PCE	Lead
Potable	09/29/99		<0.27	<0.32	<0.27	<0.43	<0.32	<0.27	<0.35	<0.37	<0.37	<0.43	NS
NR 140.10	Preventive Action Limit (PAL)		0.5	140	68.6	124	12	96	8	0.5	0.5	0.5	1.5
NR 140.10	Enforcement Standard (ES)		5	700	343	620	60	480	40	5	5	5	15

Explanation:

NS: Not sampled for this parameter

Xylenes reported as total of o-, p-, and m-xylenes

TMB reported as Total of 1,2,4- and 1,3,5-trimethylbenzene

Bold indicates exceedance of NR 140.10 ES; italics indicates exceedance of NR 140.10 PAL

Results reported in micrograms-per-liter or parts per billion

TABLE 2-3

Groundwater Quality Data Natural Attenuation Indicators

Waldo Orchard

Well ID	Sample Date	Distance from Source (ft)	Relationship to Source	PARAMETER										
				method units	DO field ppm	CO ₂ field ppm	pH field	Conductivity field us	Temp. field °C	ORP field mv	Nitrate lab mg/l	Sulfate lab mg/l	Iron lab ug/l	Manganese lab ug/l
MW-14	05/09/97	5	adjacent		6.1	42	6.8	592	NS	NS	0.81	27	<22	44
MW-14	06/29/99	5	adjacent		6.58	NS	7.02	692	9.22	312	0.86	37	<27	11
MW-14	09/29/99	5	adjacent		3.49	NS	6.78	790.9	10.46	290	1.0	11	30	29
MW-15	05/09/97	88	downgradient		7.2	13	7.4	864	NS	NS	0.14	49	<22	58
MW-15	06/29/99	88	downgradient		0.54	NS	7.28	698	9.54	288	0.27	58	<27	58
MW-15	09/29/99	88	downgradient		1.31	NS	7.20	784.0	11.49	288	0.15	53	<27	0.31
MW-16	06/29/99	81	sidegradient		5.73	NS	7.03	747.2	9.08	306	1.9	59	<27	1.3
MW-16	09/29/99	81	sidegradient		4.55	NS	7.03	781.0	10.96	299	0.86	12	<27	2.4
MW-17	05/09/97	65	sidegradient		7.4	13	7.6	654	NS	NS	0.024	40	<22	74
MW-17	06/29/99	65	sidegradient		0.90	NS	7.20	771.7	9.11	296	0.11	40	50	23
MW-17	09/29/99	65	sidegradient		0.54	NS	7.25	862.5	10.56	279	0.21	37	<27	7.9
MW-18	06/29/99	2	adjacent		4.94	NS	7.23	755.5	9.3	312	NS	NS	NS	NS
MW-18	09/29/99	2	adjacent		2.04	NS	7.09	834.8	10.61	254	NS	NS	NS	NS

Explanation:

DO = dissolved oxygen

ORP = oxygen reduction potential

NS: Not sampled for this parameter

TABLE
3-1

GROUNDWATER ELEVATION DATA
WALDO ORCHARD

MW-14 102.89	MW-15 100.05	MW-16 101.58	Well ID Top of casing elev.
MW-17 102.25	MW-18 97.83		Well ID Top of casing elev.

Well ID	Date	Depth to Water	Static Water Level
MW-14	05/06/97	18.32	84.57
MW-14	05/09/97	18.40	84.49
MW-14	10/10/97	18.81	84.08
MW-14	04/10/98	17.47	85.42
MW-14	07/29/98	18.52	84.37
MW-14	03/03/99	18.22	84.67
MW-14	06/29/99	18.16	84.73
MW-14	09/29/99	18.81	84.08
MW-15	05/06/97	18.87	81.18
MW-15	05/09/97	19.00	81.05
MW-15	10/10/97	19.16	80.89
MW-15	04/10/98	18.63	81.42
MW-15	07/29/98	19.10	80.95
MW-15	03/03/99	18.83	81.22
MW-15	06/29/99	18.83	81.22
MW-15	09/29/99	19.06	80.99
MW-16	05/06/97	18.27	83.31
MW-16	05/09/97	18.28	83.30
MW-16	10/10/97	18.68	82.90
MW-16	04/10/98	17.73	83.85
MW-16	07/29/98	18.56	83.02
MW-16	03/03/99	18.08	83.50
MW-16	06/29/99	18.08	83.50
MW-16	09/29/99	18.65	82.93
MW-17	05/06/97	18.40	83.85
MW-17	05/09/97	18.58	83.67
MW-17	10/10/97	18.66	83.59
MW-17	04/10/98	17.42	84.83
MW-17	07/29/98	18.55	83.70
MW-17	03/03/99	18.32	83.93
MW-17	06/29/99	18.35	83.90
MW-17	09/29/99	18.54	83.71

TABLE 3-2

GROUNDWATER ELEVATION DATA
WALDO ORCHARD

Well ID	Date	Depth to Water	Static Water Level
MW-18	05/06/97	18.76	79.07
MW-18	05/09/97	18.84	78.99
MW-18	10/10/97	19.60	78.23
MW-18	04/10/98	17.74	80.09
MW-18	07/29/98	19.40	78.43
MW-18	03/03/99	18.70	79.13
MW-18	06/29/99	18.42	79.41
MW-18	09/29/99	19.56	78.27