

Source Property Information

BRRTS #:	03-09-552702	Closure Date:	February 04, 2009
ACTIVITY NAME:	Crescent Meats & Catering LLC	FID#:	609080780
PROPERTY ADDRESS:	15332 State Hwy 27	DATCP#:	
MUNICIPALITY:	Cadott	COMM#:	54727-5023-32
PARCEL ID#:	23006-1941-73520002		

***WTM Coordinates:**

X:	429694	Y:	510828
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**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:

- | | |
|--|--|
| <input type="checkbox"/> <u>Groundwater</u> Contamination > ES (236) | <input checked="" type="checkbox"/> <u>Soil</u> Contamination > *RCLs or **SSRCL (232) |
| <input type="checkbox"/> Groundwater Contamination in ROW | <input type="checkbox"/> Soil Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |

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

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Land Use Controls:

- | | |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site-Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230) |

(note: soil contaminant concentrations between residential and industrial levels)

(note: maintenance plan for groundwater or direct contact)

(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes
 No
 N/A

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.)
- 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: Chippewa County Certified Survey Map No. 3520**
- 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 8.5 x 14 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 Map
- 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 Detail Map
- 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: Residual Soil Contamination Map

BRRTS #: 03-09-552702

ACTIVITY NAME: Crescent Meats & Catering, LLC

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 #: Title:

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 #: Title:

Figure #: Title:

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

Tables must be no larger than 8.5 x 14 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, PVOC + Naphthalene**

- 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 #: Title:

- 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 #: Title:

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 #: 03-09-552702

ACTIVITY NAME: Crescent Meats & Catering, LLC

NOTIFICATIONS

Source Property

- 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.

- 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:



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481
TTY: Contact Through Relay
Fax: (715) 345-5269
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

February 04, 2009

Wayne Lautsbaugh
Crescent Meats & Catering LLC
15332 State Hwy 27
Cadott, WI 54727

RE: **Final Closure**

Commerce # 54727-5023-32-A DNR BRRTS # 03-09-552702
Crescent Meats & Catering LLC, 15332 State Hwy 27, Cadott

Dear Mr. Lautsbaugh:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Cedar Corporation, for the site referenced above. Commerce has determined that this site does not pose a significant threat to human health or the environment. No further investigation or remedial action is necessary.

This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

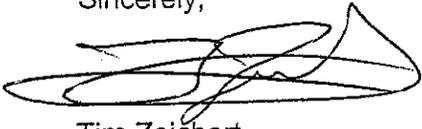
All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property 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 must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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 (715) 345-5307.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Zeichert', written over a horizontal line.

Tim Zeichert
Senior Hydrogeologist
Site Review Section

cc: Matt Taylor, Cedar Corporation

Recorded
July 23, 2008 AT 11:51AM

STATE BAR OF WISCONSIN FORM 3 - 2000
QUIT CLAIM DEED

Document Number

Marge L. Geissler

THIS DEED, made between WAYNE L. LAUTSBAUGH and STACEY A. LAUTSBAUGH husband and wife as survivorship marital property, Grantor,

and CRESCENT MEATS AND CATERING LLC, Grantee.

MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI
Fee Amount: \$11.00
Total Pages 1
Fee Exempt 77.25-(155)



Grantor quit claims to Grantee the following described real estate in CHIPPEWA County, State of Wisconsin (the "Property"):

Lot 2 of Certified Survey Map #3520 as recorded in Volume 16 of Certified Survey Maps on Page 118 as Document #754681; being a part of the NE 1/4 of the SE 1/4 of Section 19, Township 30 North, Range 6 West, Town of Arthur, Chippewa County, Wisconsin.

Recording Area

Name and Return Address:

PFSB
PO Box 489
Pigeon Falls WI 54760-0489

Together with all appurtenant rights, title and interests.

23006-1941-73520002

Parcel Identification Number (PIN)

This is not homestead property.

Dated this 18th day of July, 2008

Wayne L. Lautsbaugh
* WAYNE L. LAUTSBAUGH

Stacey A. Lautsbaugh
* STACEY A. LAUTSBAUGH

AUTHENTICATION

Signature(s) _____

authenticated this _____

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

THIS INSTRUMENT WAS DRAFTED BY

Michael J. Vinopal
Attorney at Law

(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)
Chippewa COUNTY.) ss.

Personally came before me this 18th day of July, 2008 the above named WAYNE L. LAUTSBAUGH and STACEY A. LAUTSBAUGH to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Charles E. Wilkinson
* Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: 08-08-10)

CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. 3520

RECORDED IN VOL. 16 OF THE
CERTIFIED SURVEY MAPS PAGE 118-119
Meyer & Heindel
REGISTER

I, John D. Mickesh, Registered Land Surveyor, Hereby certify:

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 38, Chippewa County's Land Division Ordinance and under the direction of Wayne Lautsbaugh, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is part of the NE ¼ of the SE ¼ of Section 19, Township 30 North, Range 6 West, Town of Arthur, Chippewa County, Wisconsin.

Commencing at the E ¼ corner of Section 19, thence S 0° 04' 13" W along the east line of the SE ¼, 491.25 feet, thence S 88° 46' 59" W 50.18 feet and the point of beginning, thence continuing S 88° 46' 59" W 447.69 feet, thence S 0° 04' 13" W 839.40 feet to the south line of the NE - SE, thence N 88° 46' 59" E along the south line of the NE - SE, 197.87 feet, thence N 0° 04' 13" E 325.00 feet, thence N 88° 46' 59" E 249.82 feet, thence N 0° 04' 13" E 243.40 feet, thence S 89° 55' 47" E 17.00 feet, thence N 0° 04' 13" E 221.00 feet, thence N 89° 55' 47" W 17.00 feet, thence N 0° 04' 13" E 50.00 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

Note:

An opinion of title should be obtained from an attorney for the surveyed parcel as shown on this map before any utilization of this property is made by the owner, his assigns or heirs.



DOCUMENT# 754681

DATE APPROVED 07-09-08
CHIPPEWA COUNTY ZONING AGENCY
BY Meyer & Heindel

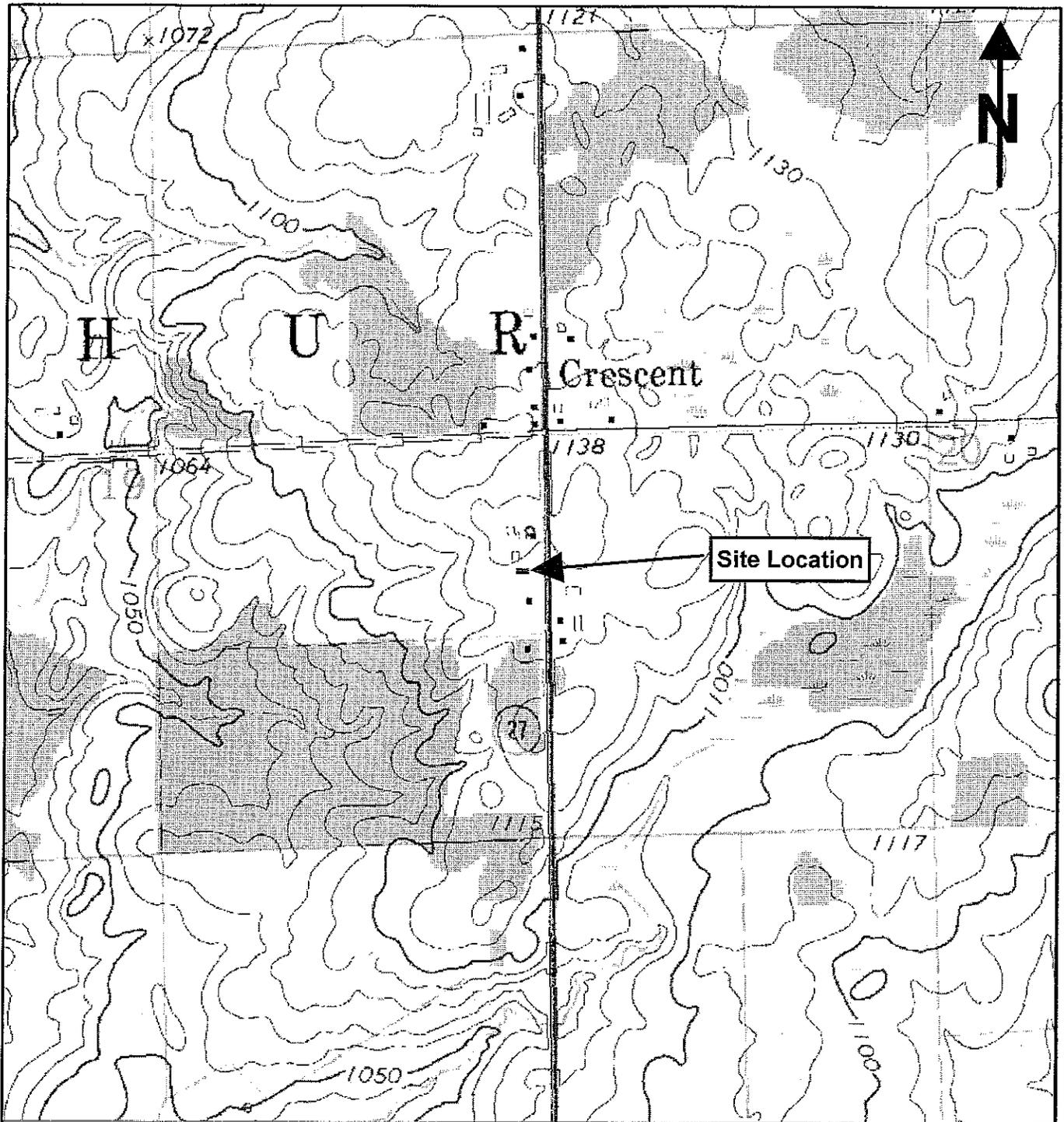
SHEET 2 OF 2

PAGE 119

I, Wayne Lautsbaugh, duly authorized agent for Crescent Meats and Catering, LLC, in accordance with Ch. 292, Wis. Stats. and Ch. NR726 Wis. Adm. Code, certify the correct legal description for the property located at 15332 State Highway 27, Town of Arthur, Chippewa County, Wisconsin, is accurately described in the deed recorded as Document No. 755270 in the Chippewa County Register of Deeds office, a copy of which is attached.

CRESCENT MEATS AND CATERING, LLC

By: 
Wayne Lautsbaugh



LEGEND

CRESCENT, WI
 USGS TOPOGRAPHIC QUADRANGLE
 7.5 MINUTE SERIES, 1973

CONTOUR INTERVAL = 10 FEET

NE 1/4 OF THE SE 1/4, SECTION 19,
 TOWNSHIP 30 NORTH, RANGE 6 WEST
 CHIPPEWA COUNTY, WI



engineers • architects • planners • environmental specialists
 land surveyors • landscape architects • interior designers

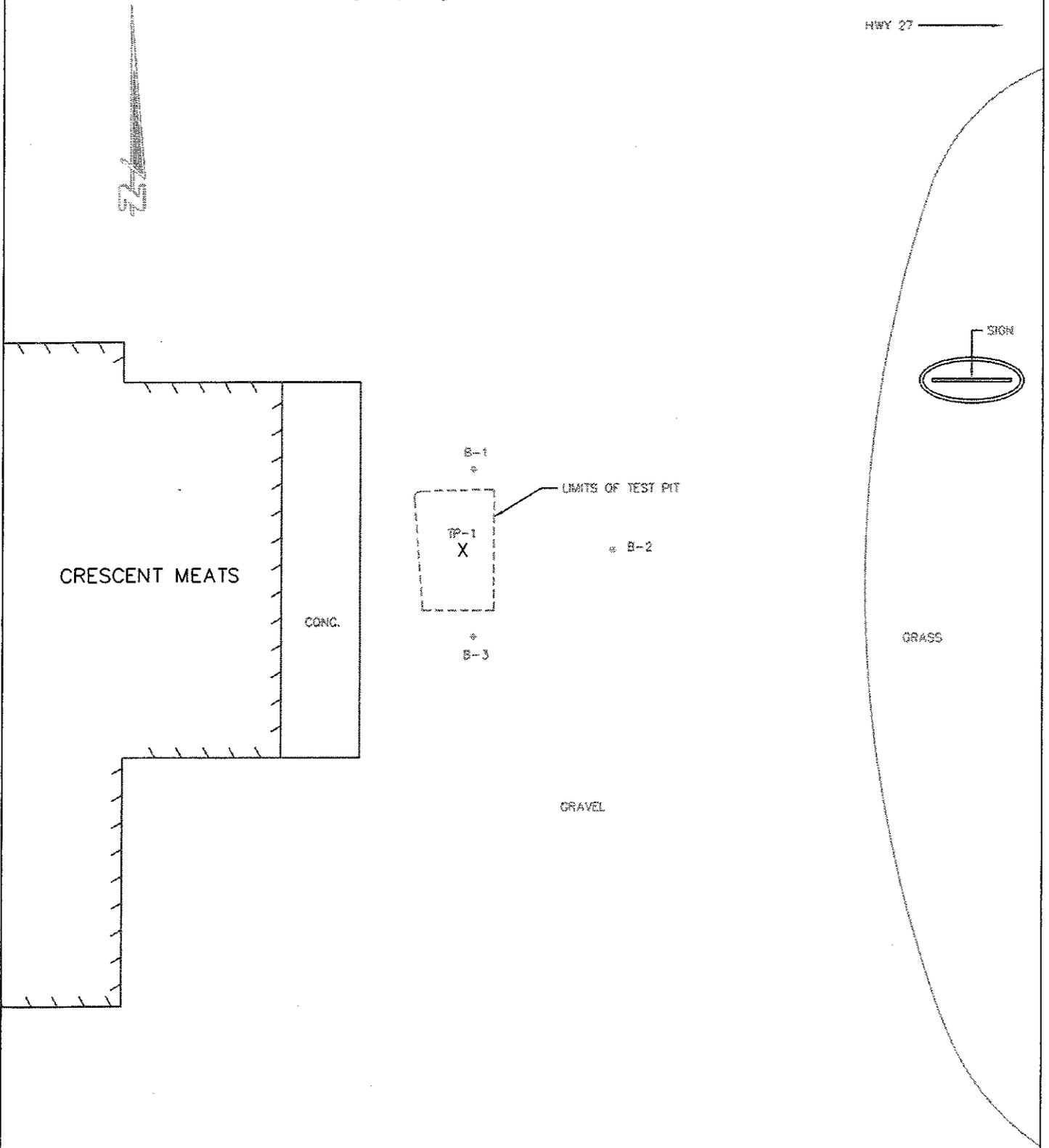
604 Wilson Avenue
 Menomonie, WI 54751

715-235-9081
 800-472-7372
 Fax • 715-235-2727
 www.cedarcorp.com

DRAWN BY USGS	SITE LOCATION MAP CRESCENT MEATS 15332 STATE HIGHWAY 27 CADOTT, WI	CHECKED BY MAT
DATE 1/09		JOB NO. 4513
REVISED BY MAT		FIGURE 1
SCALE 1" : 1000'		

SITE DETAIL MAP

HWY 27 →



X - TEST PIT SOIL SAMPLE LOCATION
 + - GEOPROBE SOIL BORING LOCATION



DRAWN BY PKP
DATE OCTOBER 2008
REFERENCE FILE X
DRAWING FILE #513021_base.dwg

PROJECT TITLE CRESCENT MEATS 15322 STATE HWY 27 CADOTT, WI

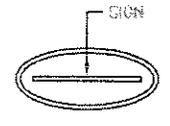
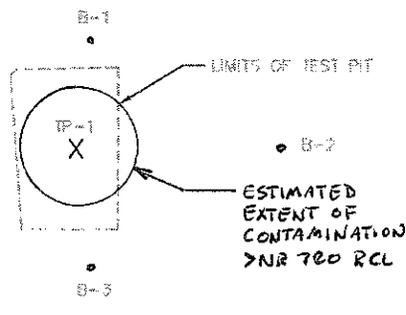
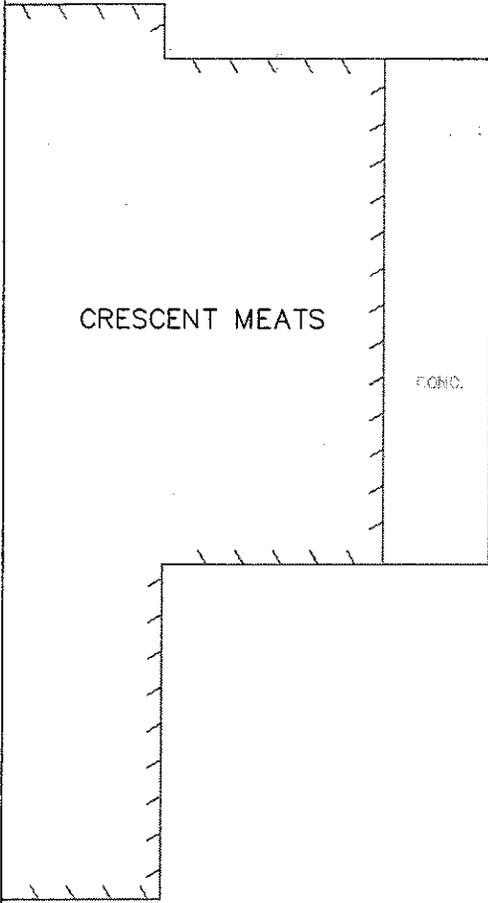
Cedar
 CORPORATION
 engineers · architects · planners · environmental specialists
 land surveyors · landscape architects · interior designers

604 Wilson Avenue
 Menomonie, Wisconsin 54751
 715-235-9081
 800-472-7372
 FAX 715-235-2727
 www.cedarcorp.com

CHECKED BY MAT
JOB NO. D4513-0001
FIGURE 2

RESIDUAL SOIL CONTAMINATION MAP

HWY 27 →



GRASS

GRAVEL

- X - TEST PIT SOIL SAMPLE LOCATION
- - GEOPROBE SOIL BORING LOCATION



DRAWN BY	PCF
DATE	OCTOBER 2008
REFERENCE FILE	X
DRAWING FILE	4513011_P_000.dwg

PROJECT TITLE	CRESCENT MEATS 15322 STATE HWY 27 CADOTT, WI
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engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

804 Wilson Avenue
Monona, Wisconsin 54751
715-235-9081
800-472-7372
FAX 715-235-2727
www.cedarcorp.com

CHECKED BY	MAI
JOB NO.	04513-0001
FIGURE	3

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS, PVOC + NAPHTHALENE
CRESCENT MEATS & CATERING, LLC
TOWN OF ARTHUR, CHIPPEWA CO., WI

PVOCs	Units of Measure	Generic RCL's in ug/kg			Location	TP-1	TP-1	B-1	B-1	B-2	B-2	B-3	B-3
		NR 720 RCL Groundwater Pathway	TABLE 2 Direct Contact	TABLE 1 Residual Petroleum Product	Laboratory ID Sample date Sample Depth	WRH0374-01 8/8/2008 8	WRH0374-02 8/8/2008 13	WRJ0187-01 9/30/2008 2-4	WRJ0187-02 9/30/2008 14-16	WRJ0187-03 9/30/2008 2-4	WRJ0187-04 9/30/2008 14-16	WRJ0187-05 9/30/2008 2-4	WRJ0187-06 9/30/2008 14-16
BENZENE	ug/kg	5.5	1,100	8,500		390	480	<31	<27	<30	<27	<30	<27
ETHYLBENZENE	ug/kg	2,900	NA	4,600		9,500	210	<31	<27	<30	<27	<30	<27
MTBE	ug/kg	NA	NA	NA		<27	<31	<31	<27	<30	<27	<30	<27
NAPHTHALENE *	ug/kg	400	20,000	110,000		5,800	98	<62	<53	<61	<54	<60	<54
TOLUENE	ug/kg	1,500	NA	38,000		9,500	<31	<31	<27	<30	<27	<30	<27
1,2,4-TRIMETHYLBENZENE	ug/kg	NA	NA	83,000		32,000	260	<31	<27	<30	<27	<30	<27
1,3,5-TRIMETHYLBENZENE	ug/kg	NA	NA	11,000		7,300	75	<31	<27	<30	<27	<30	<27
XYLENES, total	ug/kg	4,100	NA	42,000		38,000	420	<93	<80	<91	<81	<90	<81

ug/kg = micrograms per Kilogram (ppb - parts per billion)
 * - Naphthalene RCL's are Groundwater/Non-Industrial direct contact/Industrial direct contact pathways
 RCL'S = Suggested Generic Residual Contaminant Levels
 Naphthalene RCL'S are from the 1997 DNR Publication RR-519-97