GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

CLOSURE DATE: Mar 1, 2011

BRRTS #: 06-12-548340

FID #: 612009860

ACTIVITY NAME: Quality Wood Treating - Lot 1

DATCP #:

PROPERTY ADDRESS: 1601 East Lessard Street

COMM #:

MUNICIPALITY: Prairie du Chien

PARCEL ID #: 12-271-2395-0001

***WTM COORDINATES:**

X: **428204** Y: **284972**

** 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:

- [X] Groundwater Contamination > ES *(236)*
  - [X] Contamination in ROW
  - [X] Off-Source Contamination

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

- [ ] 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)*
- [X] 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:

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

(•) Yes ( ) No ( ) N/A

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

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 4/08)

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 #: 06-12-548340 PARCEL ID #: 12-271-2395-0001

ACTIVITY NAME: Quality Wood Treating - Lot 1 WTM COORDINATES: X: 428204 Y: 284972

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: Exhibit B**

☒ **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 #: 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 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 - 11 **Title: Overview of Soil Contamination**

BRRTS #: 06-12-548340 ACTIVITY NAME: Quality Wood Treating - Lot 1

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 #: 2 **Title: Soil Sample Locations and Cross Section Locator**

Figure #: 6d, 9d, 12d **Title: Cross Sections**

☒ **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: Map of Groundwater Plumes August 2009**

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

Figure #: **Title: June 2008 Water Table**

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, 2, 3, 4 **Title: Summary of Soil 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, 3, 6, 10 **Title: Groundwater Quality Data Comparison**

☒ **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 #: 4 **Title: Water Level Measurements**

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 #: 06-12-548340 ACTIVITY NAME: Quality Wood Treating - Lot 1

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: 3

☒ **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: 1

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: 06-12-548340

ACTIVITY NAME: Quality Wood Treating - Lot 1

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	1501 East Lessard Street	12-271-2395-0025	428098	284908
B	NE corner of 16th and East Lessard Streets	12-271-0357-0001	428010	284880
C	Lot 2 of Crawford County CSM 1182, Prairie du Chien	12-271-2395-0030	428119	285058
D				
E				
F				
G				
H				
I				

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids WI 54494

Scott Walker, Governor
Cathy Stepp, Secretary
Scott Humrickhouse, Regional Director
Telephone 715-421-7800
FAX 715-421-7830
TTY Access via relay - 711

WISCONSIN
DEPT. OF NATURAL RESOURCES

March 1, 2011

Mr. Garth Frable
City of Prairie du Chien
PO Box 324
Prairie du Chien, WI

SUBJECT: Final Case Closure with Continuing Obligations
Quality Wood Treating Lot 1
1601 East Lessard St, Prairie, du Chien, WI
WDNR BRRTS Activity #: 02-12-528521

Dear Mr. Frable:

On December 15, 2010, the West Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On December 20, 2010, you were notified that the Closure Committee had granted conditional closure to this case.

On February 24, 2011, the Department received information or documentation indicating that you have complied with the requirements for final closure. Conditions of closure included: 1) Abandonment of monitoring wells; 2) Off-source property notification; and 3) Cap maintenance plan.

The Department reviewed the case closure request regarding the chromium and pentachlorophenol contamination in soil and groundwater at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry
This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a gravel barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards
- One or more monitoring wells were not located and must be properly abandoned if found.

This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry, in a PDF attachment. 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 at http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Closure Conditions

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. You must pass on both the information about these continuing obligations and the maintenance plan to the next property owner or owners. 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. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with **attached maintenance plans** are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the gravel, pavement or other impervious cap that currently exists in the location shown on the **attached map** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Soil contamination remains on the north side of the building as shown on the attached map and in the information submitted to the Department of Natural Resources. If soil in the specific locations shown on the attached map is excavated in the future, 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 statutes 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 during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. **Please submit the inspection log to the Department annually.**

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement or gravel is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

Residual Groundwater Contamination

Groundwater impacted by chromium and pentachlorophenol contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this contaminated property as shown on the attached map. Off-source property owners have also been notified of the presence of groundwater contamination.

Monitoring Wells that could not be Properly Abandoned

On February 22, 2011, your consultant Ayers Associates notified the Department that monitoring wells (TW-7, 11, 12, 15, MW-22, 23, PZ-22A) shown on the attached map, could not be properly abandoned because they were missing due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the wells shown on the attached map and to determine whether they were properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with these monitoring wells if they create a conduit for contaminants to enter groundwater. If in the future any of the groundwater monitoring wells are found, the then current owner of the property on which the well is located will be required to notify the Department, 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.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil or gravel barrier that must be maintained over contaminated soil
- One or more monitoring wells that were not located are found and properly abandoned.

Please send written notifications in accordance with the above requirements to the west central region DNR office, to the attention of the Environmental Program Associate.

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 me at (715) 839-3710

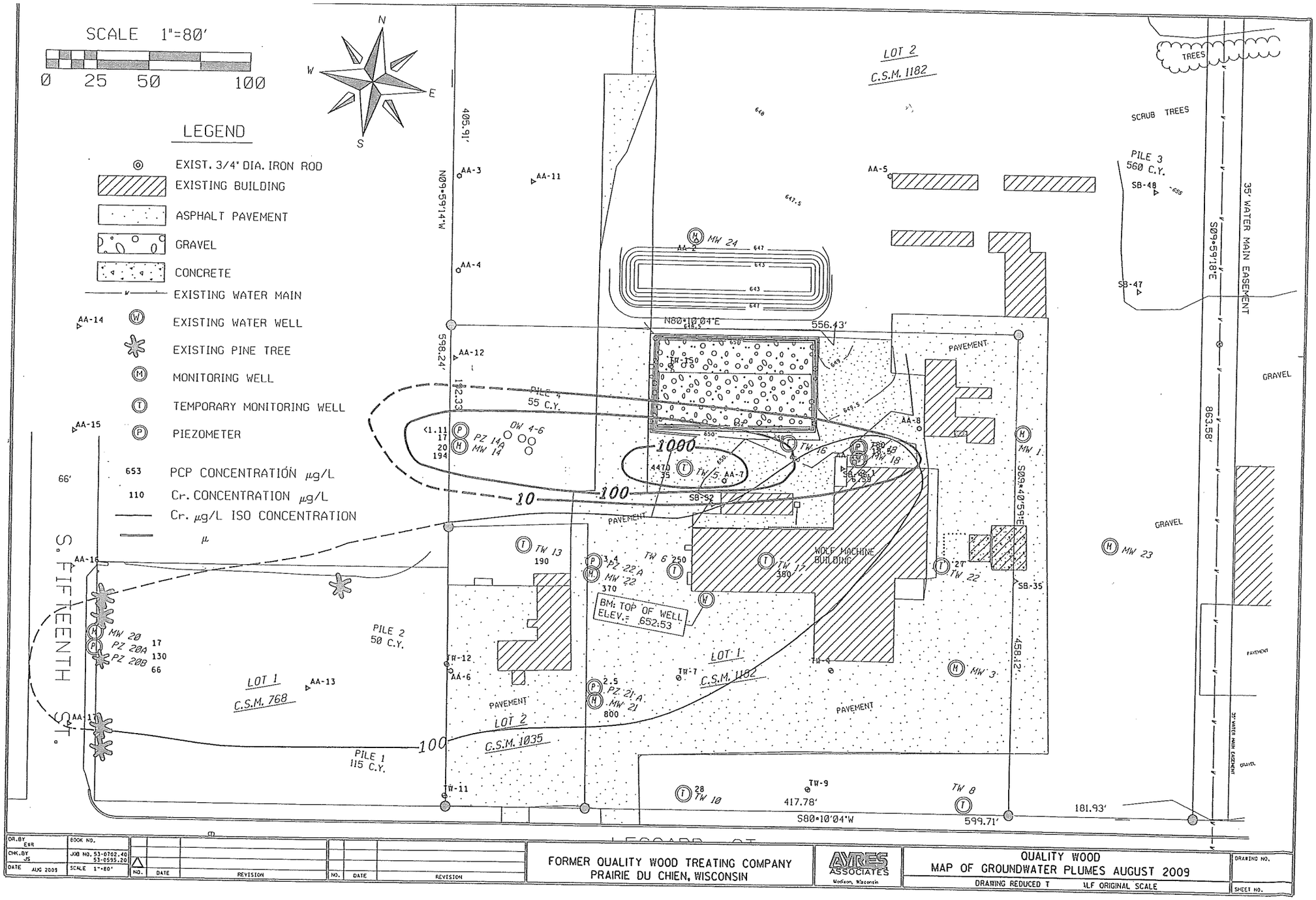
Sincerely,

Bill Evans

Bill Evans, Team Supervisor
West Central Region Remediation & Redevelopment Program

Attachments:
- remaining groundwater contamination map
- extent of cap map
- Missing monitoring well location map
- Maintenance plan
- RR 819

cc: Tom Gaieck, Ayres
Michael Prager, WDNR
Loren Brumberg, WDNR
Dave Glawe, Wolf Machine Inc., 1601 E. Lessard St., PO Box 278, Prairie du Chien, WI 53821



DR. BY EWR	BOOK NO.						
CHK. BY JS	JOB NO. 53-0702.40 53-0595.20						
DATE AUG 2009	SCALE 1"=80'	NO.	DATE	REVISION	NO.	DATE	REVISION

FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN

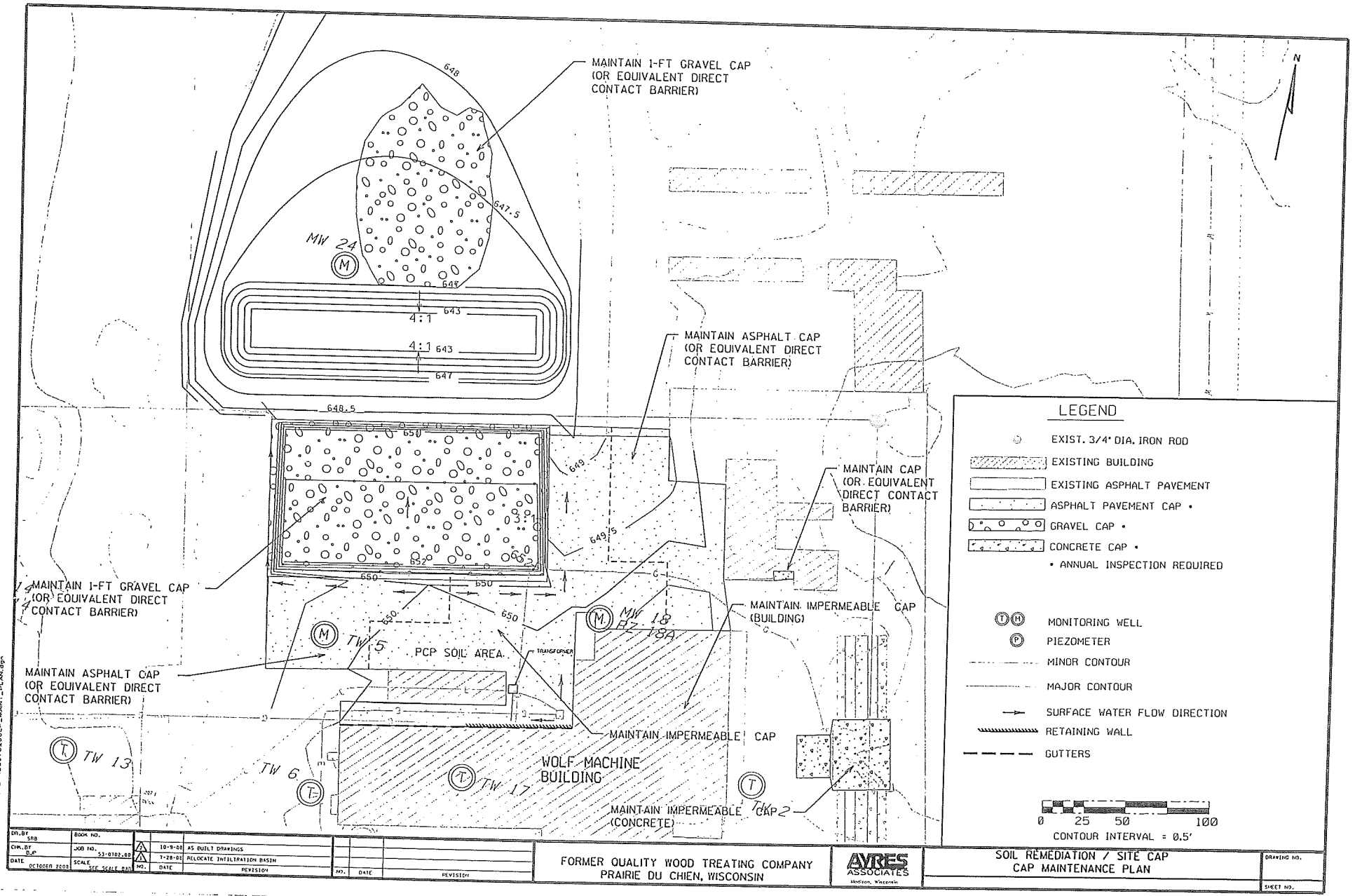
AYRES ASSOCIATES
Madison, Wisconsin

QUALITY WOOD
MAP OF GROUNDWATER PLUMES AUGUST 2009

DRAWING REDUCED T ALF ORIGINAL SCALE

DRAWING NO.

SHEET NO.


MAINTAIN 1-FT GRAVEL CAP (OR EQUIVALENT DIRECT CONTACT BARRIER)
MAINTAIN ASPHALT CAP (OR EQUIVALENT DIRECT CONTACT BARRIER)
MAINTAIN CAP (OR EQUIVALENT DIRECT CONTACT BARRIER)
MAINTAIN 1-FT GRAVEL CAP (OR EQUIVALENT DIRECT CONTACT BARRIER)
MAINTAIN ASPHALT CAP (OR EQUIVALENT DIRECT CONTACT BARRIER)
MAINTAIN IMPERMEABLE CAP (BUILDING)
MAINTAIN IMPERMEABLE CAP
MAINTAIN IMPERMEABLE (CONCRETE)
MW 24
MW 18
BZ 18A
TW 5
TW 13
TW 6
TW 17
TW 2
PCP SOIL AREA
WOLF MACHINE BUILDING
TRANSFORMER
4:1
3:1
N
LEGEND
EXIST. 3/4" DIA. IRON ROD
EXISTING BUILDING
EXISTING ASPHALT PAVEMENT
ASPHALT PAVEMENT CAP •
GRAVEL CAP •
CONCRETE CAP •
• ANNUAL INSPECTION REQUIRED
MONITORING WELL
PIEZOMETER
MINOR CONTOUR
MAJOR CONTOUR
SURFACE WATER FLOW DIRECTION
RETAINING WALL
GUTTERS
0 25 50 100
CONTOUR INTERVAL = 0.5'
FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN
AYRES ASSOCIATES
Madison, Wisconsin
SOIL REMEDIATION / SITE CAP
CAP MAINTENANCE PLAN
DRAWING NO.
SHEET NO.
DR.BY SRB
CHK.BY DP
DATE OCTOBER 2008
BOOK NO.
JOB NO. 53-0702.00
SCALE SEE SCALE BAR
10-9-08 AS BUILT DRAWINGS
7-28-08 RELOCATE INFILTRATION BASIN
NO. DATE REVISION

WELL DATA

NO.	NORTHING	EASTING	TOP ELEV.	GROUND ELEV.
MW 1	115042.8	322807.7	651.61	651.76
TW 2	114904.2	322753.9	650.53	650.74
MW 3	114811.0	322786.0	649.78	649.93
TW 5	114948.4	322487.2	649.23	649.32
TW 6	114850.4	322495.9	649.90	649.96
TW 8	114684.6	322817.3	650.64	650.77
TW 10	114643.7	322543.6	648.21	648.35
TW 13	114847.2	322345.1	650.36	650.45
MW 14	114932.9	322266.4	652.77	650.59
PZ 14	114939.1	322265.3	652.73	650.59
TW 16	114990.3	322583.5	650.04	650.10
TW 17	114876.6	322582.9	650.16	650.31
MW 18	114984.3	322655.3	650.36	650.57
PZ 18	114990.1	322654.6	650.48	650.55
MW 20	114683.2	321953.5	655.72	653.53
PZ 20B	114672.1	321955.3	655.36	653.45
PZ 20A	114677.6	321954.3	655.37	653.55
MW 21	114719.2	322440.7	649.33	649.48
PZ 21	114723.2	322439.4	649.40	649.51
PZ 22	114840.0	322416.3	649.52	649.62
MW 22	114834.6	322416.5	649.56	649.65
MW 23	114954.2	322912.2	651.73	651.81
OW	114945.5	322334.6		649.85
OW4	114936.1	322333.4		649.94
OW5	114946.5	322324.6		650.05
OW6	114947.1	322309.9		650.19

LOCKWOOD ST.
N89°12'09"E 735.91'
S.FIFTEENTH ST.
66'
N89°59'14"W 598.24'
S80°10'04"W 599.71'
N80°10'04"E 566.43'
181.93'
417.78'
192.33'
456.12'
N89°49'59"E
POND WATER ELEV. 642.9
ABANDONED MW 23
LOT 1 C.S.M. 768
LOT 2 C.S.M. 1035
LOT 2 C.S.M. 1182
LOT 1 C.S.M. 1182
PILE 1 115 C.Y.
PILE 2 50 C.Y.
PILE 3 560 C.Y.
PILE 4 55 C.Y.
FIELD
TREES
SCRUB TREES
GRAVEL
PAVEMENT
AREA COVERED WITH 6" OF NEW GRAVEL COULD NOT FIND
BOTH DESTROYED BY WOLF MACHINE
BM: TOP OF WELL ELEV.= 652.53
MISSING TW-11
MISSING TW-12
MISSING TW-15
MISSING TW-7
ABANDONED TW 2
ABANDONED TW 10
TW-9
OW 1-6
SB-52
SB-35
SB-48
SB-47
SB-45
AA-1 AA-2 AA-3 AA-4 AA-5 AA-6 AA-7 AA-8 AA-11 AA-12 AA-13 AA-14 AA-15
650 648 652 659 649 653

N
W E
S

SCALE 1"=100'
0 50 100 200

CONTOUR INTERVAL = 1'

LEGEND

- EXISTING BUILDING
- EXISTING WATER MAIN
- EXISTING WATER WELL
- EXISTING PINE TREE
- MONITORING WELL
- TEMPORARY WELL
- PIEZOMETER
- PREVIOUS MONITORING POINTS
- REMOVE 2FT OR IMPERMEABLE CAP
- SOIL CAP OR IMPERMEABLE
- REMOVE 2FT OR SOIL CAP
- IMPERMEABLE CAP REQUIRED

NOTES:
IMPERMEABLE CAP CAN BE ASPHALT/CONCRETE/ETC.

SOIL CAP IS 2FT CLEAN FILL

DR.BY SRB | BOOK NO.
CHK.BY CM | JOB NO. 53-0595.30
DATE AUGUST 2007 | SCALE 1" = 100'

NO.	DATE	REVISION

NO.	DATE	REVISION

FORMER QUALITY WOOD
PRAIRE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

CAP REQUIREMENTS

DRAWING NO. 6
SHEET NO. 6

DATE
PEN
FILE

CAP MAINTENANCE PLAN

January 2011

Property Located at: 1601 East Lessard Street, Prairie du Chien, WI 53821
FID # 612009860, WDNR BRRTS #02-12-528521, #02-12-552916, #06-12-548340, #06-12-552888, and 07-12-548333

Lots 1 and 2, Crawford County Certified Survey Map No. 1182, City of Prairie du Chien, County of Crawford, State of Wisconsin; Tax Parcel No. 12-271-2395-0001

Introduction

This document is the Cap Maintenance Plan for a gravel, concrete, and asphalt pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the new gravel, asphalt, and concrete cap, existing slab on grade buildings, and other paved surfaces occupying the area over the contaminated groundwater plumes and soil on site. The contaminated groundwater plumes are impacted by Chromium and Pentachlorophenol and contaminated soil is impacted by Dioxin, Pentachlorophenol, Chromium, and Arsenic. The locations of the paved surfaces and building to be maintained in accordance with this Cap Maintenance Plan are identified in the attached map.

Cover and Building Barrier Purpose

The paved surfaces and the building foundations over the contaminated groundwater plumes and contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. In particular, impermeable caps, such as asphalt, buildings floors, or concrete, over soil contaminated with PCP minimize soil contaminant leaching and should be maintained. Permeable caps such as gravel placed over soils with direct contact pathway potential are intended to provide a barrier to this exposure. Based on the current and future use of the property, these barriers should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated groundwater plumes and contaminated soil and as depicted in the attached map will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into, or exposure to, underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. For both paved and gravel cap surfaces, any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner on the form included as **Barrier Inspection Log** (attached). The log will include recommendations for necessary repair of any areas where underlying soils are

exposed to take them to a condition similar to the original state. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained by the owner and will be submitted annually to the Wisconsin Department of Natural Resources ("WDNR.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations, gravel replacement in exposed soils within unpaved areas or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated groundwater plumes and contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the WDNR or its successor. If any missing monitoring wells are identified during barrier maintenance or replacement, the monitoring wells should be abandoned immediately by filling with bentonite.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Cap Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Cap Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information [January 2011]

Site Owner and Operator: James Gitz RDA of Prairie du Chien

214 East Blackhawk Avenue
PO Box 324.
Prairie du Chien, WI 53821
608 326 6406

Consultant: Ayres Associates, 1802 Pankratz St., Madison, WI 53704,
608 443 1200

WDNR: Dave Rozeboom
Wisconsin DNR
473 Griffith Avenue
Wisconsin Rapids, WI 54494

BARRIER INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830
TTY Access via relay - 711

December 20, 2010

Mr. Garth Frable
City of Prairie du Chien
PO Box 324
Prairie du Chien, WI 53821

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Quality Wood Treating Lot 1, Wisconsin
WDNR BRRTS Activity # 02-12-528521

Dear Mr. Frable:

On December 15, 2010, the Wisconsin Department of Natural Resources reviewed your request for closure of the case described above. The West Central Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the closure committee has determined that the chromium and pentachlorophenol contamination on the site from the area of the former wood treatment operations appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

All permanent and temporary monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005, found at http://dnr.wi.gov/org/water/dwg/gw/ or provided by the Department of Natural Resources. If any of the wells have been lost, damaged, or otherwise are unable to be abandoned, the GIS registry must be updated to indicate the location of all wells that could not be properly abandoned.

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

There is groundwater contamination on properties that are not the same property as the source of the contamination (off-source properties that do not have soil contamination). Section NR 726.05(2)(b)4, Wis. Adm. Code, requires you to also provide written notice of the presence of residual groundwater contamination to the owner of any off-source properties within this site that do not have soil contamination if they are affected by groundwater contamination. Please note the "site" is defined as all locations where the contamination is and is not limited to the source property.

An off-source property notification letter is required for the cemetery property down gradient of PZ-14.

This notification must include warnings that excavation of potentially contaminated soil or groundwater may pose inhalation or other direct contact hazards and will require soil and groundwater sampling and analysis, as well as proper storage, treatment, or disposal of any excavated materials, based upon the results of the analysis. Please provide me with a copy of any written notifications that have been sent.

As part of the approval for closure of this case, you will be responsible for maintaining the following continuing obligations. Cap maintenance and a Cap Maintenance Plan (similar to what was created for Lot 2) is required for all areas identified in the attached figure. In the final closure approval, you will also be required to conduct annual inspections. Documentation of the inspection will be required to be submitted to the Department annually.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, cap maintenance plan, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: http://dnr.wi.gov/org/aw/rr/gis/index.htm.

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.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (715) 421-7873.

Sincerely,

Dave Rozeboom
Hydrogeologist
Remediation & Redevelopment Program

Enclosure

cc: Jeff Steiner, Ayers, 1802 Pankratz St., Madison, WI 53704

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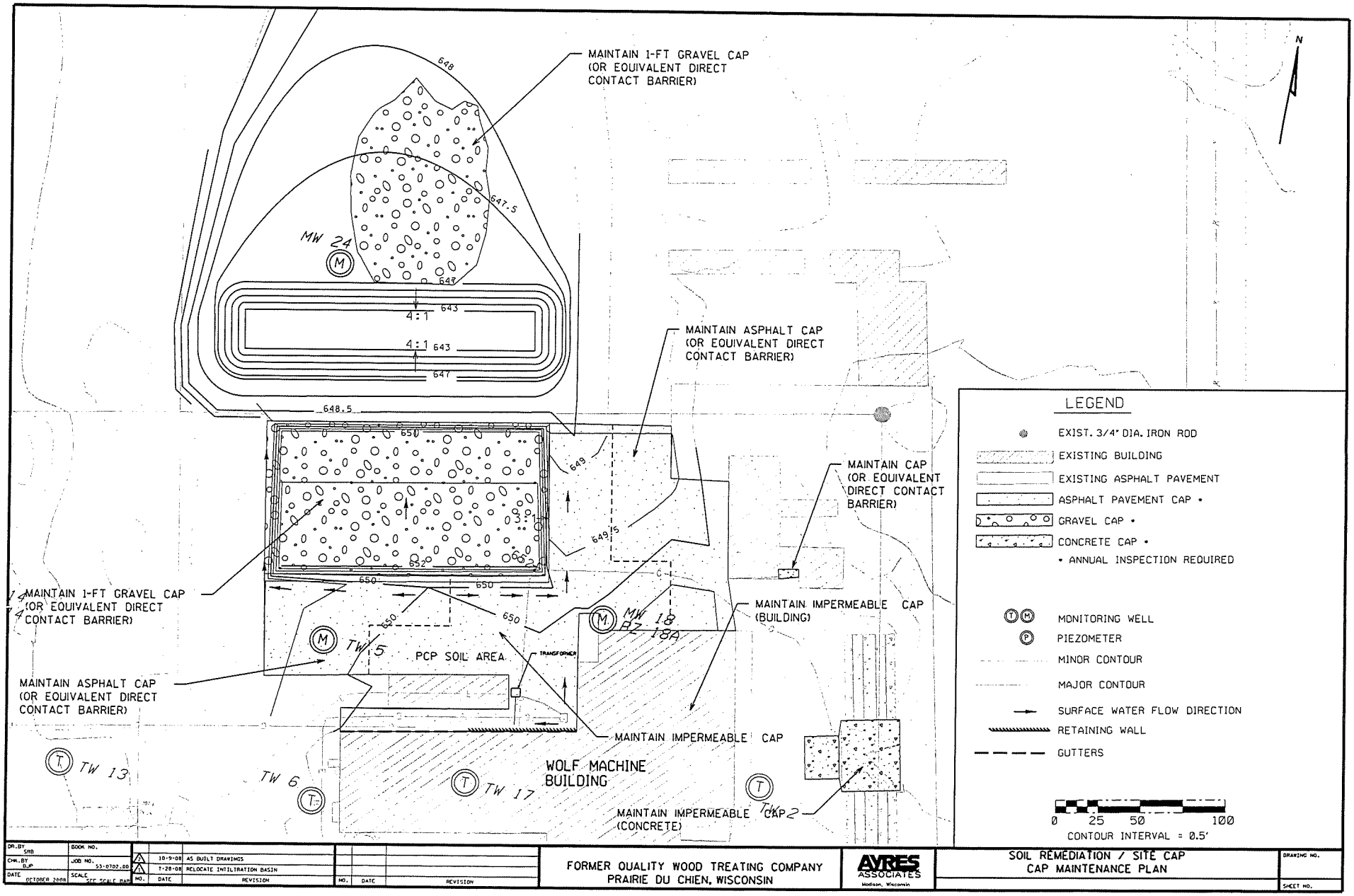
BARRIER INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?



10/10/2008
DanW@GLIBI
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DR.BY	BOOK NO.
SMB	
CHK.BY	JOB NO. 53-0702.00
DLP	
DATE	SCALE
OCTOBER 2008	SEE SCALE BAR

NO.	DATE	REVISION
2	10-9-08	AS BUILT DRAWINGS
1	7-28-08	RELOCATE INFILTRATION BASIN

NO.	DATE	REVISION

FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

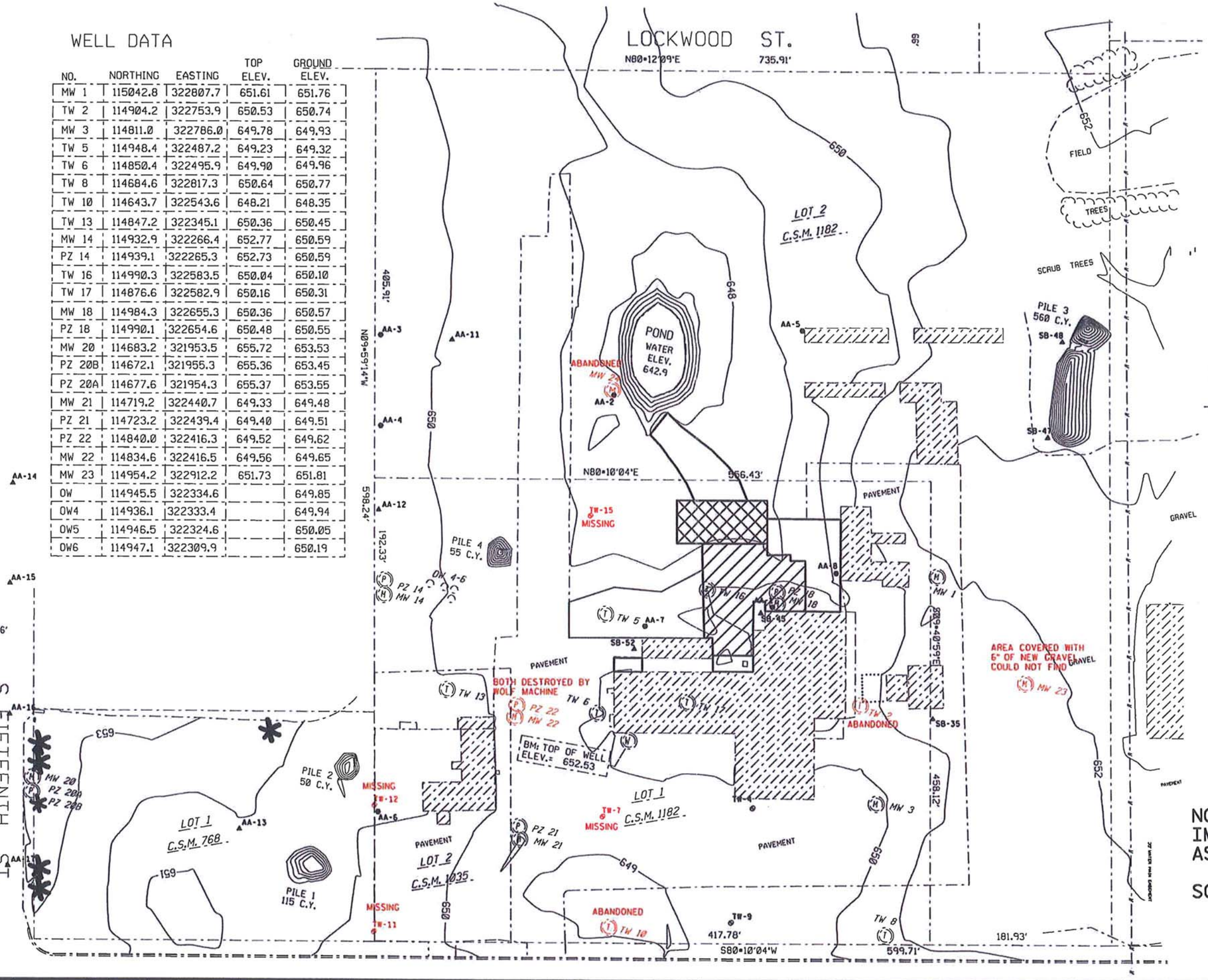
SOIL REMEDIATION / SITE CAP
CAP MAINTENANCE PLAN

DRAWING NO.

SHEET NO.

WELL DATA

NO.	NORTHING	EASTING	TOP ELEV.	GROUND ELEV.
MW 1	115042.8	322807.7	651.61	651.76
TW 2	114904.2	322753.9	650.53	650.74
MW 3	114811.0	322786.0	649.78	649.93
TW 5	114948.4	322487.2	649.23	649.32
TW 6	114850.4	322495.9	649.90	649.96
TW 8	114684.6	322817.3	650.64	650.77
TW 10	114643.7	322543.6	648.21	648.35
TW 13	114847.2	322345.1	650.36	650.45
MW 14	114932.9	322266.4	652.77	650.59
PZ 14	114939.1	322265.3	652.73	650.59
TW 16	114990.3	322583.5	650.04	650.10
TW 17	114876.6	322582.9	650.16	650.31
MW 18	114984.3	322655.3	650.36	650.57
PZ 18	114990.1	322654.6	650.48	650.55
MW 20	114683.2	321953.5	655.72	653.53
PZ 20B	114672.1	321955.3	655.36	653.45
PZ 20A	114677.6	321954.3	655.37	653.55
MW 21	114719.2	322440.7	649.33	649.48
PZ 21	114723.2	322439.4	649.40	649.51
PZ 22	114840.0	322416.3	649.52	649.62
MW 22	114834.6	322416.5	649.56	649.65
MW 23	114954.2	322912.2	651.73	651.81
OW	114945.5	322334.6		649.85
OW4	114936.1	322333.4		649.94
OW5	114946.5	322324.6		650.05
OW6	114947.1	322309.9		650.19



SCALE 1"=100'

0 50 100 200

CONTOUR INTERVAL = 1'

LEGEND

- EXISTING BUILDING
- EXISTING WATER MAIN
- EXISTING WATER WELL
- EXISTING PINE TREE
- MONITORING WELL
- TEMPORARY WELL
- PIEZOMETER
- PREVIOUS MONITORING POINTS
- REMOVE 2FT OR IMPERMEABLE CAP
- SOIL CAP OR IMPERMEABLE
- REMOVE 2FT OR SOIL CAP
- IMPERMEABLE CAP REQUIRED

NOTES:
IMPERMEABLE CAP CAN BE ASPHALT/CONCRETE/ETC.

SOIL CAP IS 2FT CLEAN FILL

DR.BY SRB	BOOK NO.						
CHK.BY CM	JOB NO. 53-0595.30						
DATE AUGUST 2007	SCALE 1" = 100'	NO.	DATE	REVISION	NO.	DATE	REVISION

FORMER QUALITY WOOD
PRAIRE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

CAP REQUIREMENTS

DRAWING NO. 6

SHEET NO. 6

State of Wisconsin
Department of Natural Resources

CERTIFICATE OF COMPLETION OF RESPONSE ACTIONS UNDER SECTION 292.15(2)(ae), WIS. STATS.

Whereas, the **Redevelopment Authority of the City of Prairie du Chien** has applied for an exemption from liability under s. 292.15, Wis. Stats., for property located at 1601 East Lessard Street, City of Prairie du Chien, Wisconsin, which is commonly referred to as the former Quality Wood Treating Co., Inc. site, partially described as Lot 1 of Crawford County Certified Survey Map No. 1182 recorded in Volume 10 of Certified Survey Maps on Pages 58, 58a, and 58b as Document No. 297924 and further described in the legal description found in Attachment A, and hereinafter referred to as "the Property";

Whereas, an environmental investigation of the Property has been conducted and the Wisconsin Department of Natural Resources ("the WDNR") has determined that contamination exists at the Property;

Whereas, the **Redevelopment Authority of the City of Prairie du Chien** has submitted to the WDNR certain investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(ae)1., Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property and the WDNR has approved of the environmental investigation and remedial action plan for the Property. The WDNR approved of the environmental investigation on **August 7, 2007**;

Whereas, the Property contains soil contamination that exceeds site-specific and/or generic residual contaminant levels ("RCLs") under ch. NR 720, Wis. Adm. Code, and groundwater contamination that exceeds groundwater quality enforcement standards under ch. NR 140, Wis. Adm. Code. Therefore, the Property will be included on the WDNR's Geographical Information System Registry of Closed Remediation Sites ("GIS Registry") data base pursuant to s. 292.12(3), Wis. Stats. **Redevelopment Authority of the City of Prairie du Chien** has submitted to the WDNR all the information necessary to be included on the GIS Registry pursuant to s. NR 726.05(2)(a)3. and s. NR 726.05(3)(a)4., Wis. Adm. Code;

Whereas, on March 1, 2011, the WDNR issued a final case closure letter concerning the investigation and cleanup of contamination on the Property. The owner of the Property shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached final case closure letter (Attachment C) and cap maintenance plan (Attachment D). The WDNR requires maintenance of paved surfaces and buildings as a cover or barrier in order to prevent direct contact with and infiltration through residual soil contamination that might otherwise pose a threat to public health and the environment. The final case closure letter requires that if soil with residual contamination is excavated in the future, the Property owner at the time of excavation must manage the soil in accordance with applicable state and federal laws;

Whereas, the WDNR determination that the response action is complete and was based on the Property being used as an industrial and/or commercial facility. In the event that the cover barrier areas that currently exist are removed, the replacement barrier must be equally protective. In the event there is a proposed land use change at the Property so that the tenancy or occupancy of the Property would be by certain sensitive populations, such as a single or multi-family residence, day care center, school, senior center, hospital or a similar use, the existing cover would need to be re-evaluated to determine if it is protective based on such a future land use;

Whereas, if these requirements are not followed, or if the land use changes from an industrial land use, the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements and the person who owns or controls the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats;

Whereas, **Redevelopment Authority of the City of Prairie du Chien** has paid to WDNR the appropriate insurance fee and has submitted a complete insurance application form to obtain coverage for the Property under Wisconsin's master insurance contract in accordance with s. 292.15(2)(ae)3m., Wis. Stats., and ch. NR 754, Wis. Adm. Code, based on their desire to use natural attenuation to remediate groundwater contamination that exceeds ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards; and

Whereas, on March 1, 2011, the WDNR determined that response actions necessary to restore the environment to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to the air, land, and waters of the state were completed, except with respect to groundwater contaminated with chromium and pentachlorophenol above the ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards. The WDNR has determined that groundwater contamination can be brought into compliance through natural attenuation in accordance with administrative rules promulgated by the WDNR.

Therefore, based upon the information that has been submitted, the WDNR hereby certifies that the response actions set forth in the WDNR-approved remedial action plan for the Property and any other necessary response actions have been completed, except with respect to groundwater contaminated with chromium and pentachlorophenol above the ch. NR 140, Wis. Adm. Code, groundwater quality enforcement standards The WDNR has determined that groundwater contamination can be brought into compliance through natural attenuation in accordance with administrative rules promulgated by the WDNR.

Upon issuance of this *Certificate of Completion*, the **Redevelopment Authority of the City of Prairie du Chien** and persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(ae)1., Wis. Stats.

However, the person who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by the conditions in this Certificate of Completion, the March 1, 2011, final case closure letter (Attachment C), the cap maintenance plan (Attachment D), s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any discharges of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

If natural attenuation of contaminated groundwater fails, the insurance coverage under s. 292.15(2)(ae)3m., Wis. Stats., may be used to cover the costs of complying with s. 292.11(2), Wis. Stats., with respect to groundwater quality. The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a *Certificate of Completion* by fraud or misrepresentation, or by the knowing failure to disclose material information or under circumstances in which the **Redevelopment Authority of the City of Prairie du Chien** knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this *Certificate of Completion* or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 2nd day of May, 2011.

Mark F. Giesfeldt

Mark F. Giesfeldt, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

ATTACHMENT A
LEGAL PROPERTY DESCRIPTION
Redevelopment Authority of the City of Prairie du Chien
Former Quality Wood Treating Co., Inc. Site

Lot 1:

Lot 1 of Crawford County Certified Survey Map No. 1182 recorded in Volume 10 of Certified Survey Maps on Pages 58, 58a, and 58b as Document No. 297924, in the Office of the Register of Deeds for Crawford County, Wisconsin.

A parcel located in Farm Lots 38 and 39 of the Private Land Claims at Prairie du Chien, and including Lot 1 Crawford County Certified Survey Map Number 1035, as filed in Volume 8 of Certified Survey Maps, Page 89, as Document No. 286038, in the Office of the Register of Deeds for Crawford County, Wisconsin, described as follows:

Commencing at the Northeast Corner of Farm Lot 38 of the Private Land Claims at Prairie du Chien; Thence S80°09'46"W, 2,643.30 feet along the north line of Farm Lot 38 of the Private Land Claims at Prairie du Chien; Thence S09°59'14"E, 31.45 feet to the Point of Beginning; Thence N09°59'14"W, 405.91 feet to the point being the point of beginning of this description; Thence N80°10'04"E, 556.43 feet; Thence S09°40'59"E, 458.12 feet; Thence S80°42'51"W, 417.78 feet; Thence N09°59'45"W, 270.93 feet; Thence S78°00'09"W, 136.26 feet; Thence N09°59'14"W, 192.33 feet to the point of beginning of this description.

Parcel ID #271-2395-0001.

Parcel contains 5.00 acres more or less.

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Redevelopment Authority of the City of Prairie du Chien
Former Quality Wood Treating Co., Inc. Site

1. *"Site Investigation Work Plan, Former Quality Wood Treating Co., Inc., Prairie du Chien, Wisconsin"* prepared by KU Resources, Inc. and dated September 2004.

2. Letter: *"Report of Findings, Site Investigation, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated November 15, 2004.

3. *"Remediation Work Plan: Former Quality Wood Treating Co., Inc., Prairie du Chien, Wisconsin"* prepared by KU Resources, Inc. and dated April 2005.

4. Letter: *"Report of Findings: Dibenzodioxin/Dibenzofuran Sampling and Analysis: Former Quality Wood Treating Co., Inc. Facility"* prepared by KU Resources, Inc. and dated June 17, 2005.

5. Letter: *"Report of Findings: Field Treatability Testing – Hexavalent Chromium in Soil, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated December 15, 2005.

6. Letter: *"Report of Findings: Field Treatability Testing – Pentachlorophenol in Groundwater, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated June 26, 2006.

7. Letter: *"Report of Findings: Field Treatability Testing – Chromium in Groundwater, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated June 26, 2006.

8. *"Confirmatory Soil Sampling: Field Treatability Testing: Hexavalent Chromium in Soil, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated July 6, 2006.

9. *"Phase I Environmental Site Assessment, Prairie du Chien – Quality Wood Treating Co., Inc., 1501 East Lessard Street, Prairie du Chien, WI"* prepared by Ayres Associates and dated September 2006.

10. Memo: *"Results of Most Recent Field Investigation and Lab Work, Quality Wood Treating Co., Inc."* prepared by Ayres Associates and dated September 11, 2006.

11. *"Site Investigation Workplan, Former Quality Wood Treating Property, 1501 South Lessard Street, Prairie du Chien, Wisconsin"* prepared by Ayres Associates and dated January 2007.

12. *"Concrete Sampling at Former Quality Wood"* prepared by Ayres Associates and dated January 23, 2007.

13. E-mail: *"Pdc QW – NR 141 Variance and Groundwater Investigation"* prepared by Ayres Associates and dated May 11, 2007.

14. *"Phase 2 ESA and Site Investigation Report, Former Quality Wood Treating Property, 1501 South Lessard Street, Prairie du Chien, Wisconsin"* prepared by Ayres Associates and dated July 2007.

15. *"Remedial Action Plan, Former Quality Wood Treating Property, 1501 South Lessard Street, Prairie du Chien, Wisconsin"* prepared by Ayres Associates and dated August 2007.

16. Memo: *"Former Quality Wood – **REVISED** Alternative to Landfilling for Capping Remedy"* prepared by Ayres Associates and dated August 22, 2007.

17. Letter: *"Former Quality Wood Treating Property"* prepared by Ayres Associates and dated November 16, 2007.

18. Letter: *"Former Quality Wood Treating Property – CHRONOLOGY"* prepared by Ayres Associates and dated November 29, 2007.

19. Letter: *"Former Quality Wood Treating Property, Decontamination and Demolition of the Former Dry Kiln"* prepared by Ayres Associates and dated April 16, 2008.

20. Letter: *"Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, **Quarterly Groundwater Monitoring – April 2008**"* prepared by Ayres Associates and dated April 29, 2008.

21. Letter: *"Former Quality Wood Treating Property, Detailed Information on Cap Construction"* prepared by Ayres Associates and dated June 9, 2008.

22. Letter: *"Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, Groundwater Monitoring Program Revisions"* prepared by Ayres Associates and dated August 28, 2008.

23. Letter: *"Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, **Quarterly Groundwater Monitoring – June 2008**"* prepared by Ayres Associates and dated July 15, 2008.

24. Letter: *"Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, **Quarterly Groundwater Monitoring – September 2008**"* prepared by Ayres Associates and dated October 6, 2008.

25. *"NR 724 Documentation and Remedial Action Report, Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, Wisconsin"* prepared by Ayres Associates and dated October 2008.

26. Letter. *"Former Quality Wood Treating Property, 1601 East Lessard Street. Prairie du Chien,* ***Quarterly Groundwater Monitoring – February 2009****"* prepared by Ayres Associates and dated March 2009.

27. Letter. *"Former Quality Wood Treating Property, 1601 East Lessard Street. Prairie du Chien,* ***Quarterly Groundwater Monitoring – August 2009****"* prepared by Ayres Associates and dated September 2009.

28. *"Quality Wood Treating Co, Inc Lot 1 Case Closure Request", Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, Wisconsin"* prepared by Ayres Associates and dated October 2009.

29. Letter. *"Former Quality Wood Treating Property, 1601 East Lessard Street. Prairie du Chien,* ***Quarterly Groundwater Monitoring – April 2010****"* prepared by Ayres Associates and dated April 2010.

30. Letter. *"Former Quality Wood Treating Property, 1601 East Lessard Street. Prairie du Chien,* ***Quarterly Groundwater Monitoring – July 2010****"* prepared by Ayres Associates and dated August 2010.

31. Letter. *"Former Quality Wood Treating Property, 1601 East Lessard Street. Prairie du Chien,* ***Quarterly Groundwater Monitoring – October 2010****"* prepared by Ayres Associates and dated November 2010.

ATTACHMENT C
CASE CLOSURE LETTER
Redevelopment Authority of the City of Prairie du Chien
Former Quality Wood Treating Co., Inc. Site

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids WI 54494

Scott Walker, Governor
Cathy Stepp, Secretary
Scott Humrickhouse, Regional Director
Telephone 715-421-7800
FAX 715-421-7830
TTY Access via relay - 711

March 1, 2011

Mr. Garth Frable
City of Prairie du Chien
PO Box 324
Prairie du Chien, WI

SUBJECT: Final Case Closure with Continuing Obligations
Quality Wood Treating Lot 1
1601 East Lessard St, Prairie, du Chien, WI
WDNR BRRTS Activity #: 02-12-528521

Dear Mr. Frable:

On December 15, 2010, the West Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On December 20, 2010, you were notified that the Closure Committee had granted conditional closure to this case.

On February 24, 2011, the Department received information or documentation indicating that you have complied with the requirements for final closure. Conditions of closure included: 1) Abandonment of monitoring wells; 2) Off-source property notification; and 3) Cap maintenance plan.

The Department reviewed the case closure request regarding the chromium and pentachlorophenol contamination in soil and groundwater at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry
This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a gravel barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards
- One or more monitoring wells were not located and must be properly abandoned if found.

This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry, in a PDF attachment. 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 at http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Closure Conditions

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. You must pass on both the information about these continuing obligations and the maintenance plan to the next property owner or owners. 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. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with **attached maintenance plans** are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the gravel, pavement or other impervious cap that currently exists in the location shown on the **attached map** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Soil contamination remains on the north side of the building as shown on the attached map and in the information submitted to the Department of Natural Resources. If soil in the specific locations shown on the attached map is excavated in the future, 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 statutes 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 during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. **Please submit the inspection log to the Department annually.**

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement or gravel is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

Residual Groundwater Contamination

Groundwater impacted by chromium and pentachlorophenol contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this contaminated property as shown on the attached map. Off-source property owners have also been notified of the presence of groundwater contamination.

Monitoring Wells that could not be Properly Abandoned

On February 22, 2011, your consultant Ayers Associates notified the Department that monitoring wells (TW-7, 11, 12, 15, MW-22, 23, PZ-22A) shown on the attached map, could not be properly abandoned because they were missing due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the wells shown on the attached map and to determine whether they were properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with these monitoring wells if they create a conduit for contaminants to enter groundwater. If in the future any of the groundwater monitoring wells are found, the then current owner of the property on which the well is located will be required to notify the Department, 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.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil or gravel barrier that must be maintained over contaminated soil
- One or more monitoring wells that were not located are found and properly abandoned.

Please send written notifications in accordance with the above requirements to the west central region DNR office, to the attention of the Environmental Program Associate.

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 me at (715) 839-3710

Sincerely,

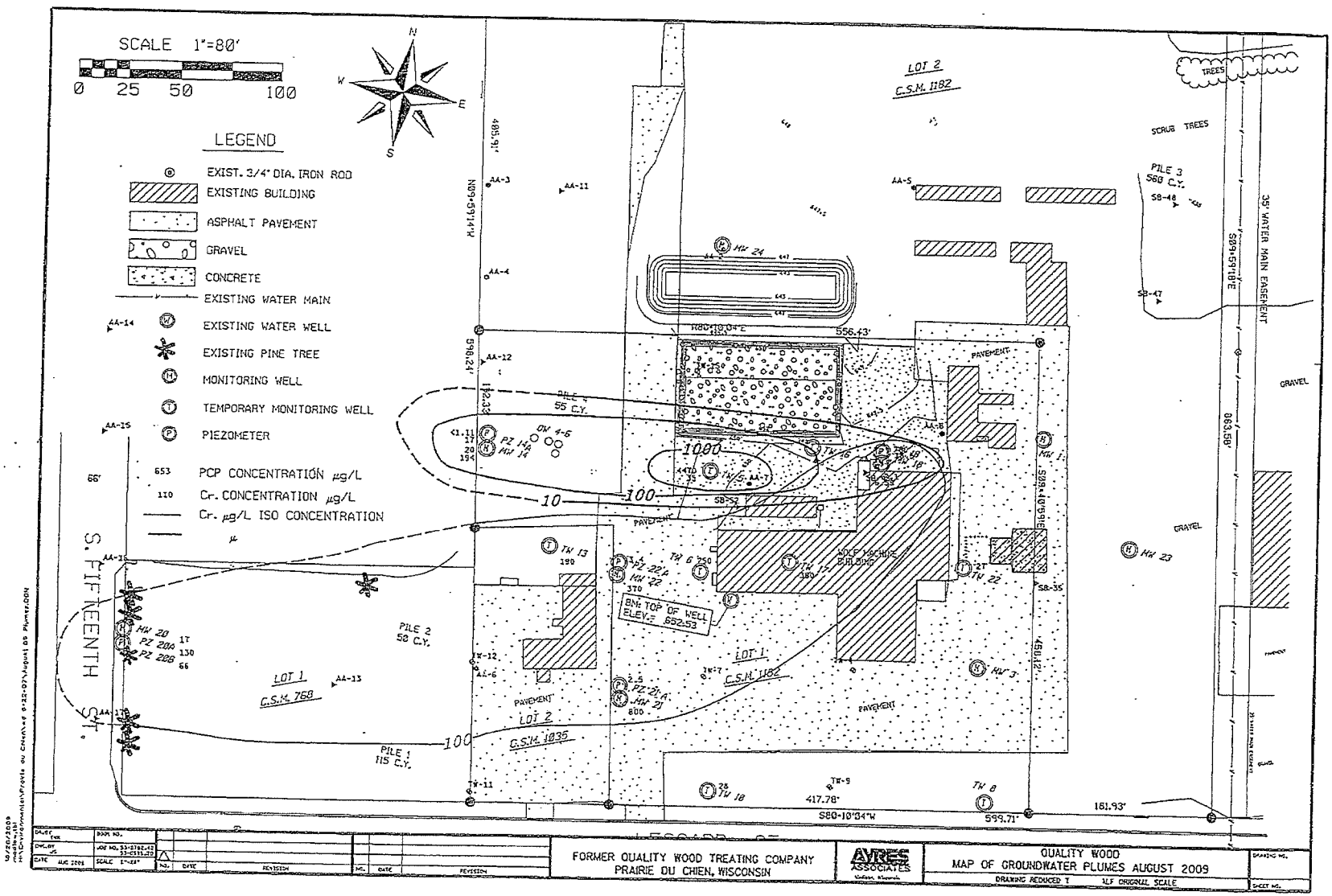
Bill Evans

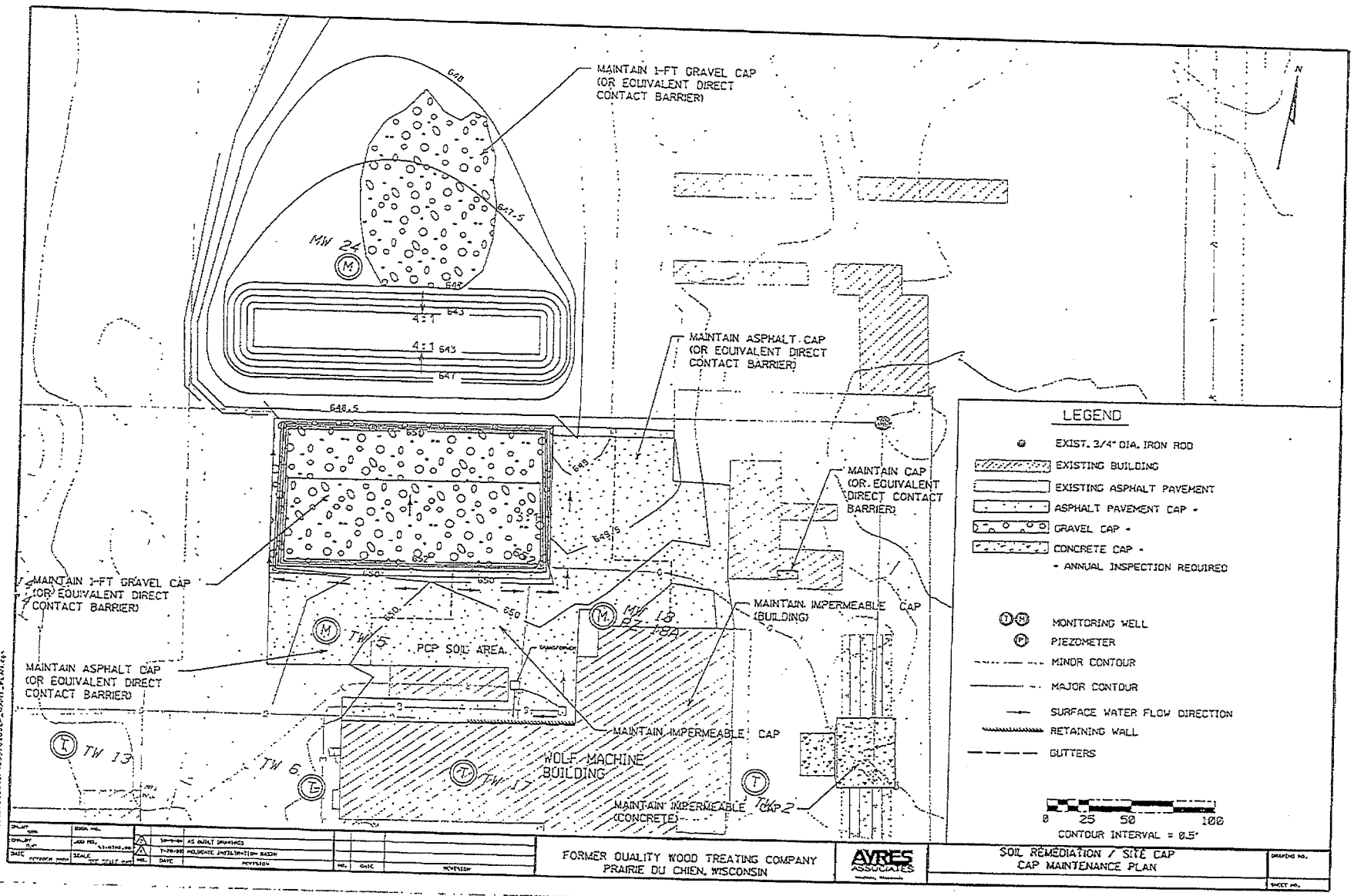
Bill Evans, Team Supervisor
West Central Region Remediation & Redevelopment Program

Attachments:

- remaining groundwater contamination map
- extent of cap map
- Missing monitoring well location map
- Maintenance plan
- RR 819

cc: Tom Gaieck, Ayres
Michael Prager, WDNR
Loren Brumberg, WDNR
Dave Glawe, Wolf Machine Inc., 1601 E. Lessard St., PO Box 278, Prairie du Chien, WI 53821


SCALE 1"=80'
0 25 50 100
N
S
E
W
LEGEND
EXIST. 3/4" DIA. IRON ROD
EXISTING BUILDING
ASPHALT PAVEMENT
GRAVEL
CONCRETE
EXISTING WATER MAIN
EXISTING WATER WELL
EXISTING PINE TREE
MONITORING WELL
TEMPORARY MONITORING WELL
PIEZOMETER
653 PCP CONCENTRATION µg/L
110 Cr. CONCENTRATION µg/L
Cr. µg/L ISO CONCENTRATION
µ
S. FIFTEENTH ST.
LOT 1
C.S.M. 768
LOT 2
C.S.M. 1035
LOT 1
C.S.M. 1182
LOT 2
C.S.M. 1182
PILE 1
115 C.Y.
PILE 2
50 C.Y.
PILE 3
560 C.Y.
PILE 4
55 C.Y.
BM: TOP OF WELL
ELEV.= 652.53
WOLF MACHINE BUILDING
PAVEMENT
GRAVEL
SCRUB TREES
TREES
35' WATER MAIN EASEMENT
S09°59'18"E
S80°10'04"W
N09°59'14"W
556.43'
417.78'
599.71'
161.93'
863.58'
1000
100
10
FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN
AYRES ASSOCIATES
QUALITY WOOD
MAP OF GROUNDWATER PLUMES AUGUST 2009
DRAWING REDUCED T
ALF ORIGINAL SCALE



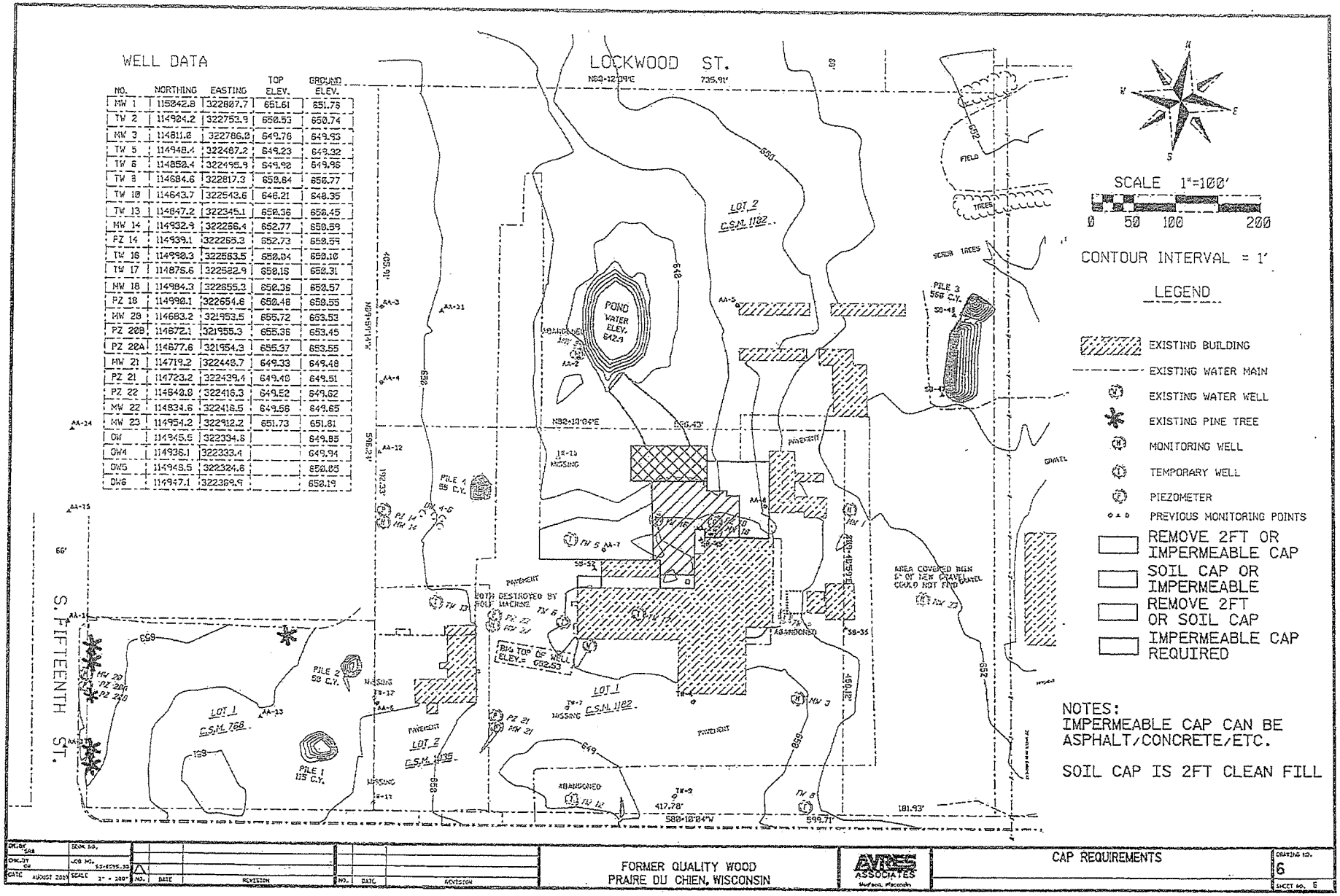
FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN

AYRES ASSOCIATES

SOIL REMEDIATION / SITE CAP
CAP MAINTENANCE PLAN

WELL DATA

NO.	NORTHING	EASTING	TOP ELEV.	GROUND ELEV.
MW 1	115042.8	322807.7	651.61	651.76
TW 2	114924.2	322753.9	650.53	650.74
MW 3	114811.0	322786.0	649.78	649.93
TW 5	114948.4	322487.2	649.23	649.32
TW 6	114850.4	322495.9	649.90	649.96
TW 8	114684.6	322817.3	650.64	650.77
TW 10	114643.7	322543.6	646.21	648.35
TW 13	114847.2	322345.1	650.36	650.45
MW 14	114932.9	322266.4	652.77	650.59
PZ 14	114939.1	322265.3	652.73	650.59
TW 16	114990.3	322563.5	650.04	650.10
TW 17	114876.6	322582.9	650.15	650.31
MW 18	114984.3	322655.3	650.36	650.57
PZ 18	114990.1	322654.6	650.48	650.55
MW 20	114683.2	321953.5	655.72	653.53
PZ 20B	114672.1	321955.3	655.36	653.45
PZ 20A	114677.6	321954.3	655.37	653.55
MW 21	114719.2	322448.7	649.33	649.48
PZ 21	114723.2	322439.4	649.40	649.51
PZ 22	114840.0	322416.3	649.52	649.62
MW 22	114834.6	322416.5	649.56	649.65
MW 23	114954.2	322912.2	651.73	651.81
OW	114945.5	322334.6		649.85
OW4	114936.1	322333.4		649.94
OW5	114946.5	322324.6		650.05
OW6	114947.1	322309.9		650.19



NOTES:
IMPERMEABLE CAP CAN BE ASPHALT/CONCRETE/ETC.

SOIL CAP IS 2FT CLEAN FILL

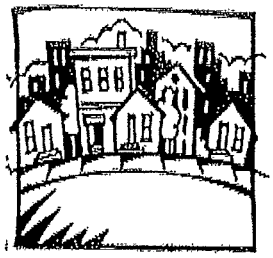
DR. BY SAB	BOOK NO.				
CHK. BY CU	JOB NO. 53-6575.33				
DATE AUGUST 2001	SCALE 1" = 100'	NO. DATE REVISION	NO. DATE REVISION		

FORMER QUALITY WOOD
PRAIRE DU CHIEN, WISCONSIN

AVRES ASSOCIATES
Madison, Wisconsin

CAP REQUIREMENTS

DRAWING NO. 6
SHEET NO. 6



Continuing Obligations for Environmental Protection

Responsibilities of Wisconsin Property Owners

PUB-RR-819 June 2009

This fact sheet is intended to help property owners understand their legal requirements under s. 292.12, Wis. Stats., regarding continuing obligations that arise due to the environmental condition of their property.

The term "continuing obligations" refers to certain actions for which property owners are responsible following a completed environmental cleanup. They are sometimes called environmental land use controls or institutional controls. These legal obligations, such as a requirement to maintain pavement over contaminated soil, are most often found in a cleanup approval letter from the state.

Less commonly, a continuing obligation may apply where a cleanup is not yet completed but a cleanup plan has been approved, or at a property owned by a local government that is exempt from certain cleanup requirements.

What Are Continuing Obligations?

Continuing obligations are legal requirements designed to protect public health and the environment in regard to contamination that remains on a property.

Continuing obligations still apply after a property is sold. Each new owner is responsible for complying with the continuing obligations.

Background

Wisconsin, like most states, allows some residual contamination to remain after cleanup of soil or groundwater contamination. This minimizes the transportation of contamination and reduces cleanup costs while still ensuring that public health and the environment are protected.

The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, places sites or properties with residual contamination on a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations. Please see the "Public Information" section on page 3 to learn more about the database. (Prior to June 3, 2006, the state used deed restrictions recorded at county courthouses to establish continuing obligations, and those deed restrictions have also been added into the database.)

Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov/org/aw/rr/

Public Information

The DNR provides public information about continuing obligations on the Internet. This information helps property owners, purchasers, lessees and lenders understand legal requirements that apply to a property.

Properties with continuing obligations can generally be located in DNR's *GIS Registry*, part of the *RR Sites Map*. The information includes maps, deeds, contaminant data and the state's closure letter. The closure letter states that no additional environmental cleanup is needed for past contamination and includes information on property-specific continuing obligations. If a cleanup has not been completed, the state's approval of the remedial action plan will contain the information about continuing obligations.

However, some older cleanups may not be listed in the *GIS Registry*, so please consult DNR's comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web*. This database shows all contamination activities known to DNR.

BRRTS on the Web and *RR Sites Map* are part of **CLEAN** (the **Contaminated Lands Environmental Action Network**) at dnr.wi.gov/org/aw/rr/clean.htm.

If a completed cleanup is shown in *BRRTS on the Web* but the site documents can not be found in the *GIS Registry*, DNR's closure letter can still be obtained from a regional office. For assistance, please contact a DNR Environmental Program Associate (see the RR Program's Staff Contact web page at dnr.wi.gov/org/aw/rr/technical/lists/contact_rr.htm).

Off-Site Contamination: When Continuing Obligations Cross the Property Line

An off-site property owner is someone who owns property that has been affected by contamination that moved through soil, sediment or groundwater from another property. Wisconsin law, s. 292.13, Wis. Stats., provides an exemption from environmental cleanup requirements for owners of "off-site" properties. The DNR will generally not ask off-site property owners to investigate or clean up contamination that came from a different property, as long as the off-site owner allows access to his or her property so that others who are responsible for the contamination may complete the cleanup.

However, off-site property owners are legally obligated to comply with continuing obligations on their property, even though they did not cause the contamination. For example, if the state approved a cleanup where the person responsible for the contamination placed clean soil over contamination on an off-site property, the owner of the off-site property must either keep that soil in place or obtain state approval before disturbing it.

Property owners and others should check the *Public Information* section above if they need to:

- determine whether and where continuing obligations exist on a property;
- review the inspection, maintenance and reporting requirements, and
- contact the DNR regarding changing that portion of the property. The person to contact is the person that approved the closure or remedial action plan.

ATTACHMENT D
CAP MAINTENANCE PLAN
Redevelopment Authority of the City of Prairie du Chien
Former Quality Wood Treating Co., Inc. Site

CAP MAINTENANCE PLAN

January 2011

Property Located at: 1601 East Lessard Street, Prairie du Chien, WI 53821
FID # 612009860, WDNR BRRTS #02-12-528521, #02-12-552916, #06-12-548340, #06-12-552888, and 07-12-548333

Lots 1 and 2, Crawford County Certified Survey Map No. 1182, City of Prairie du Chien, County of Crawford, State of Wisconsin; Tax Parcel No. 12-271-2395-0001

Introduction

This document is the Cap Maintenance Plan for a gravel, concrete, and asphalt pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the new gravel, asphalt, and concrete cap, existing slab on grade buildings, and other paved surfaces occupying the area over the contaminated groundwater plumes and soil on site. The contaminated groundwater plumes are impacted by Chromium and Pentachlorophenol and contaminated soil is impacted by Dioxin, Pentachlorophenol, Chromium, and Arsenic. The locations of the paved surfaces and building to be maintained in accordance with this Cap Maintenance Plan are identified in the attached map.

Cover and Building Barrier Purpose

The paved surfaces and the building foundations over the contaminated groundwater plumes and contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. In particular, impermeable caps, such as asphalt, buildings floors, or concrete, over soil contaminated with PCP minimize soil contaminant leaching and should be maintained. Permeable caps such as gravel placed over soils with direct contact pathway potential are intended to provide a barrier to this exposure. Based on the current and future use of the property, these barriers should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated groundwater plumes and contaminated soil and as depicted in the attached map will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into, or exposure to, underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. For both paved and gravel cap surfaces, any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner on the form included as **Barrier Inspection Log** (attached). The log will include recommendations for necessary repair of any areas where underlying soils are

exposed to take them to a condition similar to the original state. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained by the owner and will be submitted annually to the Wisconsin Department of Natural Resources ("WDNR.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations, gravel replacement in exposed soils within unpaved areas or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated groundwater plumes and contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the WDNR or its successor. If any missing monitoring wells are identified during barrier maintenance or replacement, the monitoring wells should be abandoned immediately by filling with bentonite.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Cap Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Cap Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information [January 2011]

Site Owner and Operator: James Gitz RDA of Prairie du Chien

214 East Blackhawk Avenue
PO Box 324.
Prairie du Chien, WI 53821
608 326 6406

Consultant: Ayres Associates, 1802 Pankratz St., Madison, WI 53704,
608 443 1200

WDNR: Dave Rozeboom
Wisconsin DNR
473 Griffith Avenue
Wisconsin Rapids, WI 54494

BARRIER INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

City of PdC
CM# 1035

1a

DOC# 297107

State Bar of Wisconsin Form 2-2003
WARRANTY DEED

Document Number

Document Name

Recorded
NOV. 03, 2006 AT 03:27PM
CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
MELISSA C MEZERA - REGISTER
Fee Amount: $15.00
Transfer Fee: 1930.00

310,000

Private Land Claims

THIS DEED, made between Welter Properties in Prairie, Inc., a Wisconsin corporation (as to Parcel I), and Stephen E. Welter, individually (as to Parcel II),
("Grantor," whether one or more),
and Redevelopment Authority of the City of Prairie du Chien
("Grantee," whether one or more).

560/D
184

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Crawford County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A, Attached hereto and made a part hereof.

Recording Area

Name and Return Address
Robert Standorf, Chairperson
Redevelopment Authority
214 East Blackhawk Avenue
P. O. Box 324
Prairie du Chien, WI 53821

Exceptions to warranties: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes for the year 2006 and those matters identified on the attached Exhibit B.

12-271-2395-0001 and 12-271-2395-0020
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Dated November 3, 2006.

* Stephen E. Welter, individually (SEAL)

* (SEAL)

WELTER PROPERTIES IN PRAIRIE, INC. (SEAL)

* By: (SEAL)
Stephen E. Welter, President

AUTHENTICATION

Signature(s)

authenticated on

*
TITLE: MEMBER STATE BAR OF WISCONSIN

THIS INSTRUMENT DRAFTED BY:

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

THIS INSTRUMENT DRAFTED BY:
Katherine R. Rist, Foley & Lardner LLP
150 East Gilman Street, Madison, WI 53703

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
CRAWFORD COUNTY)

Personally came before me on November 3, 2006
the above-named Stephen E. Welter, individually, and as President of Welter Properties in Prairie, Inc.
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission (is permanent) ~~(expires)~~)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

* Type name below signatures.

EXHIBIT A

Parcel I:

Lot One (1) of Certified Survey Map No. 1035 as filed in Volume 8 of Certified Survey Maps, Page 89, as Document No. 286038, in the Office of the Register of Deeds for Crawford County, Wisconsin.

Parcel II:

A parcel located in the Farm Lot 38 and Farm Lot 39, of the Private Land Claims of Prairie du Chien, and being part of Blocks 74 and 75 of Lower Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin, bound by the following described line: Commencing at the Northeast corner of Farm Lot 38; thence South 25°50'04" East, 965.82' along the East line of Farm Lot 38 and the East line of Farm Lot 39 to the extended centerline of Lessard Street; thence South 80°00'00" West, 2194.05' along the extended centerline of Lessard Street to a point which lies North 80°00'00" East, 710.00' from the intersection of the center line of Lessard Street and the center line of 16th Street; thence North 10°10'58" West, 896.62' parallel with the center line of 18th Street to a point on the South right-of-way line of vacated Lockwood Street; thence North 80°00'47" East, 25.95'; thence South 10°10'58" East, 896.61' to the extended center line of Lessard Street; thence South 80°00'00" West, 25.95' along the extended center line of Lessard Street to the point of beginning.

DOC# 297107

EXHIBIT B

From and after the date of this Warranty Deed Grantee assumes the risk that adverse matters, including but not limited to, construction defects and adverse physical and environmental conditions, may not have been revealed by Grantee's investigations, and Grantee, as of the date of this Warranty Deed, waives, relinquishes and releases Grantor (and Grantor's officers, directors, shareholders, employees and agents) from and against any and all claims, demands, causes of action (including causes of action in tort), losses, damages, liabilities, costs and expenses (including reasonable attorney's fees) of any and every kind or character, known or unknown, that may be asserted or alleged against Grantor (including Grantor's officers, directors, shareholders, employees and agents) by Grantee or any third parties at any time by reasons of, or arising out of, the physical and environmental conditions of the Property or the building located thereon, any latent or patent construction defects, violations of any applicable laws and any and all other acts, omissions, events, circumstances or matters regarding the Property. The foregoing waiver, relinquishment and release shall not, however, preclude Grantee from joining Grantor as a party to any action, claim or proceeding brought by a third party against Grantee arising out of any violation of applicable law or environmental condition of the land or improvements which existed prior to the date of this Warranty Deed.

Furthermore, Grantee, its successors and assigns, shall indemnify, protect and hold Grantor harmless from and against any and all claims, demands, causes of action (including causes of action in tort), losses, damages, liabilities, costs and expenses (including reasonable attorneys' fees) of any and every kind or character arising out of any requirement that any environmental conditions on the Property be remediated or otherwise cured including, but not limited to, the open investigation being conducted by the Wisconsin Department of Natural Resources as of the date of this Warranty Deed.

As used herein, the term "hazardous materials or substances" means (i) hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including but not limited to substances defined as "hazardous wastes," "hazardous substances," "toxic substances," "pollutants, "contaminants," "radioactive materials," or other similar designations in, or otherwise subject to regulation under, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. §2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. §1802; the Resource Conservation and Recovery Act, 42 U.S.C. §9601. et seq.; the Clean Water Act, 33 U.S.C. §1251; the Safe Drinking Water Act, 42 U.S.C. §300f et seq.; the Clean Air Act, 42 U.S.C. §7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinances adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinance now or hereafter in effect relating to environmental matters (collectively, "Environmental Laws"); and (ii) any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law, now or hereafter in effect, including but not limited to (A) petroleum, (B) refined petroleum products, (C) waste oil, (D) waste aviation or motor vehicle fuel and (E) asbestos.

City of PdC
CRM #1182

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

X14

DOC# 298332

Recorded
MAR. 08, 2007 AT 02:54PM
CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
MELISSA C MEZERA ~ REGISTER
Fee Amount: $15.00
Fee Exempt 77.25-(13)

Recording Area

Name and Return Address:
Sean O'Flaherty
O'Flaherty Hahn Egan, Ltd.
301 Main St., 10th Floor
LaCrosse, WI 54601

Private Land Claim

THIS DEED, made between Redevelopment Authority of the City of Prairie du Chien ("Grantor," whether one or more), and Wolf Machine, Inc., a Wisconsin corporation ("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Crawford County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
This deed conveys improvements only.

See Exhibits A and B attached hereto and incorporated herein by reference.

Part of 12-271-2395-0001
Parcel Identification Number (PIN)
This **is not** homestead

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: **Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded and use restrictions and covenants, general taxes in 2007.**

Dated March 8, 2007

REDEVELOPMENT AUTHORITY OF THE CITY OF PRAIRIE DU CHIEN

By: _____ (SEAL)

* _____ (SEAL)

* _____ (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

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

WENDY A BANASIK NOTARY PUBLIC STATE OF WISCONSIN

THIS INSTRUMENT DRAFTED BY:
Shana Feuling Weber
Reinhart Boerner Van Deuren s.c.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
CRAWFORD COUNTY)

Personally came before me on March, 2007,
the above-named
* ROBERT L. STANDURF
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* _____
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 8-19-07)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

©2003 STATE BAR OF WISCONSIN

WARRANTY DEED

FORM NO. 1-2003

*Type name below signatures.

RBVDX178607

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EXHIBIT A
TO
WARRANTY DEED

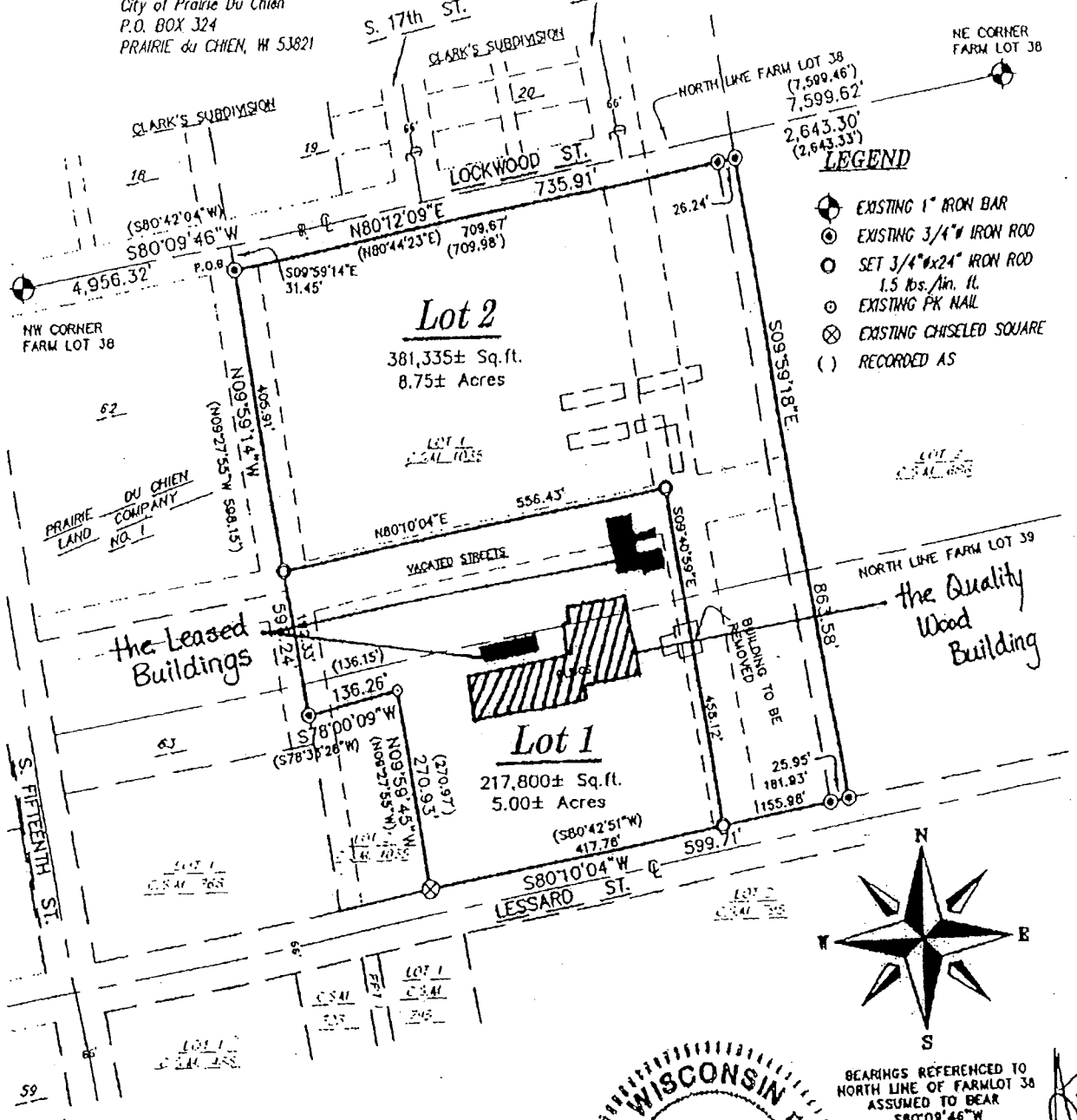
The improvement depicted as the "Quality Wood Building" shown on the map attached hereto as Exhibit B, located on a part of Lot 1, Crawford County Certified Survey Map No. 1182, City of Prairie du Chien, County of Crawford, State of Wisconsin.

The "Leased Buildings" depicted on Exhibit B are not included in this conveyance.

Exhibit B

DOC# 298352

OWNER:
Redevelopment Authority of the
City of Prairie Du Chien
P.O. BOX 324
PRAIRIE du CHIEN, WI 53821



BEARINGS REFERENCED TO NORTH LINE OF FARMLOT 38 ASSUMED TO BEAR S80°09'46"W

GRAPHIC SCALE FEET

0 100 200 400

WISCONSIN
WILLIAM R. BULAWA
S-2767
Prairie du Chien WI
SURVEYOR
1-12-2007

Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only.

Authorized by:

RECEIVED FOR RECORD THIS 23rd DAY OF January 2007, AT 1:53 PM AND RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGE 58, 58a, 58b.

Melissa C Mezera, Register
REGISTER OF DEEDS

DOCUMENT NUMBER 297984

SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY: WILLIAM R. BULAWA

CITY OF PRAIRIE DU CHIEN

PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

TO: Administrative Record

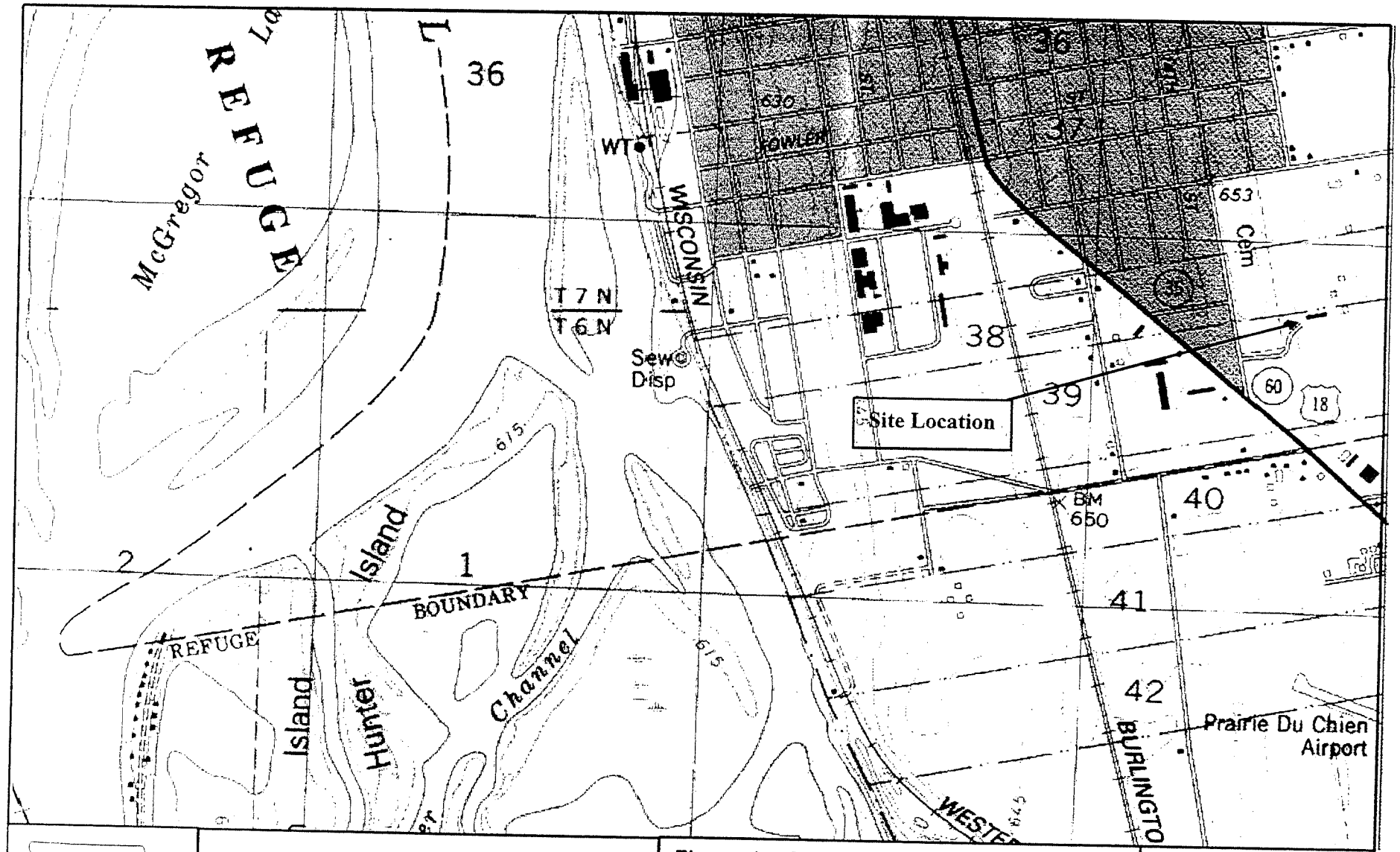
FROM: Garth W. Frable on Behalf of the Redevelopment Authority of the City of Prairie du Chien

RE: Deed for Lot 1 of Certified Survey Map 1182

DATE: October 21, 2009

The enclosed deed for Lot 1 of Certified Survey Map 1182 is accurate and complete.

Garth W. Frable
City of Prairie du Chien
On Behalf of the Redevelopment Authority of the City of Prairie du Chien



IOWA

QUADRANGLE LOCATION

PRAIRIE DU CHIEN, IOWA–WIS

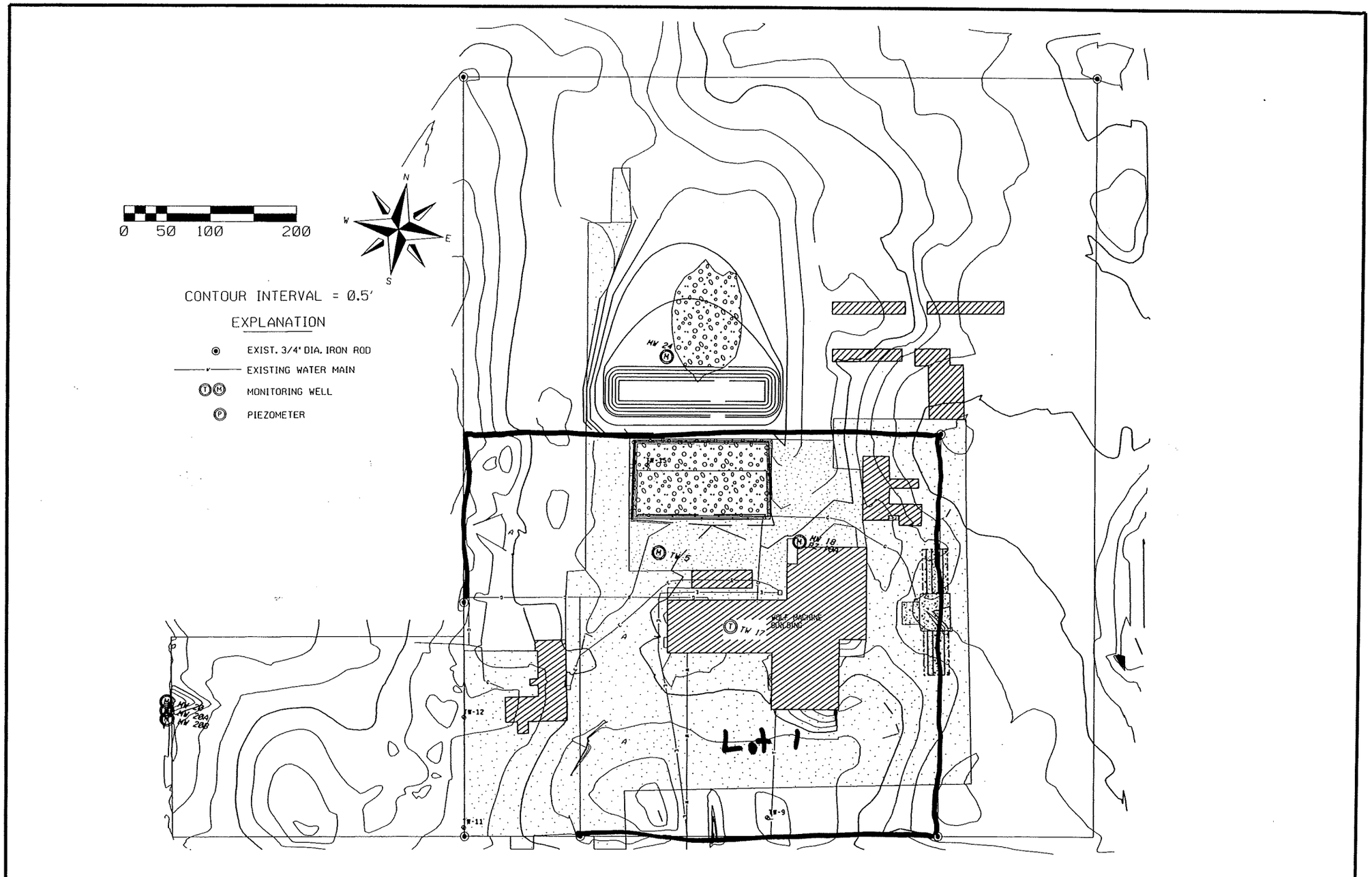
SW/4 PRAIRIE DU CHIEN 15' QUADRANGLE

N4300–W9107.5/7.5

1983

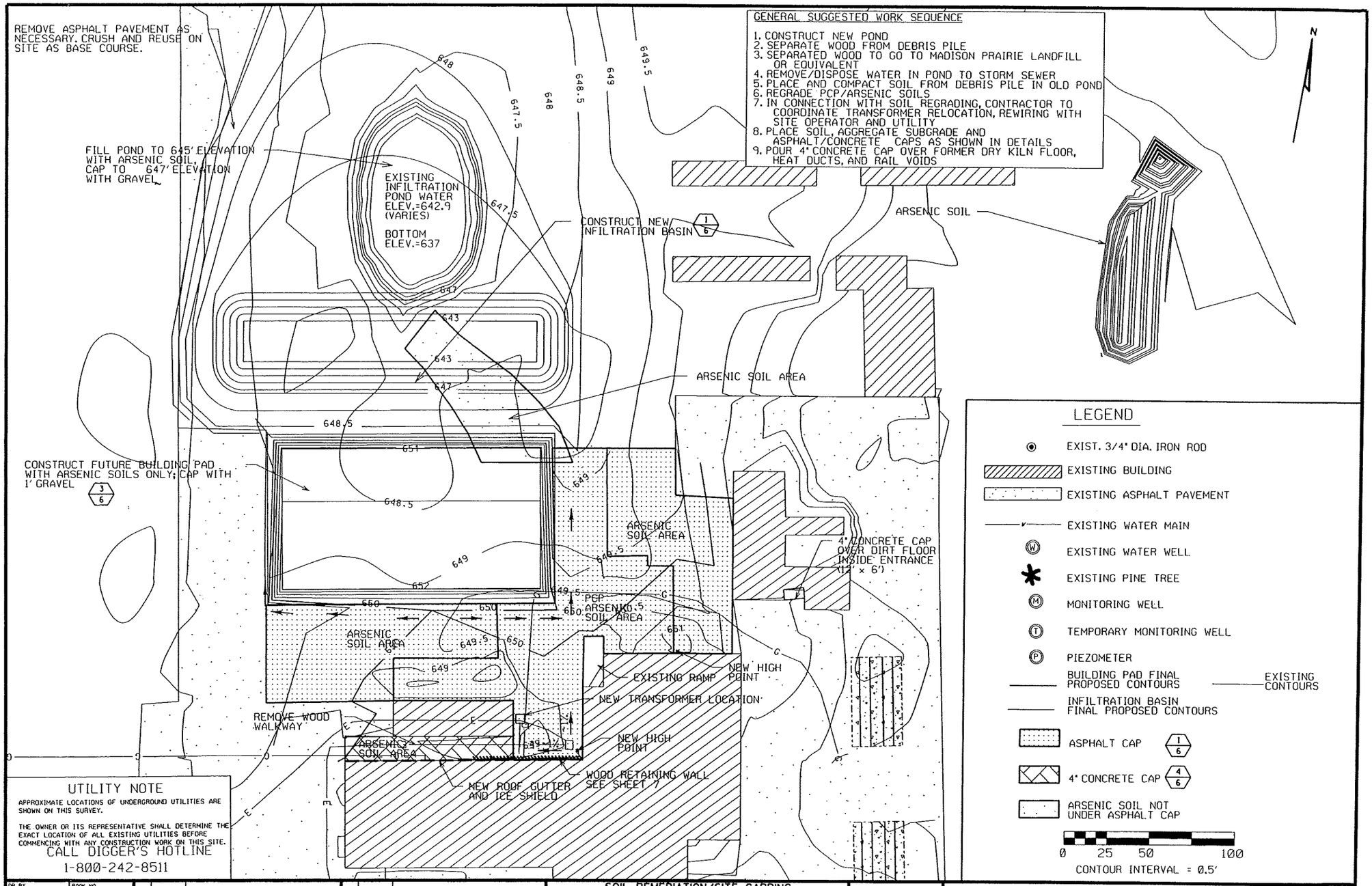
Figure 1 – Site Location
GIS Registry – Location Map
Former Quality Wood, 1601 E. Lessard St,
Prairie du Chien, WI – October 2008
City of Prairie du Chien – 53-0702.70

AYRES ASSOCIATES



DR.BY WAH/JF	BOOK NO.						FORMER QUALITY WOOD TREATING COMPANY PRAIRIE DU CHIEN, WISCONSIN	AYRES ASSOCIATES Madison, Wisconsin	SITE MAP	DRAWING NO.
CHK.BY MCM	JOB NO. 53-0702.49									
DATE OCT 2008	SCALE SEE SCALE BAR	NO.	DATE	REVISION	NO.	DATE	REVISION			SHEET NO.

$DATE$
PEN
$FILE$



GENERAL SUGGESTED WORK SEQUENCE

1. CONSTRUCT NEW POND
2. SEPARATE WOOD FROM DEBRIS PILE
3. SEPARATED WOOD TO GO TO MADISON PRAIRIE LANDFILL OR EQUIVALENT
4. REMOVE/DISPOSE WATER IN POND TO STORM SEWER
5. PLACE AND COMPACT SOIL FROM DEBRIS PILE IN OLD POND
6. REGRADE PCP/ARSENIC SOILS
7. IN CONNECTION WITH SOIL REGRADING, CONTRACTOR TO COORDINATE TRANSFORMER RELOCATION, REWIRING WITH SITE OPERATOR AND UTILITY
8. PLACE SOIL, AGGREGATE SUBGRADE AND ASPHALT/CONCRETE CAPS AS SHOWN IN DETAILS
9. POUR 4" CONCRETE CAP OVER FORMER DRY KILN FLOOR, HEAT DUCTS, AND RAIL VOIDS

UTILITY NOTE

APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY.

THE OWNER OR ITS REPRESENTATIVE SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WITH ANY CONSTRUCTION WORK ON THIS SITE.

CALL DIGGER'S HOTLINE
1-800-242-8511

DR. BY SRB	BOOK NO.						
CHK. BY BJP	JOB NO. 53-0702.00	1	7-28-08	RELOCATE INTILTRATION BASIN			
DATE JUNE 2008	SCALE 1"=50'	NO.	DATE	REVISION	NO.	DATE	REVISION

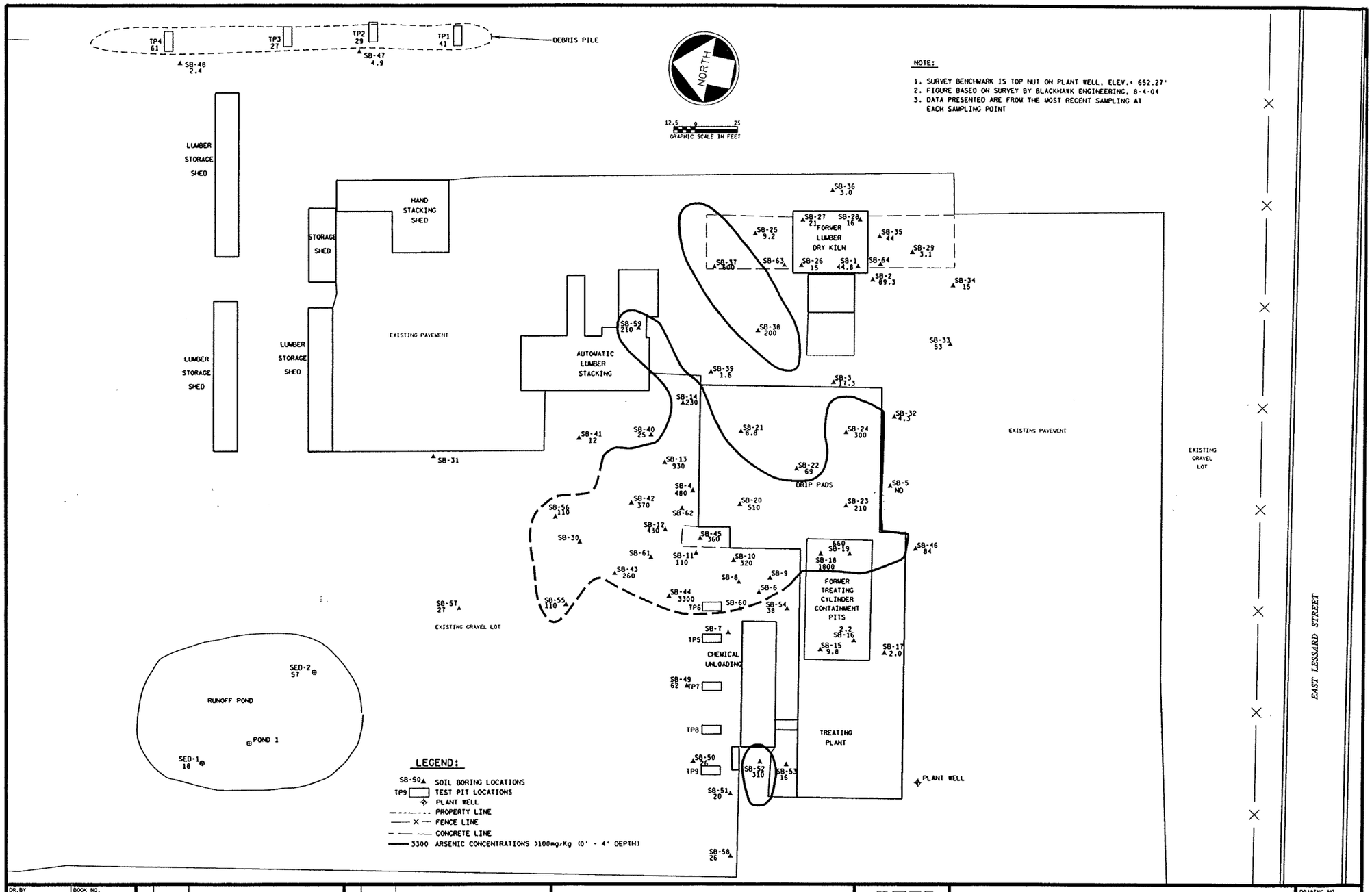
SOIL REMEDIATION/SITE CAPPING
QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

OVERVIEW OF SOIL CONTAMINATION

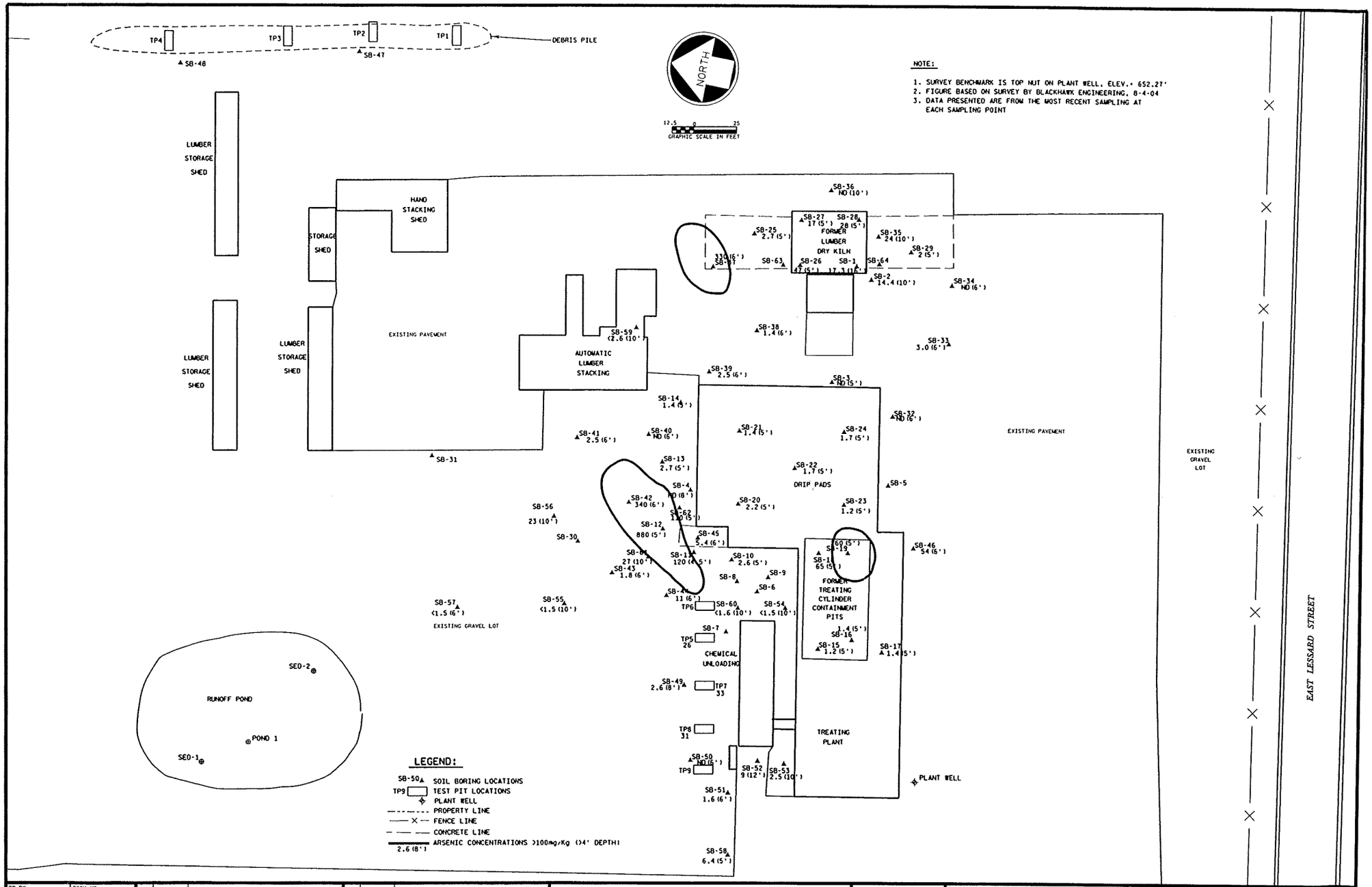
DRAWING NO. 3
SHEET NO.

$DATE$ PEN $FILE$



10/28/2009 madbw.tbl M:\DGN\53059520\wd 6-22-07\53059520_04.DGN

DR.BY WAH	BOOK NO.					QUALITY WOOD TREATING COMPANY PRAIRE DU CHIEN, WISCONSIN	ARSENIC CONTAMINATION 0' - 4' DEPTH (mg/Kg)
CHK.BY CW	JOB NO. 53-0595.20	NO.	DATE	REVISION	NO.	DATE	REVISION	AYRES ASSOCIATES Madison, Wisconsin	DRAWING NO. 4
DATE MAY 2007	SCALE 1" = 50'								SHEET NO.



NOTE:

1. SURVEY BENCHMARK IS TOP NUT ON PLANT WELL, ELEV.= 652.27'
2. FIGURE BASED ON SURVEY BY BLACKHAWK ENGINEERING, 8-4-04
3. DATA PRESENTED ARE FROM THE MOST RECENT SAMPLING AT EACH SAMPLING POINT

LEGEND:

- SB-50 SOIL BORING LOCATIONS
- TP9 TEST PIT LOCATIONS
- PLANT WELL
- PROPERTY LINE
- FENCE LINE
- CONCRETE LINE
- 2.6 (8') ARSENIC CONCENTRATIONS >100mg/Kg (>4' DEPTH)

DR.BY WAH	BOOK NO.						
CHK.BY CM	JOB NO. 53-0595.20						
DATE MAY 2007	SCALE 1" = 50'	NO.	DATE	REVISION	NO.	DATE	REVISION

QUALITY WOOD TREATING COMPANY
PRAIRE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

ARSENIC CONTAMINATION >4' DEPTH (mg/Kg)

DRAWING NO. 5
SHEET NO.

10/28/2009
modlbw.tbl
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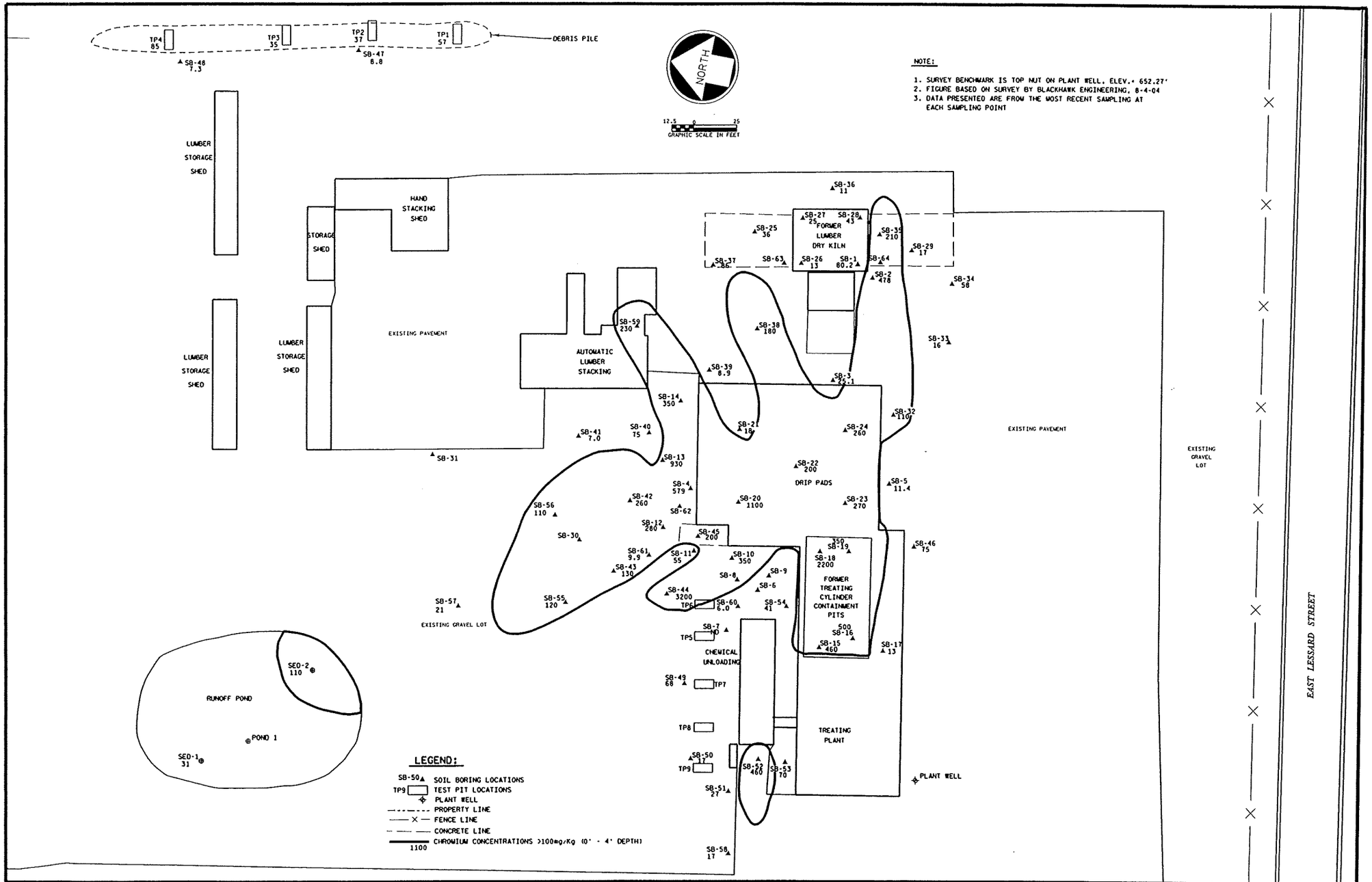

DR.BY WAH	BOOK NO.	NO.	DATE	REVISION	NO.	DATE	REVISION
CHK.BY CW	JOB NO. 53-0595.20						
DATE MAY 2007	SCALE 1" = 50'						

QUALITY WOOD TREATING COMPANY
PRAIRE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

CHROMIUM CONTAMINATION 0' - 4' DEPTH (mg/Kg)

DRAWING NO. 7
SHEET NO.

10/26/2009
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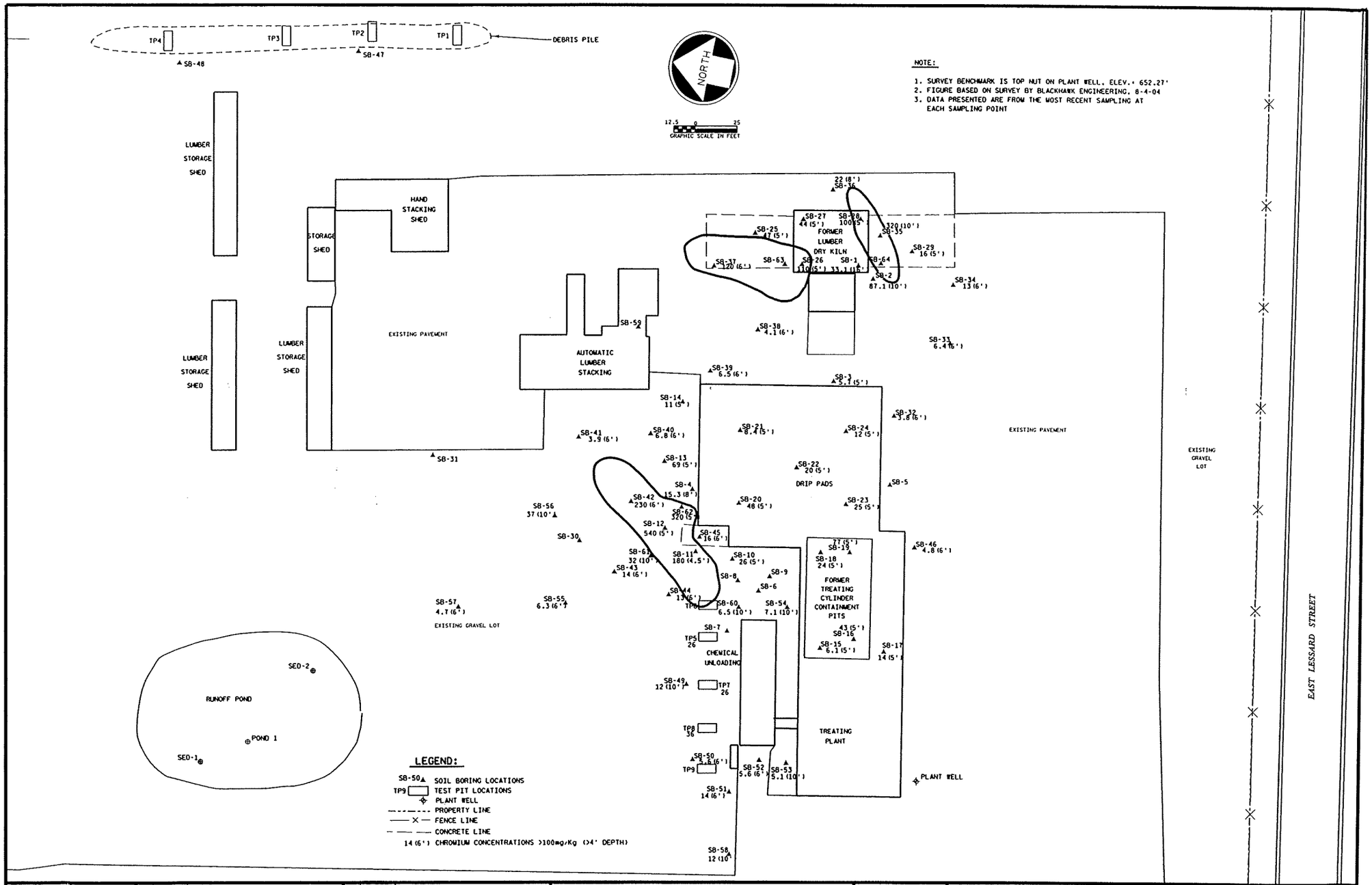

NOTE:

1. SURVEY BENCHMARK IS TOP NUT ON PLANT WELL, ELEV.= 652.27'
2. FIGURE BASED ON SURVEY BY BLACKHAWK ENGINEERING, 8-4-04
3. DATA PRESENTED ARE FROM THE MOST RECENT SAMPLING AT EACH SAMPLING POINT

LEGEND:

- SB-50 SOIL BORING LOCATIONS
- TP9 TEST PIT LOCATIONS
- PLANT WELL
- PROPERTY LINE
- FENCE LINE
- CONCRETE LINE
- 14 (6') CHROMIUM CONCENTRATIONS >100mg/Kg (>4' DEPTH)

DR.BY WAH	BOOK NO.						
CHK.BY CW	JOB NO. 53-0595.20						
DATE MAY 2007	SCALE 1" = 50'	NO.	DATE	REVISION	NO.	DATE	REVISION

QUALITY WOOD TREATING COMPANY
PRAIRE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

CHROMIUM CONTAMINATION >4' DEPTH (mg/Kg)

DRAWING NO. 8
SHEET NO.

10/28/2009
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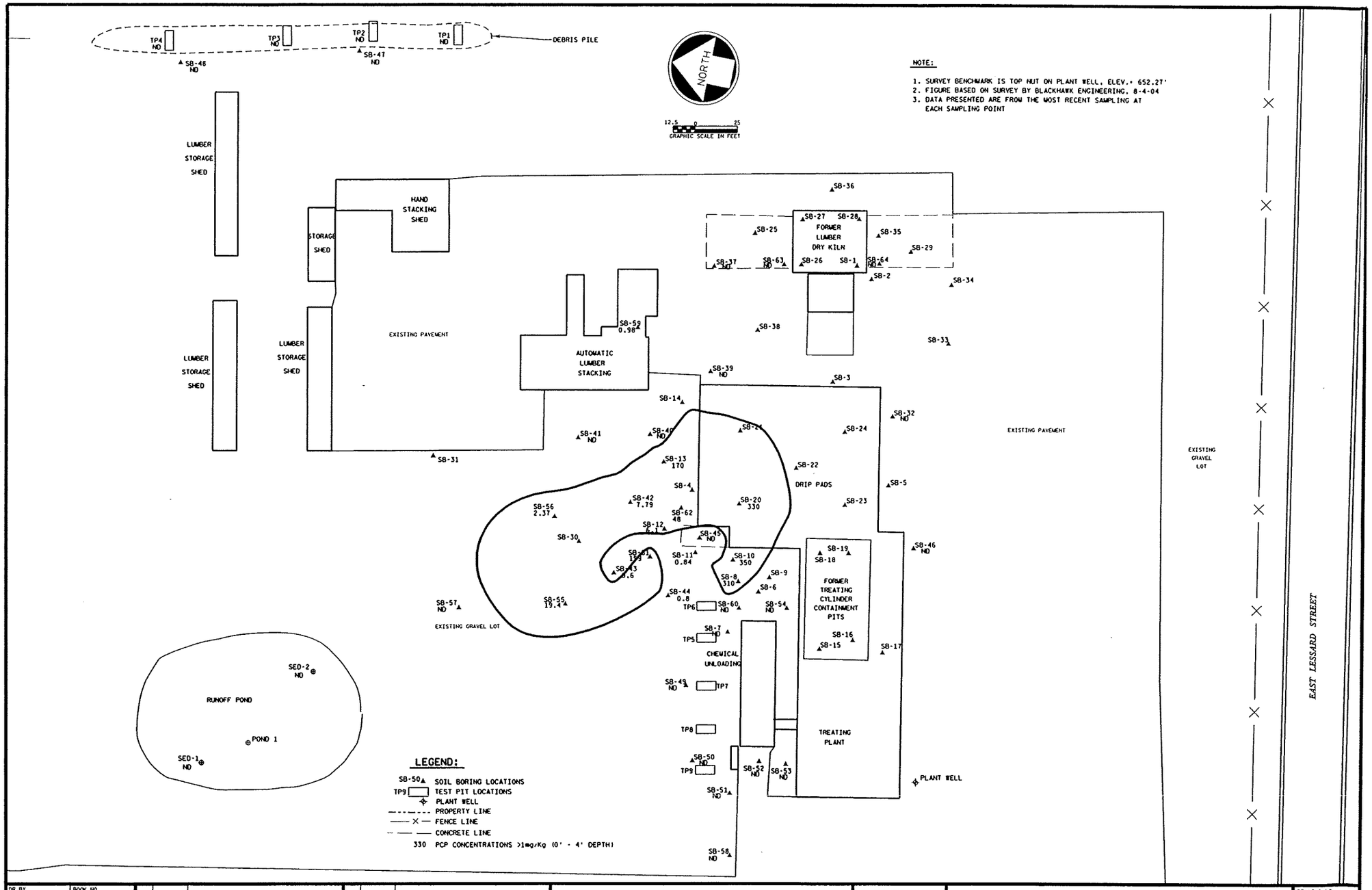

10/28/2009
mastbw (tb)
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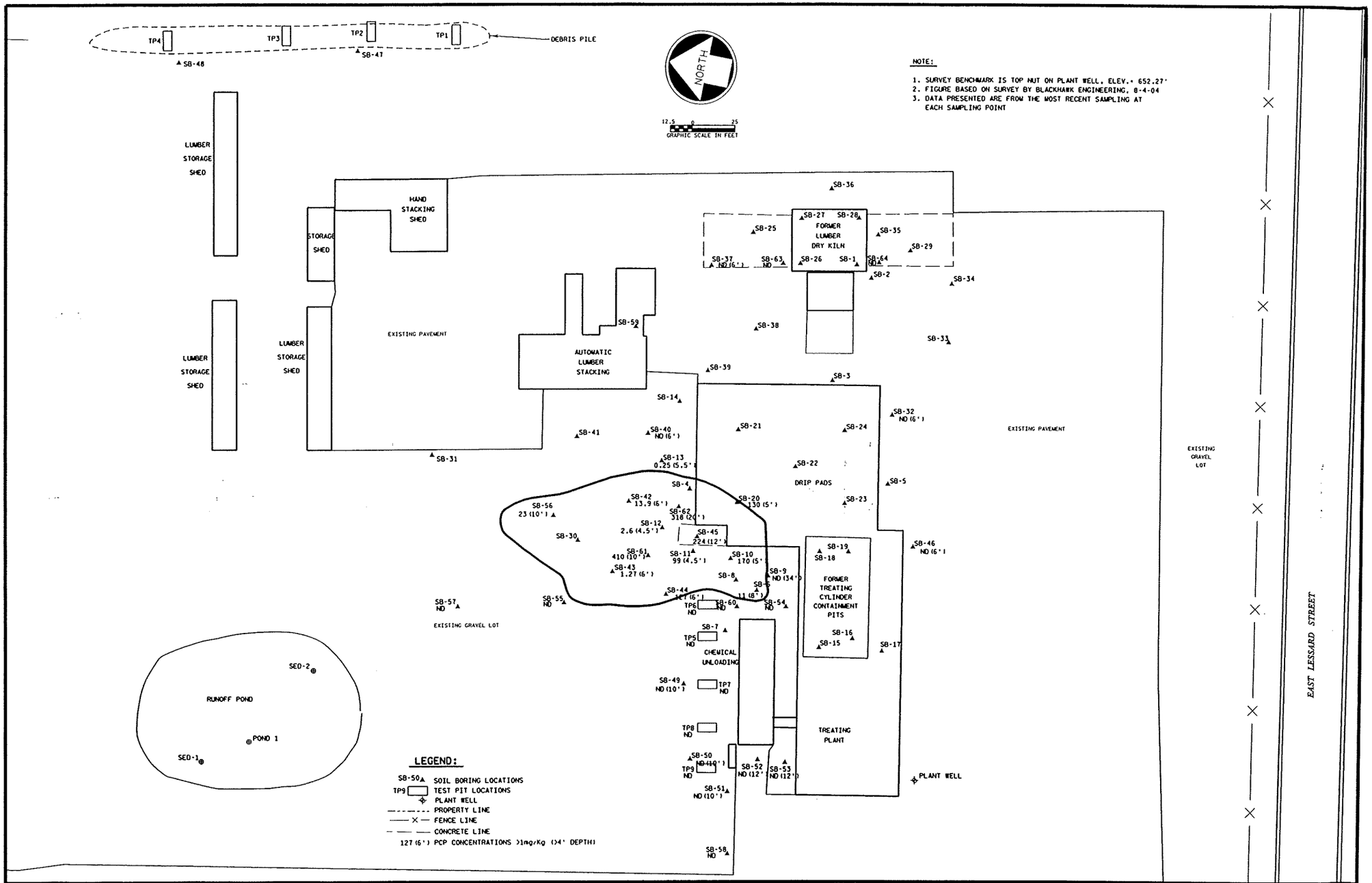
DR.BY MAH	BOOK NO.							DRAWING NO. 10
CHK.BY CW	JOB NO. 53-0595.20					QUALITY WOOD TREATING COMPANY PRAIRE DU CHIEN, WISCONSIN	AYRES ASSOCIATES Madison, Wisconsin	PCP CONTAMINATION 0' - 4' DEPTH (mg/Kg)
DATE MAY 2007	SCALE 1" = 50'	NO.	DATE	REVISION	NO.	DATE	REVISION	SHEET NO.



DR.BY RAH	BOOK NO.					QUALITY WOOD TREATING COMPANY PRAIRE DU CHIEN, WISCONSIN	DRAWING NO. 11
CHK.BY CW	JOB NO. 53-0555.20					AYRES ASSOCIATES Madison, Wisconsin	PCP CONTAMINATION >4' DEPTH (mg/Kg)
DATE MAY 2007	SCALE 1" = 50'	NO.	DATE	REVISION	NO. DATE REVISION		SHEET NO.

10/28/2009
madtw:tbl
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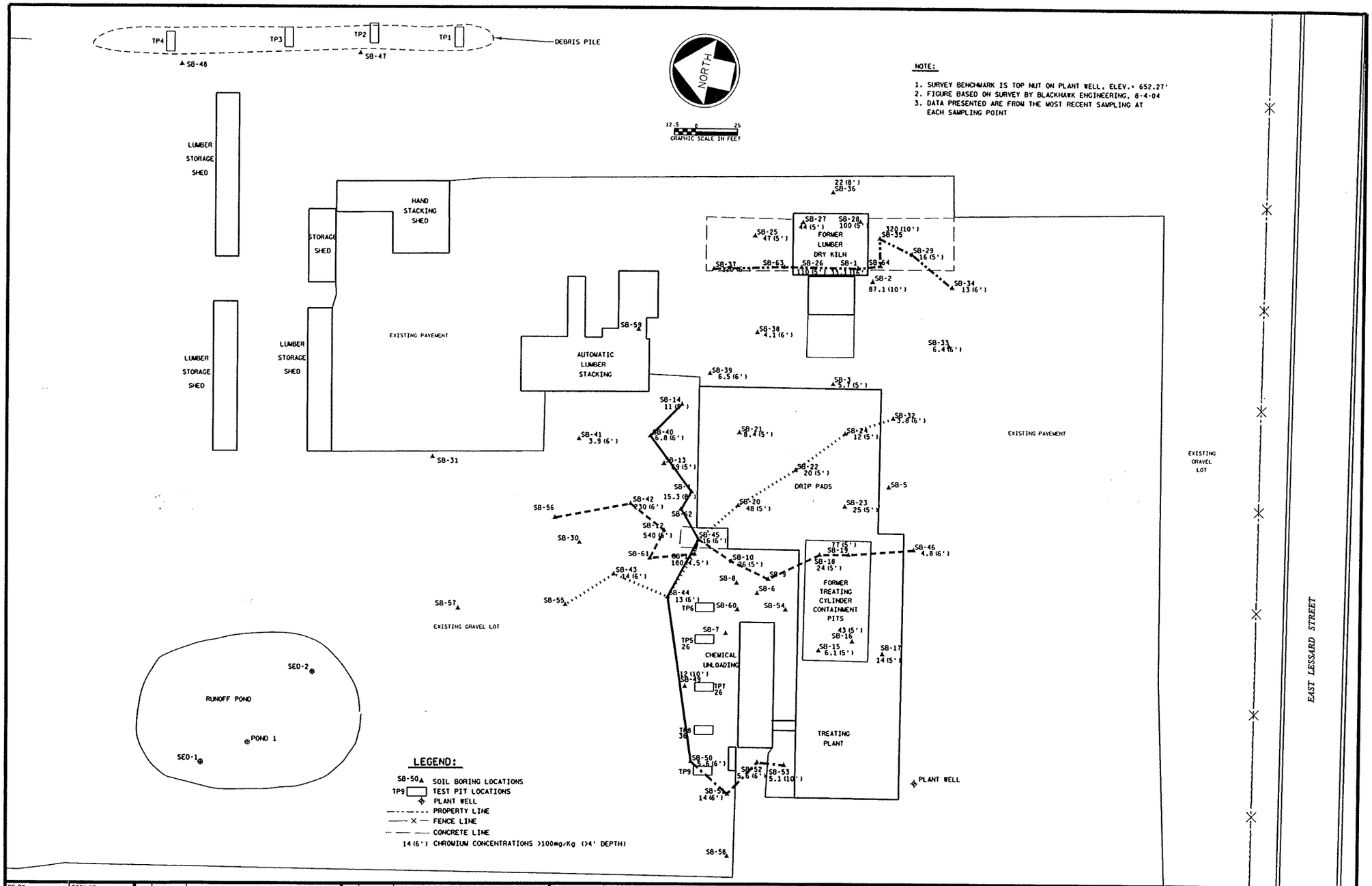

DR.BY BAH	BOOK NO.	NO.	DATE	REVISION	NO.	DATE	REVISION	QUALITY WOOD TREATING COMPANY PRAIRE DU CHIEN, WISCONSIN
CHK.BY CM	JOB NO. 53-0595.20							
DATE MAY 2007	SCALE 1" = 50'							

AYRES ASSOCIATES Madison, Wisconsin

SOIL SAMPLING LOCATIONS AND CROSS SECTION LOCATOR

DRAWING NO. 2

SHEET NO.

10/28/2009
madbw151
M:\DGN\53059520\wd 6-22-07\53059520-02.dgn

CROSS SECTION 4 arsenic (mg/kg)

FIGURE 6d

depth (ft)	SB37	SB63	SB26	SB1	SB64	SB35	SB29	SB34
1			15	44.8			3.1	
2	600					44		15 SM/SP
3	SP		6.3				2.2	
4				nd				<2.2
5			47				2	
6	330					22		<2.3 eob
7								
8		SP			SP/SM			
9			16					
10	<1.5			10.7		24		
11								
12				sand		4.7		
13								
14								
15								
16		—		17.3	—			
17								
18								
19			10					
20						SP		
21								
22				1.93				
23								
24			2					
25								
26								
27				nd				
28								
29								
30								
31								
32								
33								
34						<2.5		

pushed probe to 35 ft

water table approx 35 ft. deep

L:\COMMON\MCAROL\Quality Wood Treater\Reports 0595.20\SiteInvestigationReport\CrossSection4.xls

CROSS SECTION 4 chromium (mg/kg)

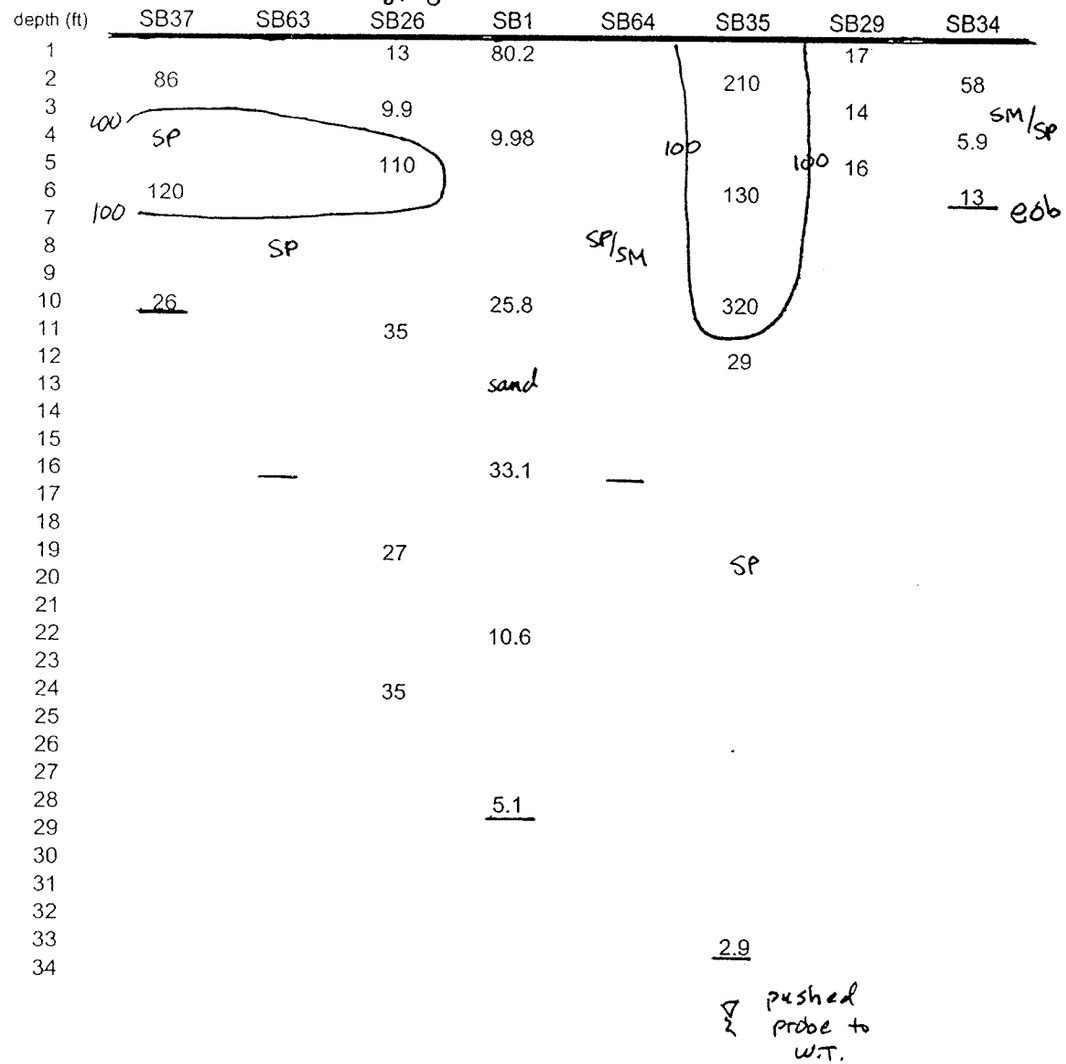

FIGURE 9d

water table approx. 35 ft. deep.

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CROSS SECTION 4 PCP (mg/kg)

depth (ft)	SB37	SB63	SB26	SB1	SB64	SB35	SB29	SB34
1								
2	<0.5							
3								
4	SP							SM/SP
5		<0.36			<0.36			
6	<0.5							
7								— eob
8					SP/SM			
9								
10		<0.36			<0.36			
11				sand				
12		SP						
13								
14								
15		<0.36			<0.36	SP		
16		—						
17					—			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29				—				
30								
31								
32								
33								
34						—		

pushed probe to WT

water table approx 35 ft deep

FIGURE 12d

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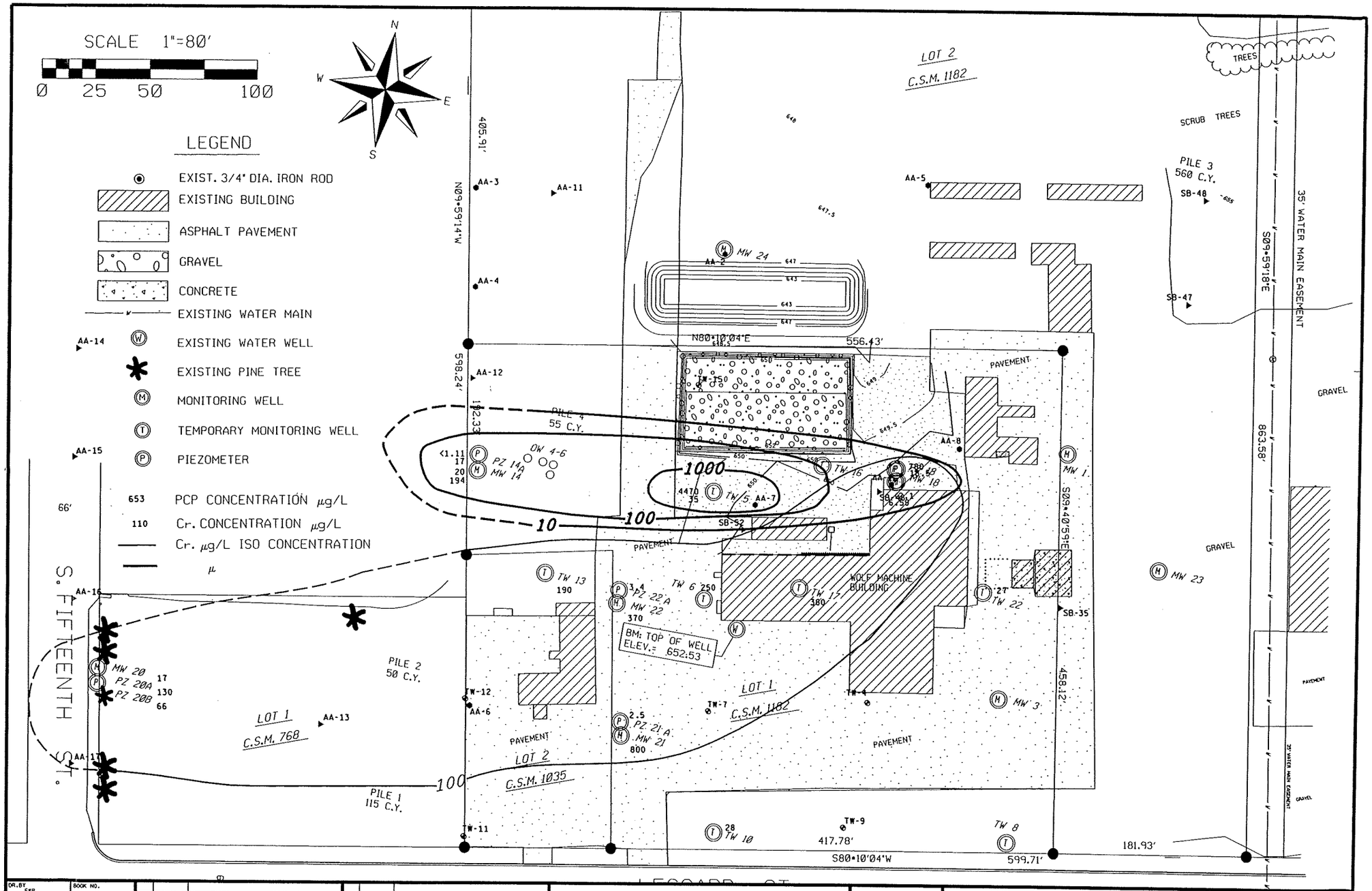
12d



DR.BY ERR	BOOK NO.	NO.	DATE	REVISION	NO.	DATE	REVISION
CHK.BY JS	JOB NO. 53-0702.40 53-0595.20						
DATE AUG 2009	SCALE 1"=80'						

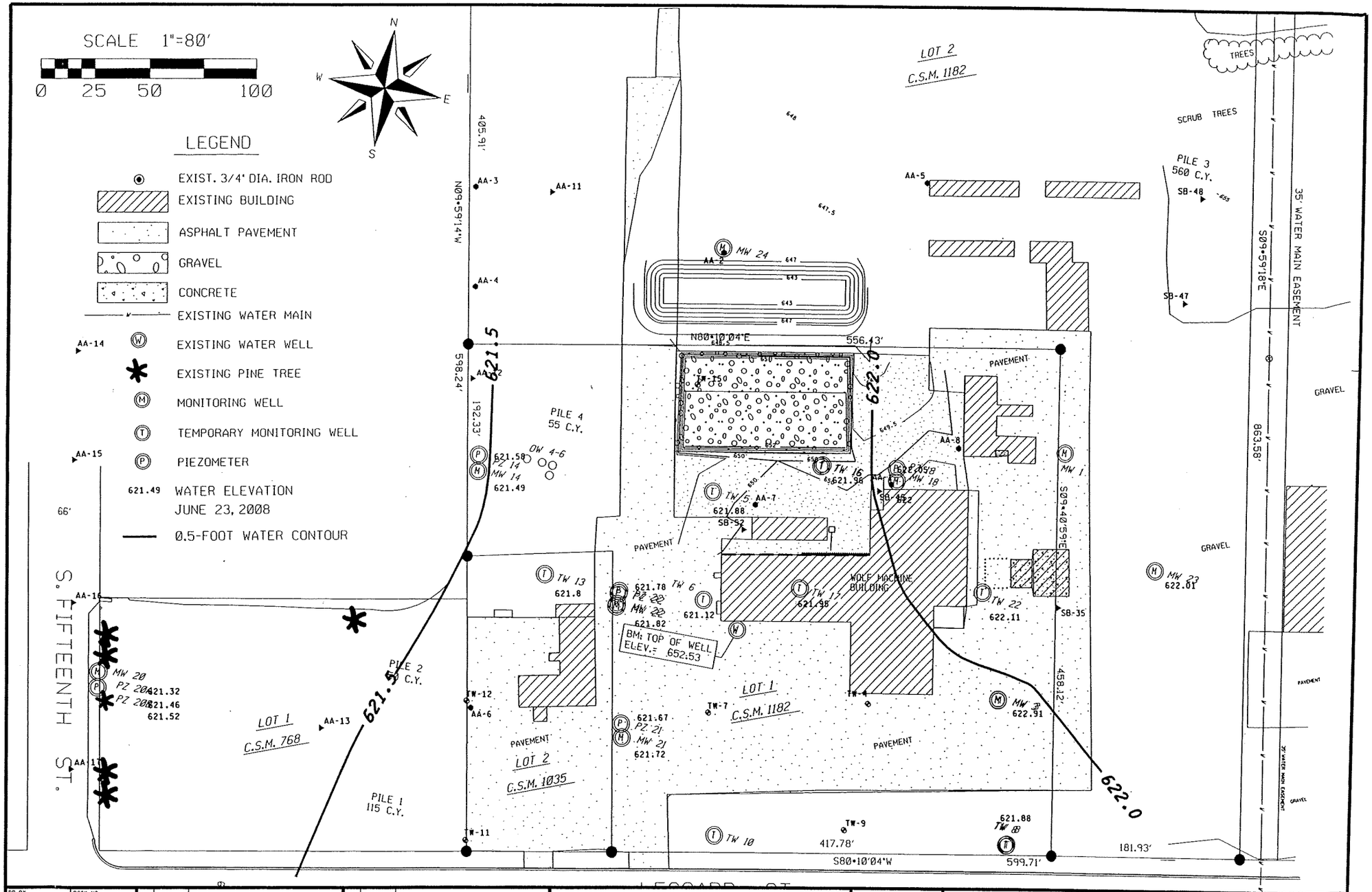
FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

QUALITY WOOD
MAP OF GROUNDWATER PLUMES AUGUST 2009
DRAWING REDUCED T 1LF ORIGINAL SCALE

DRAWING NO.
SHEET NO.

10/28/2009
mattbw.tbl
H:\Environmental\Prairie du Chien\wd 8-22-07\August 09 Plumes.DGN



DR.BY WAH	BOOK NO.	NO.	DATE	REVISION	NO.	DATE	REVISION
CHK.BY MCM	JOB NO. 53-0595.20						
DATE APRIL 2008	SCALE						

FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN

AYRES ASSOCIATES
Madison, Wisconsin

QUALITY WOOD
JUNE 2008 WATER TABLE

DRAWING REDUCED T 1LF ORIGINAL SCALE

DRAWING NO.

SHEET NO.

10/28/2009
mgdbw.tbl
H:\Environmental\Prairie du Chien\wd 6-22-07\June 08 Water Table.dgn

Table 2
Summary of Previous Soil Results (KU Resources)

		Chromium mg/kg	Arsenic mg/kg	PCP mg/kg
SB-1	0-1	80.2	44.8	
	3-4	9.98	nd	
	9-10	25.8	10.7	
	15-16	33.1	17.3	
	21-22	10.6	1.93	
	27-28	5.1	nd	
SB-2	1-2	478	89.3	
	3-4	193	32.9	
	9-10	87.1	14.4	
	15-16	54.2	nd	
	21-22	7.36	nd	
	27-28	5.71	nd	
SB-3	0-1	25.1	17.3	
	4-5	5.68	nd	
SB-4	0.5-1.5	579	480	
	3-4	116	nd	
	7-8	15.3	nd	
SB-5	0-1	11.4	nd	
	3-4	8.05	nd	
SB-6	3-4	na	na	nd
	7-8	na	na	11
SB-7	1-2	na	na	nd
SB-8	3-4	na	na	310
SB-9	33-34	na	na	nd
SB-10	0-0.5	350	320	19
	2-2.5	110	210	350
	4.5-5	26	2.6	170
SB-11	0-0.5	4.5	8.9	0.35
	2-2.5	55	110	0.84
	4-4.5	180	120	99
SB-12	0-0.5	280	290	6.1
	2-2.5	190	430	2.3
	4.5-5	540	880	2.6

		Chromium mg/kg	Arsenic mg/kg	PCP mg/kg
SB-13	0-0.5	420	430	0.58
	2-2.5	930	930	170
	4.5-5	69	2.7	0.25
SB-14	0-0.5	350	230	
	2-2.5	23	2.1	
	4.5-5	11	1.4	
SB-15	0.5-1	460	9.8	
	2-2.5	79	2.1	
	4.5-5	6.1	1.2	
SB-16	0.5-1	500	2.2	
	2-2.5	49	1.2	
	4.5-5	43	1.4	
	10-10.5	14	na	
	18-18.5	17	na	
	23.5-24	8.2	na	
	27.5-28	9	na	
SB-17	0.5-1	13	2	
	2-2.5	8.9	1.5	
	4.5-5	14	1.4	
SB-18	0.5-1	2200	1800	
	2-2.5	130	150	
	4.5-5	24	65	
SB-19	0.5-1	530	660	
	2-2.5	210	230	
	4.5-5	77	260	
	10-10.5	29	44	
	18-18.5	19	1.7	
	23.5-24	15	1.5	
	27.5-28	8.5	1.3	
SB-20	0-0.5	9.3	1.2	nd
	2-2.5	1100	510	330
	4.5-5	48	2.2	130
SB-21	0-0.5	15	8.8	
	2-2.5	18	1.4	
	4.5-5	8.4	1.4	
SB-22	0-0.5	200	69	
	2-2.5	40	3.7	
	4.5-5	20	1.7	

		Chromium mg/kg	Arsenic mg/kg	PCP mg/kg
SB-23	0-0.5	270	210	
	2-2.5	160	3.2	
	4.5-5	25	1.2	
SB-24	0-0.5	260	300	
	2-2.5	13	2	
	4.5-5	12	1.7	
SB-25	0-0.5	36	9.2	
	2-2.5	8.4	1.3	
	4.5-5	47	2.7	
SB-26	0.5-1	13	15	
	2-2.5	9.9	6.3	
	4.5-5	110	47	
	10-10.5	35	16	
	18-18.5	27	10	
	23.5-24	35	2	
SB-27	0.5-1	25	21	
	2-2.5	11	1.7	
	4.5-5	44	17	
SB-28	0.5-1	11	1.7	
	2-2.5	43	16	
	4.5-5	100	28	
	10-10.5	38	15	
	18-18.5	13	1.1	
	22.5-23	33	2.4	
SB-29	0-0.5	17	3.1	
	2-2.5	14	2	
	4.5-5	16	2	

→ EPA OSWER directive: 5-20 ppb

Table 1
Former Quality Wood
Summary of Soil Investigation Results
(mg/kg)

Boring ID	Sample Depth	Total Cr	Cr+6	Arsenic	PCP	DRO	Dioxin (µg/kg)
EPA REGIONAL SCREENING LEVEL (ppm)			200	1.6	9		18 ppt
NR 720 Industrial RCL		NA	200	1.6	na	100	na
EPA Region 3 Industrial SSL		1.5E+06	3100	1.9	24	na	0.019
SB-32	0-2	110		2.8	<0.538		
	2-4	7.6		4.3	<0.538		
	4-6	3.8		<2.3	<0.515		
SB-33	0-2	16		24			
	2-4	5.4		53			
	4-6	6.4		3.0			
SB-34	0-2	58		15			
	2-4	5.9		<2.2			
	4-6	13		<2.3			
SB-35	0-2	210	2.3	44			
	4-6	130	0.64	22			
	8-10	320	<1.1	24			
	10-12	29	<1.1	4.7			
	31-33	2.9	<1.2	<2.5			
SB-36	0-2	11		3.0			
	2-4	4.2		<2.2			
	4-6	12		<2.3			
	6-8	22		<2.3			
	8-10	13		<2.3			
SB-37	0-2	86		600	<0.526		
	4-6	120	<1.1	330	<0.526		
	8-10	26		<1.5			
SB-38	0-2	180	<1.1	200			
	2-4	5.3		<1.4			
	4-6	4.1		1.4			
SB-39	0-2	8.9		1.6	<0.543		
	2-4	3.8		<1.5	<0.526		
	4-6	6.5		2.5			
SB-40	0-2	9.5		25	<0.568		
	2-4	75	<1.1	3.1	<0.538		
	4-6	6.8		<1.4	<0.515		
SB-41	0-2	7.0		12	<0.556		
	2-4	4.2		2.6	<0.515		
	4-6	3.9		2.5			
SB-42	0-2	190		370	<0.526		0.28
	2-4	260		340	7.79		2.12
	4-6	230		340	13.9		1.24
SB-43	0-2	130		260	0.588		
	2-4	85		3.0	<0.532		
	4-6	14		1.8	1.27		
SB-44	0-2	3200	<1.1	3300	0.681		0.02
	2-4	510	<1.1	390	0.808		0.82
	4-6	13		11	127		1.54
SB-45	0-2	300	<1.1	360	<0.543		
	4-6	16		5.4	2.460		
	8-10	3.5		2.0	70.20		
	10-12	4.1		1.5	224.00		
	30-32	84		78	119.00		
SB-46	0-2	38	<1.1	75	<0.549		
	2-4	75		84	<0.568		

Boring ID	Sample Depth	Total Cr	Cr+6	Arsenic	PCP	DRO	Dioxin (µg/kg)
	4-6	4.8		**54**	<0.538		
SB-47	0-2	8.8		**4.9**	<0.556		
SB-48	0-2	7.3		**2.4**	<0.549		
SB-49	0-2	68		**62**	<0.538		
	4-6	4.7		1.5	<0.515		
	8-10	12		**2.6**	<0.538		
	10-12	8.2		**2.1**	<0.602		
SB-50	0-2	17		**26**	<0.532	9.4	
	4-6	5.6		<1.5	<0.515	<4.0	
	8-10	4.8		<1.5	<0.526		
SB-51	0-2	27		**20**	<0.538	23	
	4-6	14		1.6	<0.521	<3.7	
	8-10	2.9		<1.5	<0.532		
SB-52	0-2	460	<1.1	**310**	<0.543	42	
	4-6	5.6		1.5	<0.521	8.2	
	8-10	3.8		<1.8	<0.625		
	10-12	4.7		**9.0**	<0.515		
SB-53	0-2	20		**16**	<0.538	35	
	4-6	3.5		<1.5	<0.526	<3.8	
	8-10	5.1		**2.5**	<0.526		
	10-12	4.8		<1.5	<0.538		
TP-1	+6-0	57		**41**	<0.538		
TP-2	+6-0	37		**29**	<0.543		
TP-3	+6-0	35		**27**	<0.549		
TP-4	+6-0	85		**61**	<0.521		
TP-5	6	26		**26**	<0.543		
TP-7	6	26		**33**	<0.538		
TP-8	6	36		**31**	<0.532		
SED-1	0-2	31	<1.2	**18**	<0.602		
SED-2	0-2	110	<1.4	**57**	<0.685		
SB-54	0-2	41		**38**	<0.376		
	4-6	5.9		<1.5	<0.351		
	8-10	7.1		<1.5	<0.349		
SB-55	0-2	120		**110**	19.4		
	4-6	6.3		<1.4	<0.336		
	8-10	6.0		<1.5	<0.347		
SB-56	0-2	110		**110**	2.37		
	4-6	5.2		<1.4	<0.337		
	8-10	37		**23**	<0.343		
SB-57	0-2	21		**27**	<0.355		
	2-4	9.3		<1.5	<0.359		
	4-6	4.7		<1.5	<0.349		
SB-58	0-2	17		**26**	<1.77	24	
	4-6	8.4		**6.4**	<1.71	26	
	8-10	12		**1.7**	<0.343		
	10-12	5.5		<1.5	<0.353		
SB-59	0-2	230		**210**	0.978	68	
SB-60	4-6	6.0		<1.4	<0.340		
	9-11	6.5		<1.6	<0.373		
	14-16				<0.372		
	19-21				**81.3**		
	24-26				**56.1**		
SB-61	4-6	9.9		**2.9**	**159**		
	9-11	32		**27**	**410**		
	14-16				**130**		

Boring ID	Sample Depth	Total Cr	Cr+6	Arsenic	PCP	DRO	Dioxin (µg/kg)
	19-21				**28.7**		
	24-26				**26.6**		
SB-62	4-6	320		**110**	**48.2**		
	9-11				**36.7**		
	14-16				**192**		
	19-21				**318**		
	24-26				**32.8**		
SB-63	4-6				<0.350		
	9-11				<0.369		
	14-16				<0.362		
SB-64	4-6				<0.360		
	9-11				<0.364		
	14-16				<0.387		
NR 720 Industrial RCL		**NA**	**200**	**1.6**	na	**100**	na
EPA Region 3 Industrial SSL		1.5E+06	**3100**	**1.9**	**24**	**na**	**0.019**

Table 3
Former Quality Wood
Summary of Soil Arsenic TCLP Results

Boring ID	Sample Depth	Arsenic (mg/kg)	Arsenic (mg/L)
SB-33	2-4	53	<0.36
SB-37	0-2	600	<0.36
SB-43	0-2	260	<0.36
SB-45	0-2	360	2.9
SB-49	0-2	62	<0.36
WI NR 720 Industrial RCL	--	1.6	--
RCRA Haz Waste Limit	--	--	5.0

Table 4
Former Quality Wood
Summary of Soil Chromium Speciation Results
(mg/kg)

Boring ID	Sample Depth	Total Cr	Cr+6
SB-35	0-2	210	2.3
	4-6	130	0.64
	8-10	320	<1.1
	10-12	29	<1.1
	31-33	2.9	<1.2
SB-37	0-2	86	
	4-6	120	<1.1
SB-38	0-2	180	<1.1
SB-40	0-2	9.5	
	2-4	75	<1.1
SB-44	0-2	3200	<1.1
	2-4	510	<1.1
SB-45	0-2	300	<1.1
SB-46	0-2	38	<1.1
SB-52	0-2	460	<1.1
SED-1	0-2	31	<1.2
SED-2	0-2	110	<1.4
WI NR 720 RCLs			
Non-Industrial		16,000	14
Industrial		NA	200

Table 2
Former Quality Wood
Chromium Groundwater Quality Data Comparison

Well Number	Filtered Chromium µg/L May-04	Filtered Chromium µg/L Sep-04	Unfiltered Chromium µg/L Aug-06	Filtered Chromium µg/L Mar-07	Filtered Chromium µg/L Jun-07	Filtered Chromium µg/L Apr-08	Filtered Chromium µg/L Jun-08	Filtered Chromium µg/L Sept-08	Filtered Chromium µg/L Feb-09	Filtered Chromium µg/L Aug-09
TW-1	nd	6.4	na	na	2.9	na	na	na	na	na
TW-2	**338**	**2100**	**161**	**120**	65	31	36	**1300**	79	27
TW-3	**200**	na	na	na	**190**	11	4.2 J	na	na	na
TW-4	**155**	98	na	na	na	na	na	na	na	na
TW-5	**163**	**120**	50.9	**210**	**180**	90	43	40	27	35
TW-6	**487**	**310**	na	**4400**	**2500**	**1200**	**930**	**380**	**820**	**250**
TW-7	**199**	**240**	na	na	na	na	na	na	na	na
TW-8	na	30	na	na	na	32	11	na	na	na
TW-9	na	41	na	na	na	na	28	na	na	na
TW-10	na	**230**	na	42	na	58	25	44	19	19
TW-11	na	85	na	na	na	na	na	na	na	na
TW-12	na	42	na	na	na	na	na	na	na	na
TW-13	na	**200**	na	**280**	na	59	75	85	**170**	**190**
TW-14	na	53	na	27	51	23	15	14	12	20
PZ14A	na	na	na	na	**150**	52	50	61	**110**	17
TW-15	na	13	na	na	na	na	na	na	na	na
TW-16	na	94	44.3	**460**	**150**	**430**	23	na	na	na
TW-17	na	**750**	na	**530**	**400**	na	**680**	**1200**	**500**	**380**
MW-18	na	na	na	na	**440**	**610**	**110**	**630**	**520**	**780**
PZ-18A	na	na	na	na	4.8	4.8	2.4 J	21	3.9	<2.1
MW-20	na	na	na	na	20	5	30	2.4J	<2.1	17
PZ-20A	na	na	na	na	70	**180**	**140**	**200**	**190**	**130**
PZ-20B	na	na	na	na	7.7	5.1	18	**140**	26	66
MW-21	na	na	na	na	**130**	**240**	**120**	**140**	61	**800**
PZ-21A	na	na	na	na	83	10	21	2.4J	4.2	2.5
MW-22	na	na	na	na	**1200**	**250**	**370**	na	na	na
PZ-22A	na	na	na	na	52	34	3.4 J	na	na	na
MW-23	na	na	na	na	4.2	3.1	<2.1	<2.1	na	na

Chromium
ES PAL
100ug/L 10

Well Number	Filtered Chromium µg/L May-04	Filtered Chromium µg/L Sep-04	Unfiltered Chromium µg/L Aug-06	Filtered Chromium µg/L Mar-07	Filtered Chromium µg/L Jun-07	Filtered Chromium µg/L Apr-08	Filtered Chromium µg/L Jun-08	Filtered Chromium µg/L Sept-08	Filtered Chromium µg/L Feb-09	Filtered Chromium µg/L Aug-09
MW-24	na	na	na	na	na	na	na	na	na	na
Plant Well	na	<5.0	na	na	<2.1	na	na	na	na	na
NR 140										
ES	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**
PAL	10	10	10	10	10	10	10	10	10	10

Chromium concentrations in this table are for Total Chromium. Hexavalent chromium concentrations were also reported for Mar 07.

na = not analyzed
nd = not detected
J = result reported between Method Detection Limit and Limit of Quantitation

Table 3
Former Quality Wood
PCP Groundwater Quality Data Comparison

PCP
ES PA
1 ug/L -

	PCP µg/L May-04	PCP µg/L Sep-04	PCP µg/L Mar-07	PCP µg/L Jun-07	PCP µg/L Apr-08	PCP µg/L Jun-08	PCP µg/L Sep-08	PCP µg/L Feb-09	PCP µg/L Aug-09
TW-1	nd	<5.1	na	<1.21	na	na	na	na	na
TW-2	nd	<5.2	na	na	na	na	na	na	na
TW-3	nd	na	na	na	na	na	na	na	na
TW-4	nd	<5.1	na	na	na	na	na	na	na
TW-5	170	1600	1210	254	<1.22	905	1260	166	4470
TW-6	nd	<5.3	na	na	na	na	na	na	na
TW-7	nd	<5.1	na	na	na	na	na	na	na
TW-8	na	<5.2	na	na	na	na	na	na	na
TW-9	na	<5.2	na	na	na	na	na	na	na
TW-10	na	<5.2	na	na	na	na	na	na	na
TW-11	na	<5.2	na	na	na	na	na	na	na
TW-12	na	<5.0	na	na	na	na	na	na	na
TW-13	na	<5.0	na	na	na	na	na	na	na
TW-14	na	55	4.77 J	65.7	9.75	<1.22	<1.22	<1.22	194
PZ14A	na	na	na	72.3	244	84.0	<1.22	331	<1.11
TW-15	na	<5.3	na	na	na	na	na	na	na
TW-16	na	4500	46	<1.21	77.9	7.16 J	na	na	na
TW-17	na	6.3	<2.05	na	na	na	na	na	na
MW-18	na	na	na	256	9.03	54.6	330	22	18.5
PZ-18A	na	na	na	123	16.7	12.9	138	18.9	<2.1
MW-22	na	na	na	<1.21	na	na	na	na	na
PZ-22A	na	na	na	<1.21	na	na	na	na	na
MW-22	na	na	na	<1.21	na	na	na	na	na
MW-23	na	na	na	na	na	<1.22	<1.22	Na	na
MW-24	na	na	na	na	na	na	<1.22	na	na
Plant Well	na	<5.0	na	<1.21	na	na	na	na	na
NR 140									
ES	1	1	1	1	1	1	1	1	1
PAL	*0.1*	*0.1*	*0.1*	*0.1*	*0.1*	*0.1*	*0.1*	*0.1*	*0.1*

na = not analyzed J = result reported between Method Detection Limit and Limit of Quantitation

Table 10
Arsenic Groundwater Quality Data Comparison

	Filtered Arsenic µg/L May-04	Filtered Arsenic µg/L Sep-04	Unfiltered Arsenic µg/L Aug-06	Filtered Arsenic µg/L Mar-07	Filtered Arsenic µg/L Jun-07
TW-1	<10	<10	na	na	<1.0
TW-2	<10	<10	<0.8	<25	*1.2*
TW-3	<10	na	na	na	<1.0
TW-4	<10	<10	na	na	na
TW-5	<10	**11**	**17.8**	<25	**27**
TW-6	<10	<10	na	<25	<1.0
TW-7	<10	<10	na	na	na
TW-8	na	<10	na	na	na
TW-9	na	<10	na	na	na
TW-10	na	<10	na	<25	na
TW-11	na	<10	na	na	na
TW-12	na	<10	na	na	na
TW-13	na	<10	na	<25	na
TW-14	na	<10	na	<25	<1.0
PZ14A	na	na	na	na	<1.0
TW-15	na	<10	na	na	na
TW-16	na	<10	*2.5*	<25	<1.0
TW-17	na	<10	na	<25	<1.0
Plant Well	na	<10	na	na	<1.0
NR 140					
ES	**10**	**10**	**10**	**10**	**10**
PAL	*1*	*1*	*1*	*1*	*1*

na = not analyzed

Table 6
Former Quality Wood Groundwater Sampling Results
March 2007

Sample ID	Date	PCP SW 8270C µg/L	Chromium SW 6010B µg/L	Hexavalent Chromium SM 3500CrD µg/L	Arsenic SW6010B µg/L	Naphthalene SW 8260B µg/L	1,2,4-TMB SW 8260B µg/L	1,3,5-TMB SW 8260B µg/L	Xylenes SW 8260B µg/L	Methylene Chloride SW 8260B µg/L
SB-35	03/27/2007	na	<2.1	na	<25	na	na	na	na	na
SB-52	03/27/2007	**1.96 J**	**200**	na	<25	na	na	na	na	na
SB-47	03/26/2007	<1.21	<2.1	na	<25	na	na	na	na	na
SB-48	03/26/2007	<1.21	<2.1	na	<25	na	na	na	na	na
SB-45	03/26/2007	**653**	**410**	na	<25	na	na	na	na	na
AA-11	03/27/2007	<1.21	18	na	<25	na	na	na	na	na
AA-12 35'	03/27/2007	**11.3**	na	na	na.	na	na	na	na	na
AA-12 60'	03/27/2007	<1.21	na	na	na	na	na	na	na	na
AA-13 35'	03/27/2007	na	3.0 Ja	na	<25	na	na	na	na	na
AA-13 60'	03/27/2007	na	3.0 Ja	na	<25	na	na	na	na	na
AA-14 35'	03/27/2007	<1.21	na	na	na	na	na	na	na	na
AA-14 60'	03/27/2007	<1.21	na	na	na	na	na	na	na	na
AA-15 35'	03/27/2007	<1.21	9.5	na	<25	na	na	na	na	na
AA-15 60'	03/27/2007	<1.21	13	na	<25	na	na	na	na	na
AA-16 35'	03/27/2007	na	23	na	<25	na	na	na	na	na
AA-16 60'	03/27/2007	na	2.7 Ja	na	<25	na	na	na	na	na
AA-17 35'	03/27/2007	na	<2.1	na	<25	na	na	na	na	na
AA-17 60'	03/27/2007	na	3.5 Ja	na	<25	na	na	na	na	na
AA-18 35'	03/27/2007	na	16	na	<25	na	na	na	na	na
AA-18 60'	03/27/2007	na	<2.1	na	<25	na	na	na	na	na
TW-2	3/28/2007	na	**120**	**100**	<25	<0.25	<0.20	<0.20	<0.50	<1.0
Dup TW-2	3/28/2007	na	na	86 Ja	na	na	na	na	na	na
TW-5	3/28/2007	**1210**	**210**	na	<25	3.2	2.9	0.78	0.98	<1.0
TW-6	3/28/2007	na	**4400**	**4200**	<25	<0.25	<0.20	<0.20	<0.50	<1.0

Sample ID	Date	PCP SW 8270C µg/L	Chromium SW 6010B µg/L	Hexavalent Chromium SM 3500CrD µg/L	Arsenic SW6010B µg/L	Naphthalene SW 8260B µg/L	1,2,4-TMB SW 8260B µg/L	1,3,5-TMB SW 8260B µg/L	Xylenes SW 8260B µg/L	Methylene Chloride SW 8260B µg/L
TW-10	3/28/2007	na	42	<0.025	<25	<0.25	<0.20	<0.20	<0.50	<1.0
Dup TW-10	3/28/2007	na	40	na	na	na	na	na	na	na
TW-13	3/28/2007	na	**280**	**200**	<25	<0.25	<0.20	<0.20	<0.50	<1.0
TW-14	3/28/2007	**4.77 J**	27	na	<25	<0.25	<0.20	<0.20	<0.50	<1.0
Dup TW-14	3/28/2007	na	25	na	na	na	na	na	na	na
TW-16	3/28/2007	**15**	**460**	na	<25	<0.25	<0.20	<0.20	<0.50	<1.0
Dup TW-16	3/28/2007	**46**	**460**	na	na	<0.25	<0.20	<0.20	<0.50	<1.0
TW-17	3/28/2007	<2.05	**530**	**520**	<25	<0.25	<0.20	<0.20	<0.50	<1.0
Dup TW-17	3/28/2007	<2.05	na	na	na	na	na	na	na	na
Trip Blank	3/28/2007	na	na	na	na	<0.25	<0.20	<0.20	<0.50	1.1 Ja
WI NR 140	**ES**	**1**	**100**	**100**	**10**	**100**	**480**	**480**	**10000**	**5**
	PAL	0.1	10	10	1	10	96	96	10000	0.5

QUALIFIER	DESCRIPTION
J	Analyte detected at a level less than the Reporting Limit (RL) and greater than or equal to the Method Detection Limit (MDL). Concentrations within this range are estimated.
Ja	Results reported between the Method Detection Limit (MDL) and Limit of Quantitation (LOQ) are less certain than results at or above the LOQ.
Note:	Metals = filtered.

Table 4
Water Level Measurements
Former Quality Wood

Well ID	Ground Elevation	Top of Casing Elevation	Depth to Water Jun 5-6, 2007	Depth to Water 11-Apr-08	Depth to Water 23-Jun-08	Depth to Water 19-Sep-08	Depth to Water 12-Feb-09	Depth to Water 5-Aug-09	Water Table Elevation Jun 5-6, 2007	Water Table Elevation 11-Apr-08	Water Table Elevation 23-Jun-08	Water Table Elevation 19-Sep-08	Water Table Elevation 12-Feb-09	Water Table Elevation 5-Aug-09
MW-1	651.76	651.61	33.81	missing	nm	nm	nm	nm	617.8	nd	nd	nd	nd	nd
TW-2	650.74	650.53	32.54	32.02	28.42	29.98	32.3	31.67	617.99	618.51	622.11	620.55	618.23	618.86
MW/TW-3	649.93	649.78	32.05	31.51	27.87	nm	nm	nm	617.73	618.27	621.91	nd	nd	nd
TW-5	649.32	649.23	31.48	30.98	27.35	29.52	nm	31.21	617.75	618.25	621.88	619.71	nd	618.02
TW-6	649.95	649.9	32.21	31.75	28.78	29.78	32.05	31.42	617.69	618.15	621.12	620.12	617.85	618.48
TW-8	650.77	650.54	32.74	32.23	28.66	nm	nm	nm	617.8	618.31	621.88	nd	nd	nd
TW-9				31.05	27.42	nm	nm	nm	nd	nd	nd	nd	nd	nd
TW-10	648.35	648.21	30.41	bent	bent	bent	nm	Bent PVC	617.8	nd	nd	nd	nd	nd
TW-13	650.45	650.36	32.62	32.17	28.56	30.26	32.54	31.90	617.74	618.19	621.8	620.1	617.82	618.46
MW-14	650.59	652.77	35.43	34.96	31.28	32.95	35.22	34.53	617.34	617.81	621.49	619.82	617.55	618.24
PZ-14A	650.59	652.73	35.27	34.85	31.15	32.86	35.23	34.57	617.46	617.88	621.58	619.87	617.50	618.16
TW-16	650.1	650.04	32.22	31.72	28.08	nm	nm	nm	617.82	618.32	621.96	nd	nd	nd
TW-17	650.31	650.16	32.28	nm	28.21	29.82	32.14	31.50	617.88	nd	621.95	620.34	618.02	618.66
MW-18	650.57	650.36	32.38	31.94	28.31	30.72	33.09	32.44	617.98	618.42	622.05	619.64	617.27	617.92
PZ-18A	650.55	650.48	32.58	32.08	28.48	30.19	32.52	31.90	617.9	618.4	622	620.29	617.96	618.58
MW-20	653.53	655.72	38.38	35.88	32.21	34.03	36.13	35.55	617.34	617.65	621.32	621.69	619.59	620.17
PZ-20B	653.45	655.36	37.95	37.51	33.84	35.68	30.95	35.33	617.41	617.85	621.52	619.68	624.41	620.03
PZ-20A	653.45	655.37	37.88	37.57	33.91	35.61	36.13	35.53	617.49	617.8	621.46	619.76	619.24	619.84
MW-21	649.48	649.33	31.79	31.32	27.61	29.32	31.64	31.00	617.54	618.01	621.72	620.01	617.69	618.33
PZ-21A	649.51	649.4	31.91	31.44	27.73	29.42	31.32	31.19	617.49	617.96	621.67	619.98	618.08	618.21
PZ-22A	649.52	649.52	31.81	31.42	27.74	29.42	nm	nm	617.71	618.1	621.78	620.1	nd	nd
MW-22	649.65	649.56	31.86	31.4	27.74	nm	nm	nm	617.7	618.16	621.82	nd	nd	nd
MW-23	651.81	651.73	33.97	33.39	29.72	31.29	nm	nm	617.76	618.34	622.01	620.44	nd	nd
MW-24			nm	nm	nm	27.44	nm	nm	nd	nd	nd	nd	nd	nd
plant well	nm	nm	nm	nm	nm		nm	nm	nd	nm	nd	nd	nd	nd
OW-4	nm	nm	nm	34.44	nm		nm	nm	nd	nd	nd	nd	nd	nd
OW-5	nm	nm	nm	34.26	nm		nm	nm	nd	nd	nd	nd	nd	nd
OW-6	nm	nm	nm	34.09	nm		nm	nm	nd	nd	nd	nd	nd	nd
plant well	nm	nm	nm	nm	nm		nm	nm	nd	nd	nd	nd	nd	nd

nm = Not measured
nd = No data available for calculation

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: 06-12-548340

ACTIVITY NAME: Quality Wood Treating - Lot 1

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	1501 East Lessard Street	12-271-2395-0025	428098	284908
B	NE corner of 16th and East Lessard Streets	12-271-0357-0001	428010	284880
C	Lot 2 of Crawford County CSM 1182, Prairie du Chien	12-271-2395-0030	428119	285058
D				
E				
F				
G				
H				
I				

OFF-SOURCE
A
PROPERTY

CITY OF PRAIRIE DU CHIEN

PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

October 21, 2009

return receipt requested

Mr. Steve Welter
1501 East Lessard St.
Prairie du Chien, WI 53821

Dear Mr. Welter:

Groundwater contamination that appears to have originated on the property located at 1601 East Lessard Street, Lot 1 of CSM 1182, Prairie du Chien, Wisconsin has migrated onto your property at 1501 East Lessard Street and your property abutting to the west (Lot 1 of CSM 768). The levels of chromium contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, *Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination,* you may visit www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this

OFF-SOURCE
A
PROPERTY

CITY OF PRAIRIE DU CHIEN

PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

closure request, you should mail that information to: Dave Rozeboom, 473 Griffith Avenue, Wisconsin Rapids, WI 54494.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect. Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.wi.gov/org/aw/rr/gis/index.htm. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at www.dnr.wi.gov/org/water/dwg/3300254.pdf, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at frable3r@aol.com or (563) 880-1788 or you may contact Dave Rozeboom, Wisconsin DNR, 473 Griffith Avenue, Wisconsin Rapids, WI 54494, phone (715) 421-7873.

Sincerely,

Garth W. Frable
City of Prairie du Chien
On Behalf of the Redevelopment Authority of the City of Prairie du Chien

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A
PROPERTY

CITY OF PRAIRIE DU CHIEN

PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

Property

Lot 1 of Certified Survey Map 768
Lot 2 of Certified Survey Map 1035

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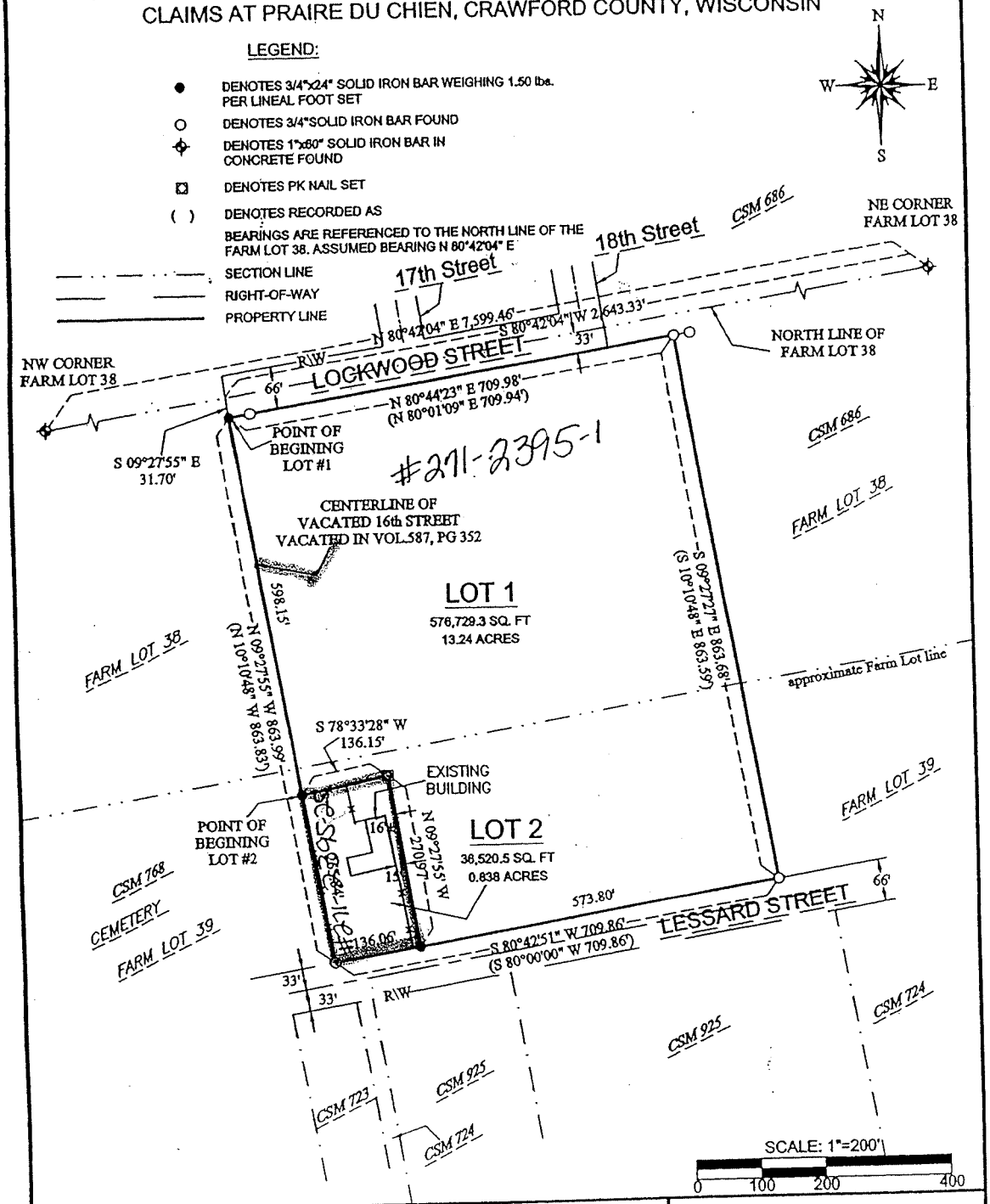
A
PROPERTY

CERTIFIED SURVEY MAP No. 1035 Page 89

LOCATED IN PART OF FARM LOT 38 AND FARM LOT 39 OF THE PRIVATE LAND CLAIMS AT PRAIRE DU CHIEN, CRAWFORD COUNTY, WISCONSIN



BLACKHAWK ENGINEERING, Ltd.
Civil & Municipal Engineers and Building Design
2 INSIGHT DRIVE
PLATTEVILLE, WISCONSIN
OFFICE PHONE: (608) 348-4433
FAX: (608) 348-4449

SURVEY CREW: JJB & CDC
DRAWN BY: MAK
DATE: DEC. 18, 2003
DATE REVISED: MARCH 18, 2004

PREPARED FOR: QUALITY WOOD TREATING
1501 E. LESSARD ST.
PRAIRIE DU CHIEN, WISCONSIN

Sheet 1 of 3 FILE: F:\ACAD12\2003\03-145\CSM.DWG

WISCONSIN
STANLEY J. KING
S-2001
KIELER, WIS.
LAND SURVEYOR
3-15-04

89

OFF-SOURCE
A
PROPERTY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Steve Welter
1501 E. Lessard St.
Prairie du Chien
Wi 53821

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PRAIRIE DU CHIEN WI 53821 DEC - 4 2008 USPS

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 2150 0004 2147 8533

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City Hall
attn: Garth Frable
P.O. Box 324
Prairie du Chien, Wi
53821

OFF-SOURCE
A
PROPERTY

POC

Private Land Claims

457/352

CSM#1035

STATE BAR OF WISCONSIN FORM 3 - 1998

QUIT CLAIM DEED

Document Number

DOC# 286152

Recorded
APR. 19, 2004 AT 10:18AM
CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
CHERYL E OLSON REGISTER
Fee Amount: $11.00
Fee Exempt 77.25-(3)

This Deed, made between Quality Wood Treating Co., Inc., a Wisconsin corporation, Grantor,

and Stephen E. Welter, Grantee.

Grantor quit claims to Grantee the following described real estate in Crawford County, State of Wisconsin:

P.O. Box 350
Prairie du Chien, WI 53821 .8acres

Recording Area

Name and Return Address

~~PETERSON ANTOINE PETERSON~~
1110 E HAYDEN ST.
P.O. BOX 430
~~PRAIRIE DU CHIEN WI 53821~~

12-271-2395-0001 (Pt).
Parcel Identification Number (PIN)

This is not homestead property.
(Is) (Is not)

Lot Two (2) of Certified Survey Map No. 1035, recorded in the Office of the Register of Deeds for Crawford County, Wisconsin, on April 8, 2004, in Volume 8 of Certified Survey Maps, Pages 89-89B, as Document No. 286038.

This Deed is given to correct that certain Deed between the parties hereto dated December 24, 2004, and recorded on December 30, 2003, as Document No. 284779, in the Office of the Register of Deeds for Crawford County, Wisconsin. More specifically to set forth the certified survey description for the parcel in question.

Together with all appurtenant rights, title and interests.

Dated this 16th day of April, 2004.

_____ (SEAL)

_____ (SEAL)

QUALITY WOOD TREATING CO., INC., By ~~(SEAL)~~

Stephen E. Welter, President

_____ (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____

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

THIS INSTRUMENT WAS DRAFTED BY
Thomas F. Peterson
Peterson, Antoine & Peterson, S.C.
P.O. Box 430
Prairie du Chien, WI 53821

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

ACKNOWLEDGMENT

State of Wisconsin, } ss.
Crawford County.

Personally came before me this 16th day of April 2004, the above named Stephen E. Welter, President

_____ to me known to be the person _____ who executed the foregoing instrument and acknowledge the same. on behalf of said corporation.

Thomas F. Peterson,
Notary Public, State of Wisconsin
My commission is permanent. ~~(If not, state expiration date: _____.)~~

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

STATE BAR OF WISCONSIN
FORM No. 3 - 1998

Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.

OFF-SOURCE
A
PROPERTY

Document No.

WARRANTY DEED

DOC# 274514

Recorded
MAR. 28,2002 AT 02:40PM

CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
CHERYL E OLSON REGISTER
Fee Amount: $13.00
Fee Exempt 77.25-(11)

This Indenture, Made this 18th day of March, 2002, between **Quality Beverages of Wis., Inc., a/k/a Quality Beverages of Wisconsin, Inc.,** a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at **Prairie du Chien**, Wisconsin, party of the first part, and **David Welter as Trustee of the Stephen E. Welter Trust dated March 30, 2001,** party of the second part.

Recording Area
Name and Return Address

PETERSON ANTOINE PETERSON
110 E HAYDEN ST.
P.O. BOX 430
PRAIRIE DU CHIEN WI 53821

Witnesseth, That the said party of the first part, for and in consideration of the sum of Sixty-one Thousand and 00/100 ($ 61,000.00) Dollars to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto the said party of the second part its heirs and assigns forever, the following described real estate, situated in the County of Crawford, State of Wisconsin, to-wit:

12-271-0357-0001; 12-271-2395-0000; 12-271-0419-0000; 12-271-0418-0000; 12-271-0210-0000; 12-271-0209-0000; 12-271-0417-0000
Parcel Identification Number

Lot One (1) of Certified Survey Map No. 768, recorded September 22, 1997, in Volume 6 of Certified Survey Maps, Pages 62 and 62A, as Document No. 255190, in the office of the Register of Deeds for Crawford County, Wisconsin.

Lot One (1) of Certified Survey Map No. 686, recorded in Volume 5 of Certified Survey Maps, Pages 92, 92A, and 92B, as Document No. 245204, in the office of the Register of Deeds for Crawford County, Wisconsin. Same being located in Farm Lots Thirty-seven (37), Thirty-eight (38), and Thirty-nine (39) of the Private Land Claims at Prairie du Chien and being a part of Block Seventy-three (73), Seventy-four (74), Seventy-five (75), Eight (80), Eighty-one (81), and One Hundred Sixty-four (164) of Lower Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin.

Block One Hundred Sixty-six (166) of the Plat of Lower Prairie du Chien Addition, City of Prairie du Chien, Crawford County, Wisconsin, EXCEPT that part of said Block One Hundred Sixty-six (166) set forth in Certified Survey Map No. 769 recorded in Volume 6 of Certified Survey Maps, Pages 63 and 63A, as Document No. 255191, in the office of the Register of Deeds for Crawford County, Wisconsin.

Block One Hundred Sixty-five (165) of the Plat of Lower Prairie du Chien Addition, City of Prairie du Chien, Crawford County, Wisconsin.

Block Twenty (20) of the Plat of Lower Prairie du Chien Addition, sometimes known as Clark's Subdivision, City of Prairie du Chien, Crawford County, Wisconsin.

Block Nineteen (19) of the Plat of Lower Prairie du Chien Addition, sometimes known as Clark's Subdivision, City of Prairie du Chien, Crawford County, Wisconsin. Also the vacated alley in said Block Nineteen (19) EXCEPTING therefrom that part of said Block Nineteen (19) set forth in Certified Survey Map No. 769, recorded in Volume 6 of Certified Survey Maps, Pages 63 and 63A, as Document No. 255191, in the office of the Register of Deeds for Crawford County, Wisconsin.

Lots One (1) and Two (2), Block One Hundred Sixty-four (164) of the Plat of Lower Prairie du Chien Addition, City of Prairie du Chien, Crawford County, Wisconsin, plus the vacated alley lying adjacent thereto and that part of Lot Three (3), Block One Hundred Sixty-four (164) of the Plat of Lower Prairie du Chien Addition, City of Prairie du Chien, Crawford County, Wisconsin, described as follows: Commencing at the Northwest corner of said Lot Three (3); thence East 23.07 feet; thence South 104.22 feet; thence West 22.64 feet; thence North to the place of beginning, plus the vacated alley lying adjacent thereto.

OFF-SOURCE
A
PROPERTY

By acceptance of this conveyance, Grantee agrees to pay all real estate taxes and special assessments relative to the above described premises for tax year commencing January 1, 2002.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, 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 said party of the second part, and to its heirs and assigns FOREVER.

And the said Quality Beverages of Wis., Inc. a/k/a Quality Beverages of Wisconsin, Inc., party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all encumbrances whatever, _____ and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said **Quality Beverages of Wis., Inc. a/k/a Quality Beverages of Wisconsin, Inc.**, party of the first part, has caused these presents to be signed by Stephen E. Welter, its President, and countersigned by David C. Welter, its Secretary, at Prairie du Chien, Wisconsin, and its corporate seal to be hereunto affixed, this 18th day of March, 2002.

SIGNED AND SEALED IN PRESENCE OF

QUALITY BEVERAGES OF WIS., INC. A/K/A
QUALITY BEVERAGES OF WISCONSIN, INC.
Corporate Name

_____
President

Stephen E. Welter

COUNTERSIGNED:

_____
Secretary

David C. Welter

STATE OF WISCONSIN)
)ss.
CRAWFORD COUNTY)

Personally came before me, this 18th day of March, 2002, Stephen E. Welter, President, and David C. Welter, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

_____
Thomas F. Peterson
Notary Public, State of Wisconsin
My Commission is Permanent.

THIS INSTRUMENT DRAFTED BY:
Thomas F. Peterson, Attorney at Law
Peterson, Antoine & Peterson, S.C.
110 East Haydn Street
Prairie du Chien, WI 53821

OFF-SOURCE
B
PROPERTY

CITY OF PRAIRIE DU CHIEN
PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

Mail Return Receipt

January 21, 2011

Prairie du Chien Cemetery Association
c/o Mr. Lewis Marfilius
58726 East State Highway 60
Prairie du Chien, WI 53821

Dear Mr. Marfilius:

Groundwater contamination that appears to have originated on the property located at 1601 East Lessard Street, Lot 1 of CSM 1182, Prairie du Chien, Wisconsin, has migrated beneath the Evergreen Cemetery property that abuts this property to the west (the Evergreen Cemetery property at the northeast corner of the intersection of S. 15th Street and Lessard Street). The levels of chromium contamination in the groundwater beneath the Evergreen Cemetery property are above the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on the Evergreen Cemetery property, neither the Prairie du Chien Cemetery Association nor any subsequent owner of the property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to the Evergreen Cemetery property for environmental investigation or cleanup if access is required.

To obtain a copy of the Department of Natural Resources' publication #RR-

OFF-SOURCE
B
PROPERTY

CITY OF PRAIRIE DU CHIEN
PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination, you may visit:

www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, the Prairie du Chien Cemetery Association has a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Dave Rozeboom, 473 Griffith Avenue, Wisconsin Rapids, WI 54494.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

Please review the enclosed legal description of the Evergreen Cemetery property, and notify me within the next 30 days if the legal description is incorrect. Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at:

www.dnr.wi.gov/org/aw/rr/gis/index.htm.

A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should the Prairie du Chien Cemetery Association or any subsequent property owner wish to construct or reconstruct a well on the Evergreen Cemetery property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who

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Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

proposes to construct a well on the Evergreen Cemetery property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at **www.dnr.wi.gov/org/water/dwg/3300254.pdf**, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at pdcadministrator@mhtc.net or (608) 326-6406, City Planner Garth Frable at frable3r@aol.com or (563) 880-1788, or Dave Rozeboom, Wisconsin DNR, 473 Griffith Avenue, Wisconsin Rapids, WI 54494, phone (715) 421-7873.

Sincerely,

Aaron Kramer, City Administrator
City of Prairie du Chien
On Behalf of the Redevelopment Authority of the City of Prairie du Chien

cc: David Rozeboom, Wisconsin Department of Natural Resources, 473 Griffith Avenue, Wisconsin Rapids, WI 54494

Jeffrey Steiner, Ayres Associates, 1802 Pankratz Street, Madison, WI 53704

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LEGAL DESCRIPTION

PARCEL # 271-0357-0000
P.D.C. LAND CO. #1 ADDITION, ENTIRE BLOCK 63 & WEST 1/2 OF VACACATED 16TH STREET EXCEPT PART DESCRIBED WITHIN C.S.M. #768.

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Prairie du Chien Cemetery Association
C/o Mr Lewis Marfilius
58726 East State Hwy 60
Prairie du Chien WI 53821

COMPLETE THIS SECTION ON DELIVERY

A. Signature: Cindy Jelinek
X Cindy Jelinek — ☑ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery: 1/25/2011

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PRAIRIE DU CHIEN WI 53821 JAN 25 2011 USPS

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7006 2150 0004 2147 8939

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7006 2150 0004 2147 8939

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

PRAIRIE DU CHIEN WI 53821

OFFICIAL USE

Postage	$ $0.61	0708
Certified Fee	$2.80	04
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.71	01/24/2011

Sent To: Lewis Marfilius / PDC Cemetery Assn.
Street, Apt. No.; or PO Box No.: 58726 East State Hwy 60
City, State, ZIP+4: Prairie du Chien WI 53821

PS Form 3800, August 2006 See Reverse for Instructions

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Phone: (608) 326-6406 • Fax: (608) 326-8182

October 21, 2009

Mr. James Gitz
214 East Blackhawk Avenue
Prairie du Chien, WI 53821

Dear Mr. Gitz:

Groundwater contamination that appears to have originated on the property located at 1601 East Lessard Street, Lot 1 of CSM 1182, Prairie du Chien, Wisconsin has migrated onto your property described as Lot 2 of CSM 1182. The levels of chromium contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, *Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination,* you may visit www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Dave Rozeboom, 473 Griffith Avenue, Wisconsin Rapids, WI 54494.

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If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect. Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.wi.gov/org/aw/rr/gis/index.htm. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at www.dnr.wi.gov/org/water/dwg/3300254.pdf, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at frable3r@aol.com or (563) 880-1788 or you may contact Dave Rozeboom, Wisconsin DNR, 473 Griffith Avenue, Wisconsin Rapids, WI 54494, phone (715) 421-7873.

Sincerely,

Garth W. Frable
City of Prairie du Chien
On Behalf of the Redevelopment Authority of the City of Prairie du Chien

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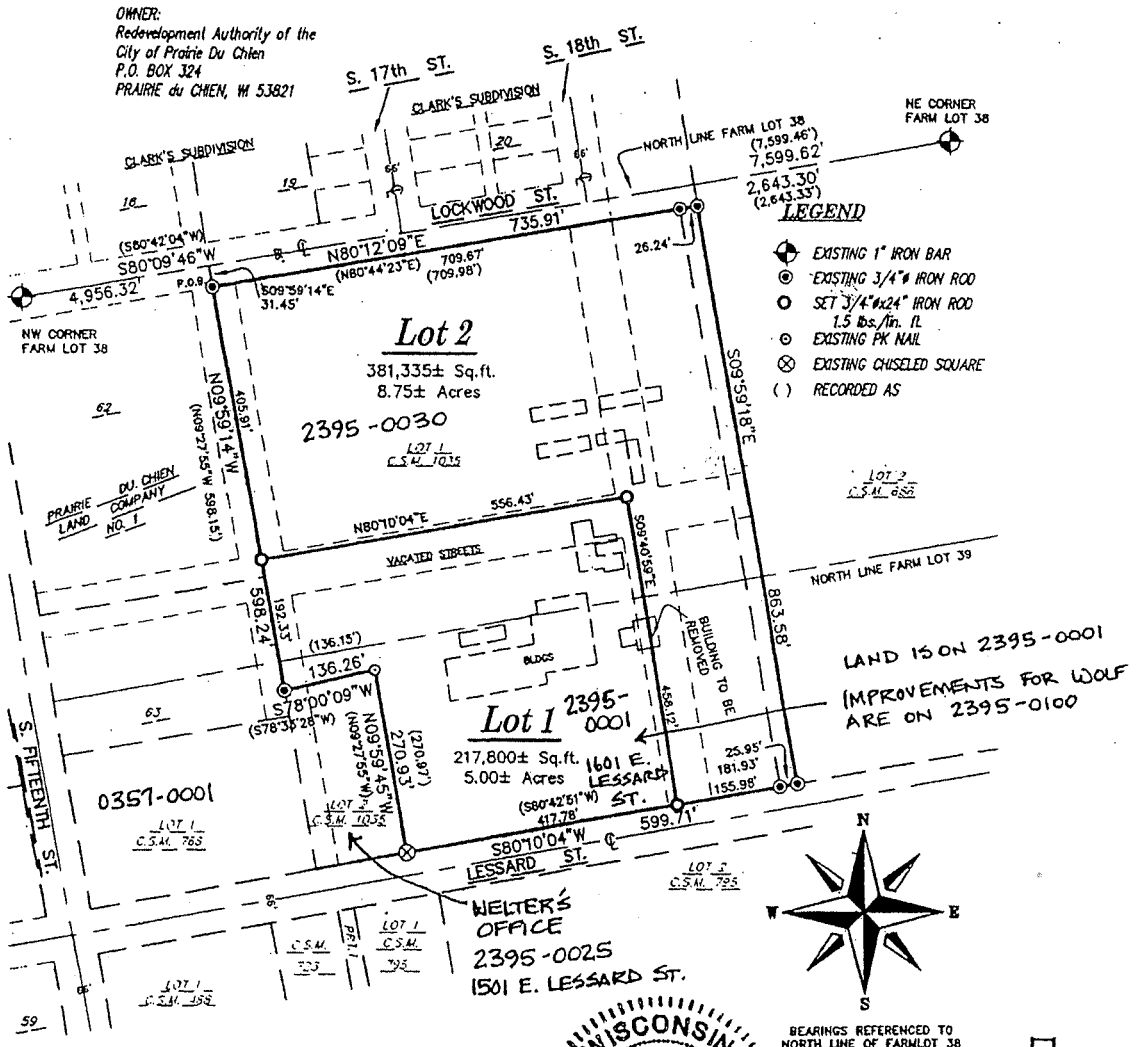
DOC# 297924

VIERBICHER
ASSOCIATES
Committed to Quality Service Since 1976
231 E. BLACKHAWK AVE. - P.O. BOX 543 - PRAIRIE DU CHIEN, WI 53821 - 608-326-1057

CRAWFORD COUNTY CERTIFIED SURVEY MAP No. 1182

LOCATED IN FARM LOTS 38 AND 39, OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, AND INCLUDING LOT 1 CRAWFORD COUNTY CERTIFIED SURVEY MAP # 1035, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.



BEARINGS REFERENCED TO NORTH LINE OF FARMLOT 38 ASSUMED TO BEAR S80°09'46"W

GRAPHIC SCALE FEET

0 100 200 400

WISCONSIN
WILLIAM R. BULAWA
S-2167
Prairie du Chien
WI
LAND SURVEYOR
1-12-2007

RECEIVED FOR RECORD THIS 23rd DAY OF January 2007, AT 1:33P M AND RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGE 58, 58a, 58b.
Melissa C. Meyer, Reg. of Deeds
REGISTER OF DEEDS
DOCUMENT NUMBER 297924

SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY: WILLIAM R. BULAWA

DOC# 297924

58 58

RIGHT-OF-WAY

CITY OF PRAIRIE DU CHIEN

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October 21, 2009

Mr. James Gitz
214 East Blackhawk Avenue
Prairie du Chien, WI 53821

Dear Mr. Gitz:

Groundwater contamination that appears to have originated on the property located at 1601 East Lessard Street, Lot 1 of CSM 1182, Prairie du Chien, Wisconsin has migrated onto the property comprising the right-of-way of South 15th Street. The levels of chromium contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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Sincerely,

Garth W. Frable
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