

GIS REGISTRY

Cover Sheet

May, 2009
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government 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*

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

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

BRRTS #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

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

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

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site Detail Map**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 **Title: Approximate Extent of Soil Contamination**

BRRTS #: 02-29-553497

ACTIVITY NAME: Juneau County Hwy Site

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

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

Figure #: **Title:**

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

Figure #: **Title:**

Figure #: **Title:**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 1 Title: Summary of Laboratory Analysis

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

Table #: 2 Title: Summary of Laboratory Analysis Groundwater Samples

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

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: **Title:**

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

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

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

BRRTS #: 02-29-553497

ACTIVITY NAME: Juneau County Hwy Site

NOTIFICATIONS

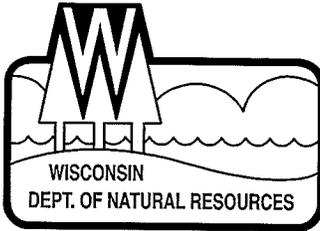
Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



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

March 22, 2010

Mr. Dennis Weiss
Juneau County Hwy Garage
930 East State St.
Mauston, WI 53948

SUBJECT: Final Case Closure with Continuing Obligations
Juneau County Highway Garage, 930 East State St., Mauston, WI
WDNR BRRTS Activity #: 02-29-553479

Dear Mr. Weiss:

On December 3, 2009, 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 15, 2009, you were notified that the Closure Committee had granted conditional closure to this case.

On March 22, 2010 the Department received information or documentation indicating that you have complied with the requirements for final closure. The only condition of closure was the requirement to submit a Cap Maintenance Plan.

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 GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's

regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

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 you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations 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 referenced maintenance plans**] are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above 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 only upon request.

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 barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to the Eau Claire regional DNR headquarters, to the attention of the RR Program Associate.

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 Dave Rozeboom at (715) 421-7873.

Sincerely,

A handwritten signature in cursive script that reads "Bill Evans".

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

cc: Dave Fries, Omni, One Systems Drive, Appleton, WI 54914
Bill Devine, Devine Construction, W8351, Bedrock Rd., Portage, WI



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December 15, 2009

Mr. Dennis Weiss
Juneau County Hwy Garage
930 East State St.
Mauston, WI 53948

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Juneau County Highway Garage, 930 East State St. Mauston, Wisconsin
WDNR BRRTS Activity # 02-29-553479

Dear Mr. Weiss:

On December 3, 2009, 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 petroleum contamination on the site 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:

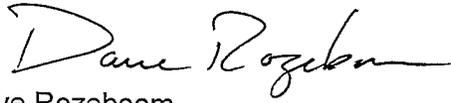
A cap maintenance plan is required for the asphalt cap. Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists on-site shall be maintained in compliance with the maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR 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) 252-2873.

Sincerely,

A handwritten signature in black ink that reads "Dave Rozeboom". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dave Rozeboom
Hydrogeologist
Remediation & Redevelopment Program

Enclosure

cc: Dave Fries, Omni, One System Drive, Appleton, WI 54914
Bill Devine, Devine Construction, W8351, Bedrock Rd., Portage, WI

GENERAL INFORMATION

On behalf of Juneau County, OMNNI Associates, Inc. (OMNNI) is preparing this cap maintenance plan as a supplement to the closure request for the Juneau County Highway Department Garage site.

Project Title

Juneau County Highway Department Garage, Cap Maintenance Plan

Project Identification Numbers

Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment Tracking System (BRRTS) Number: 02-29-553479.

OMNNI Associates, Inc. Project Number: M1328A09.

Purpose

The Juneau County Highway Department Garage is located in Mauston, Wisconsin. Juneau County, the current owner of the property, would like to obtain closure for the site. The County has obtained conditional closure for the site pending the completion of this cap maintenance plan. Based on laboratory analysis results from the investigation, soil contamination exists above the direct contact industrial standards for PAHs in borings B10, B14, and B26 – B28. The site is zoned industrial. Vertically, the soil contamination appears limited to the 0 – 2 foot zone at the site. Groundwater does not appear to be impacted by the PAH contamination, however, if surface water is allowed to infiltrate in the areas around these boring locations, the groundwater may be eventually be affected.

Contact Information

The following are the primary contacts for the project:

Owner: Juneau County, 930 E. State Street, Mauston, WI 53948; Contact: Mr. Dennis Weiss.

Consultant: OMNNI Associates, Inc., One Systems Drive, Appleton, WI 54914-1654; (920) 735-6900. Contact: Mr. Dave Fries.

Site Location

The property is located at 930 E. State Street, Mauston, Wisconsin. (See Figure 1 – Site Location Map, attached.) The site is located in the SE 1/4 of the SW 1/4 of Section 7, T15N, R4E, City of Mauston, Juneau County. The property is currently zoned industrial. Geographic coordinates of the site are 514737, 368691 and were obtained

from the on-line GIS Registry of Closed Remediation Sites at a scale of 1:2,937 using the Wisconsin Transverse Mercator '91 (WTM) coordinate system.

CAP MAINTENANCE PLAN

A total of 33 shallow soil borings were placed throughout the site. (See Figure 2 – Site Detail Map, attached.) Soil borings B10, B14, and B26 – B28 contain contaminant levels over the industrial standards for PAHs. These borings exist in areas that are covered with the new building or a new asphalt or concrete surface. (See Figure 3 – Approximate Extent of Soil Contamination, attached.) The building and impervious surfaces will help to prevent direct contact with the soil that contains PAHs.

Inspection and Maintenance Activities

Periodic inspection and maintenance of the existing impervious surfaces will be conducted to verify that it continues to provide a cap over the area that is equal to or better than conditions currently existing. Annual inspections will be conducted by the County in the spring, when there are typically more rain events. Contingency inspections will also be conducted as needed after any sustained damage to the asphalt or concrete surfaces in the areas of soil borings B10, B14, and B26 – B28.

Inspection and Maintenance Reports

Reporting activities are intended to ensure that the inspections are adequately documented and that related data and information are provided to the WDNR, upon request. Personnel conducting the inspections will document their observations, any corrective actions taken, and/or routine maintenance that has taken place over the past year. (See Groundwater Protection Cap Inspection Form, attached.) The inspection and maintenance reports will be retained by the property owner.

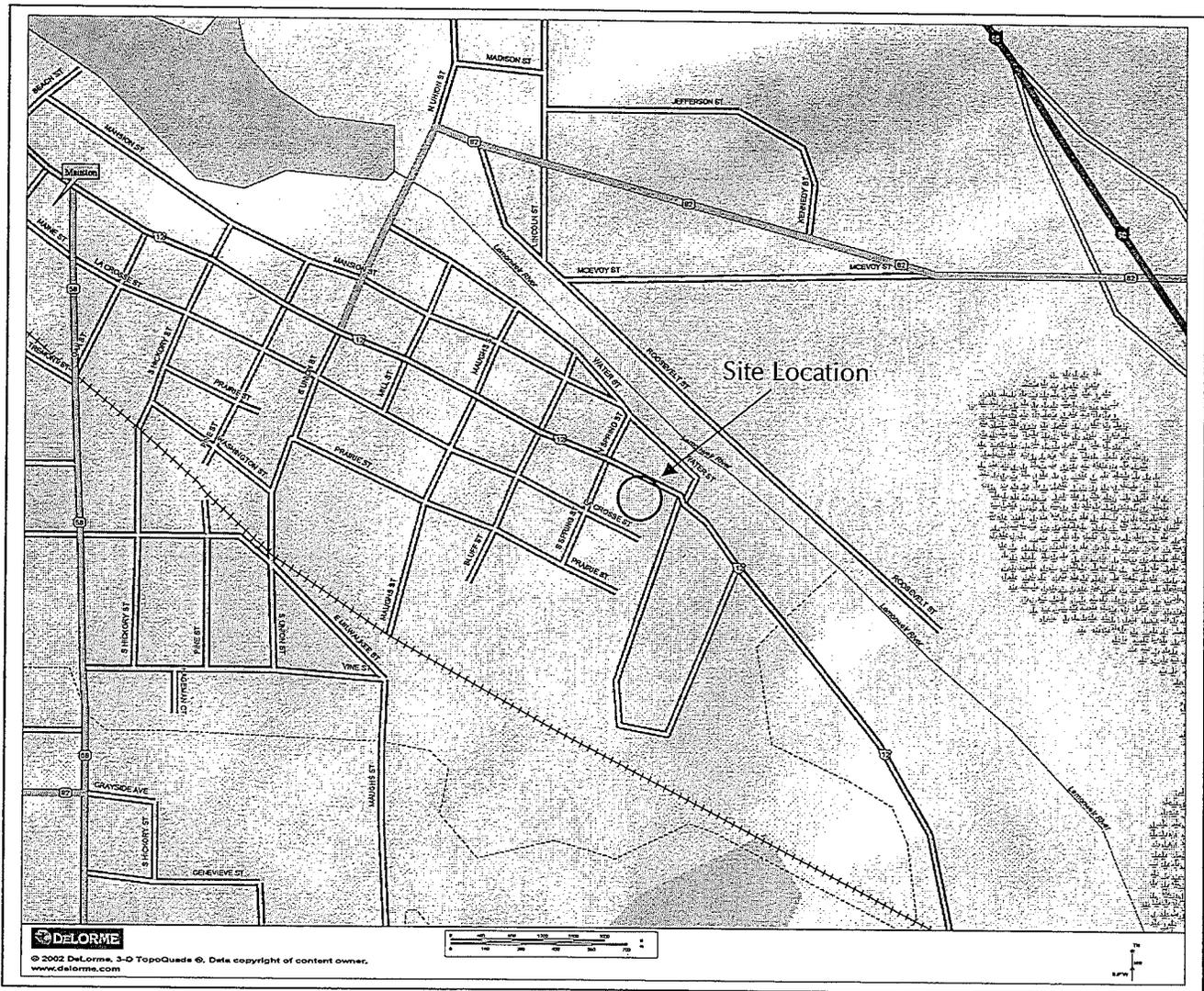
STANDARD OF CARE

The conclusions presented in this plan were arrived at using generally accepted hydrogeologic and engineering practices. The conclusions presented herein represent our professional opinions, based on data collected at the time of the investigation, at the specific boring and sampling locations discussed in the investigation report. Conditions at other locations on the property may be different than described in the investigation. The scope of this plan is limited to the specific project and location described herein.

Prepared By:



Dave Fries, P.G.
Hydrogeologist



Source: 2000 DeLorme Topo
Tools

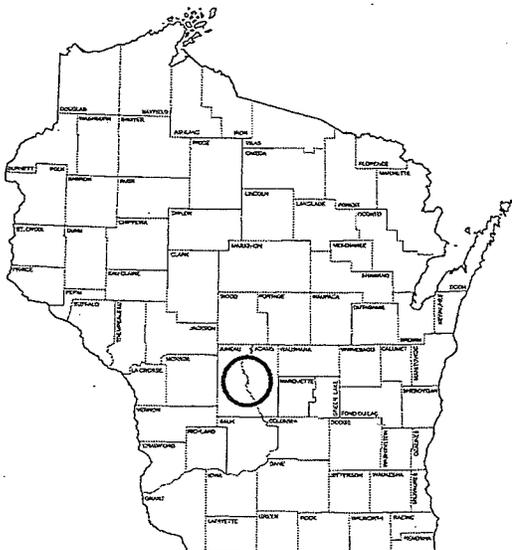


Figure 1
Site Location Map

Juneau County Highway Garage
930 E. State Street, Mauston, WI

OMNI
ASSOCIATES

Project Number:
M1328A09

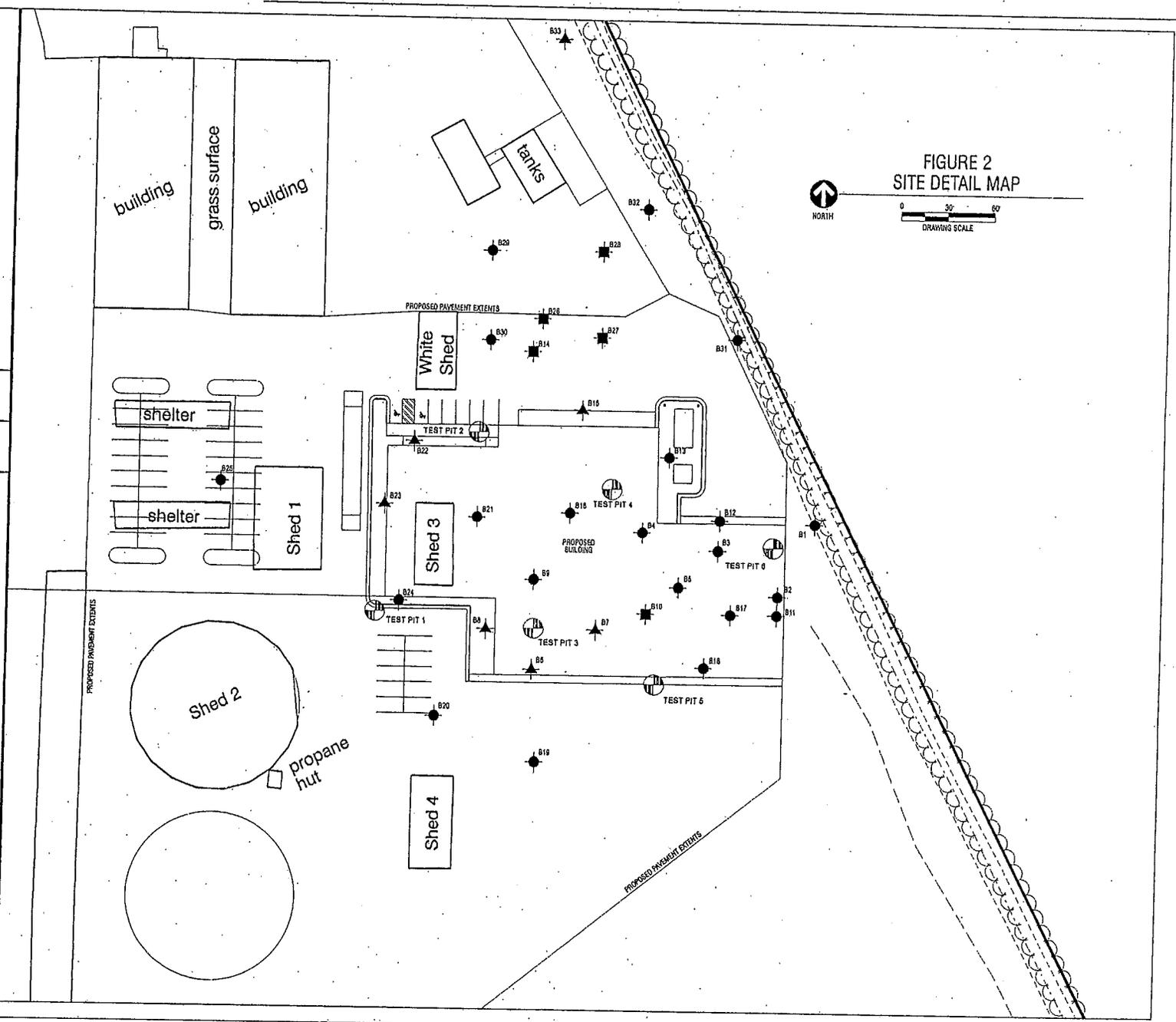
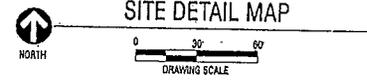
Date: 4/14/09

One Systems Drive, Appleton, Wisconsin 54914-1654
Phone: (920) 735-6900 Fax: (920) 830-6100

KEY

- ^B BELOW DIRECT CONTACT NON INDUSTRIAL STANDARD
 - ▲^B OVER DIRECT CONTACT NON INDUSTRIAL STANDARD
 - ^B OVER DIRECT CONTACT INDUSTRIAL STANDARD
 - ⊕ TEST PIT
- TOTAL PARCEL AREA = 16.728 ACRES

FIGURE 2
SITE DETAIL MAP



OMNI
ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914 PHONE: (920) 734-9900
FAX: (920) 830-4100

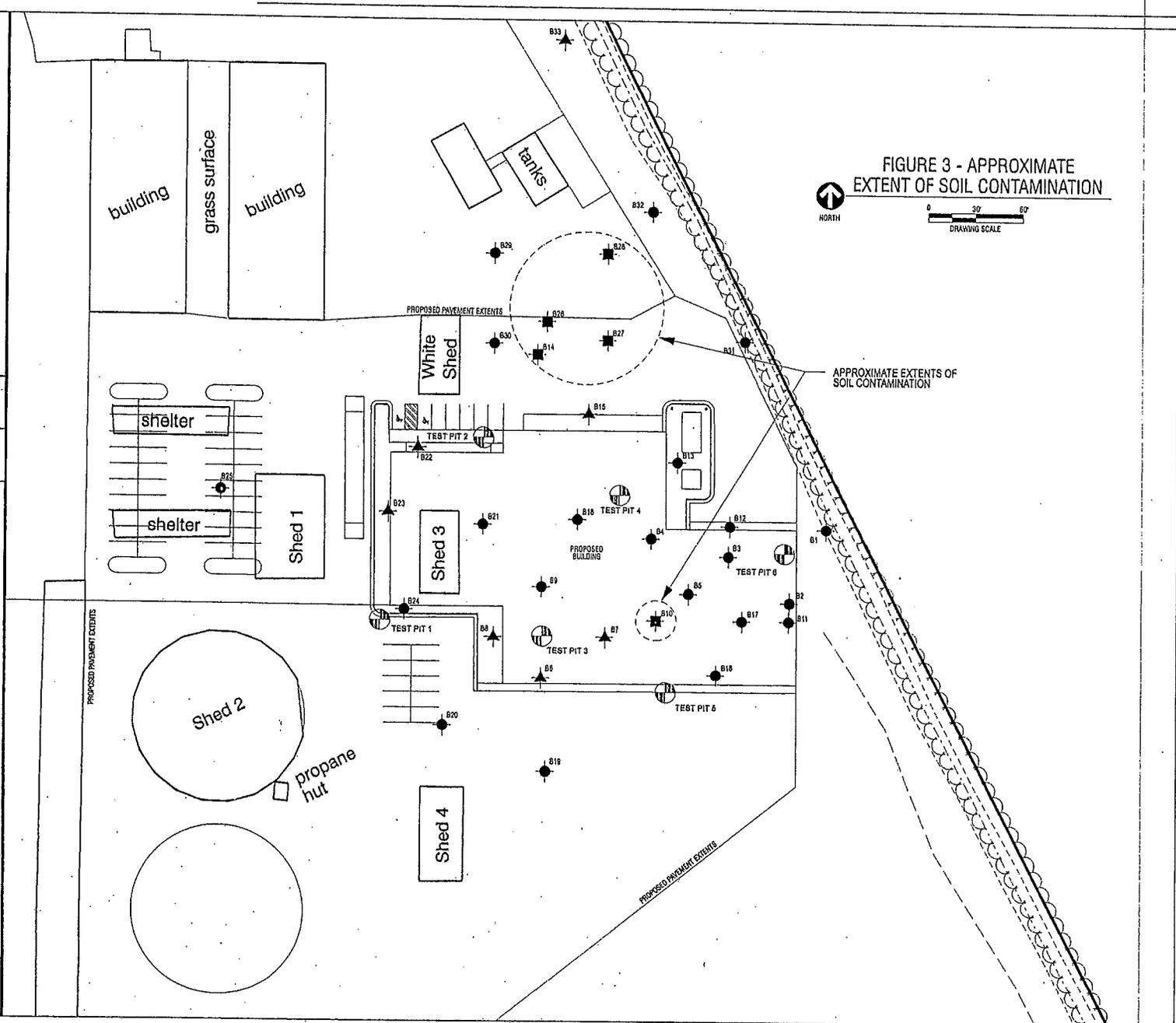
KEY

- B BELOW DIRECT CONTACT, NON INDUSTRIAL STANDARD
 - ▲ B OVER DIRECT CONTACT, NON INDUSTRIAL STANDARD
 - B OVER DIRECT CONTACT, INDUSTRIAL STANDARD
 - ⊙ TEST PIT
- TOTAL PARCEL AREA = 16,728 ACRES

FIGURE 3 - APPROXIMATE
EXTENT OF SOIL CONTAMINATION

NORTH

0 37 67
DRAWING SCALE



OMNI
ASSOCIATES

ONE SYSTEMS DRIVE
APPLETON, WI 54914

PHONE (920) 725-8920
FAX (920) 855-8100

Direct Contact Cap Inspection Form

Juneau County Highway Department Garage

930 E. State Street
Mauston, Wisconsin

Personnel Conducting Inspection:

Inspection Date:

Photos Attached:

Yes No

Visual Observations:

Corrective Actions Taken None required Yes, Explain:

Routine Maintenance None required Yes, Explain:

176851

WARRANTY DEED

No. 9.

This Indenture, Made by C.A. Jones and Mary A. Jones, his wife, grantors, of Juneau County, Wisconsin, hereby conveys and warrants to Juneau County, grantee, of Juneau County, Wisconsin, for the sum of One dollar and other valuable consideration - the following tract of land in Juneau County, State of Wisconsin:

Part of the Southeast quarter of the Southwest fractional Quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Seven (7), Township Fifteen (15) North, Range Four (4) East, more particularly described as follows, to-wit: Commencing at the Southeast corner of said fractional Southwest Quarter quarter section, running thence north along the east line of said fractional quarter quarter section to a point in said line which is Three Hundred Eighty-one and seven-tenths (381.7) feet south of the southerly margin of East State Street, thence in a straight line in a northwesterly direction in a clockwise angle Two Hundred Ninety-seven degrees and one minute (297° 1') a distance of Four Hundred Sixty and two-tenths (460.2) feet; thence southerly at right angles to said last described line to the north line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, thence Southeasterly along the north line of said railroad right-of-way to the point of intersection of said line with the south line of said fractional quarter quarter section, thence east along the south line of said quarter quarter section to the place of beginning.

Grantee to pay any taxes assessed against said premises for 1948.

The north line of the above described premises coincides with and is the south line of the premises now owned by Juneau County and described in Vol. 112 of Deeds on page 72 in the office of the Register of Deeds of Juneau County, Wisconsin.

1 - - - \$ 2.00 Rev. Stamp canceled
1 - - - .20 Rev. Stamp canceled

In Witness Whereof, the said grantors have hereunto set their hands and seals this 11th day of May, A.D.1948.

Signed and Sealed in Presence of

Lloyd L. Chambers
Lloyd L. Chambers

C.A. Jones (Seal)
C.A. Jones

Ritamae Delmore
Ritamae Delmore

Mary A. Jones (Seal)
Mary A. Jones

State of Wisconsin)
Juneau County.) SS.

Personally came before me, this 11th day of May, A.D.1948, the above named C.A. Jones and Mary A. Jones, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Lloyd L. Chambers
Lloyd L. Chambers

(Notarial Seal)

Notary Public, Juneau County, Wis.

My Commission expires Dec. 12, A.D.1948.

Rec'd for record this 14 day of May
A.D.1948, at 11 o'clock A.M.

Lawrence Larson, Register of Deeds.

Spring Street, 8 feet to the point of beginning, Juneau County, Wisconsin.

PARCEL III.

The Southerly Eighty-eight (88) feet of the following described property: Commencing at a point on the south side of State Street in the city of Mauston, one hundred and eighty-seven (187) feet southeasterly from the Southeast corner of the intersection of Spring and State Streets; running thence southwesterly parallel to the east line of said Spring Street Two Hundred Thirty-three (233) feet; thence running southeasterly parallel to the south line of said State Street Ninety-three and one-half ($93\frac{1}{2}$) feet; thence running northeasterly parallel to the east line of Spring Street Two Hundred Thirty-three (233) feet to the south line of said State Street; thence running Northwesterly along south line of said State Street Ninety-three and one-half ($93\frac{1}{2}$) feet to the place of beginning. Said land being a part of Block Nineteen (19) of the Miscellaneous Addition to the city of Mauston, Juneau County, Wisconsin.

PARCEL IV.

A part of Block Nineteen (19) of the Miscellaneous Addition to the village, now city, of Mauston, more particularly described as follows: Commencing at a point on the south side of State Street in the city of Mauston, two hundred thirty-two (232) feet southeasterly from the southeast corner of the intersection of Spring and State Streets; running thence southwesterly parallel to the east line of said Spring Street a distance of seventy-eight (78) feet; thence northwesterly parallel to State Street a distance of forty-five (45) feet; thence southwesterly parallel to said Spring Street a distance of sixty-seven (67) feet; thence southeasterly parallel to State Street a distance of $93\frac{1}{2}$ feet; thence northeasterly/parallel to Spring Street a distance of one hundred forty-five (145) feet to the south line of State Street, thence northwesterly along the south side of State Street a distance of forty-eight and one-half ($48\frac{1}{2}$) feet to the point of beginning, Juneau County, Wisconsin.

1 - - - \$5.00 Rev. Stamp cancelled.
2 - - - \$2.20 Rev. Stamps cancelled.
1 - - - \$.50 Rev. Stamp cancelled.

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 successors and assigns Forever.

And the said Freightways Terminal Company, a Nevada corporation, 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 successors and assigns, that at the time of the ensembling 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 incumbrances whatever, and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever Warrant and Defend.

This conveyance is made pursuant to a vote of a majority of the stock of said corporation, grantor, given at a meeting duly called and held for the purpose of authorizing the same.

In Witness Whereof, the said Freightways Terminal Company, a Nevada corporation, party of the first part, has caused these presents to be signed by J. H. Howay its President, and countersigned by J. C. Bennett, its Secretary, at Menlo Park, California,

and its corporate seal to be hereunto affixed, this 13th day of August, A.D., 1957.

Signed and Sealed (Corporate Seal) Freightways Terminal Company
Corporate Name

in Presence of

Betty Calvert
Betty Calvert

J. H. Howay
J. H. Howay President

Countersigned:

M. O'Neill
M. O'Neill

O. C. Bennett
O. C. Bennett Secretary

State of California)
San Mateo County.) SS.

This instrument is drafted by William T. Brady

Personally came before me, this 13th day of August, A.D., 1957, J. H. Howay, President, and O. C. Bennett, 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.

(Notarial Seal)

Mary M. Wood
Mary M. Wood

Notary Public, San Mateo County

My Commission expires September 12, A.D., 1960

Received for record this 19 day of August

A. D., 1957, at 1 o'clock P.M.,

Lawrence Larson, Register of Deeds.

City of Mauston Resolution 2009-P-01

Recorded
May 18, 2009 AT 01:55PM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
Fee Amount: \$21.00
Total Pages 6

RESOLUTION APPROVING CONDITIONAL USE
JUNEAU COUNTY HIGHWAY DEPT GROUP DEV

Document No.

Return Address: City of Mauston
Attn: Valerie Nelson
303 Mansion Street
Mauston, Wisconsin 53948

Parcel L.D. Nos. 29-251-1065

APPLICANT: Juneau County Highway Department

PROPERTY OWNER: Juneau County

PROPERTY AFFECTED:

Address: 930 East State Street, Mauston, WI 53948

Legal Description: Located in the SE1/4-SW1/4, Section 7, T15N, R4E, City of Mauston, Juneau County, Wisconsin, described as follows: Beginning at the South ¼ corner of said Section 7; thence N89°50'34"W, a distance of 50.05 feet, to the Northerly r/w line of the railroad; thence N63°00'00"W, along said Northerly R/W line, a distance of 836.28 feet; thence N26°04'58"E, a distance of 1039.18 feet; thence N63°53'18"W, a distance of 280.38 feet, to the East line of Spring Street; thence N26°00'15"E, along said East line, a distance of 88.05 feet; thence S63°53'01"E, a distance of 187.04 feet; thence N26°14'59"E, a distance of 67.13 feet; thence S64°04'14"E, a distance of 45.06 feet; thence N25°41'33"E, a distance of 76.70 feet, to the Southerly R/W line of USH 12; thence Southeasterly along the arc of a curve concave to the Southwest, having a radius of 784.31 feet the long chord of which bears N 49°17'42" W 233.26' a distance of 234.12 feet, along said Southerly R/W line; thence S 40°41'39"E, along said Southerly R/W line a distance of 55.45 feet; thence S29°03'45"W, a distance of 158.50 feet; thence S59°05'05"E, a distance of 150.00 feet, to the West line of "Assessor's Plat Town of Lemonweir"; thence S0°46'36"E, along said West line, a distance of 1133.30 feet, to the point of beginning, said parcel contains 16.728 acres of land more or less and is subject to any and all easements, covenants, restrictions, and rights-of-way of record.

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WHEREAS, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and

WHEREAS, the Plan Commission has conducted a public hearing on said application and has carefully evaluated the application, along with input from City staff and consultants.

NOW, THEREFORE, the Plan Commission of the City of Mauston does hereby resolve as follows:

BE IT FURTHER RESOLVED that the Mauston Plan Commission finds that this application for a Conditional Use satisfies the standards required by Section 1.905(6)(e) of the Zoning Ordinance, specifically as follows:

- (a) The Plan Commission finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (b) The Plan Commission finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

- 161
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
 - (f) The potential public benefits (e.g. eliminating old buildings, condense several buildings into one, general clean up of site) of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant's proposal, including the Applicant's suggestions to ameliorate any adverse impacts.

BE IT FURTHER RESOLVED that the Mauston Plan Commission approves the application for a Conditional Use subject to the following conditions and restrictions, which shall be perpetual, unless and until changed by action of the Plan Commission or until the Applicant ceases the use of the property which is conditionally approved herein:

1. **APPROVED USE.** The Applicant is hereby authorized to use the property, which is located in the General Industrial (GI) District, for the principal land use of Public Services and Utilities, which is defined in Section 22.407(5) and which is allowed as a "conditional use" pursuant to Sec. 22.208(8)(b) 2., subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.

2. **SITE PLAN APPROVAL.** The Site Plan, dated 4/15/09, which is attached hereto and incorporated herein by reference, is approved. Construction of this project shall be completed in substantial conformance with the attached Site Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City.

3. **LANDSCAPING.** The Landscaping Plan, dated 4/15/09, which is attached hereto and incorporated herein by reference, is approved. The construction of all landscaping for this project shall be completed in substantial conformance with Article 6 of the Zoning Ordinance and with the attached Landscaping Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City. Furthermore, the landscaping shall be maintained by the Applicant, its successors and assigns, from year-to-year, in substantial conformance with the Landscaping Plan.

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4. **SIGNAGE.** The Signage Plan, dated 4/15/09, which is attached hereto and incorporated herein by reference, is approved. The construction of all signage shall be completed in substantial conformance with Article 8 of the Zoning Ordinance and with the attached Signage Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City.

5. **LIGHTING.** The Lighting Plan, dated 4/15/09, which is attached hereto and incorporated herein by reference, is approved. The construction and maintenance of the exterior lighting shall be in conformance with section 22.514 of the Zoning Ordinance and with the Site Plan. All new lighting shall be "down-styled" lighting. The County agrees to replace 2 existing wall lights on main building, and one existing wall light on "brown" building with new down-style wall pack lights, as shown on site plan. All lighting shall be designed, installed and maintained to prevent the glare of light toward adjacent buildings and onto the adjacent street.

6. **ACCESSORY STRUCTURES.** Only the accessory structures shown on the site plan are approved. Six accessory structures shown in hash marks on demolition plan shall be removed by May 1, 2010. The accessory structure shown as sign shop in hash marks shall be removed by October 1, 2010.

7. **PARKING.** Parking requirements are one space per employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per 500 square feet of gross square feet of office area. The total number of employees is 31, the total number of County vehicles to be parked outside is 11, and the required parking spaces for office area is 15, for a total of 57 required parking spaces as show on the site plan. Parking stalls shall be striped, shall have the dimensions required by the Zoning Code, and shall be of a hard surface.

8. **STORM WATER.** The Storm Water Management Plan shall comply with all DNR Regulations. All drainage, grading and topographic work on the site shall be performed pursuant to this Plan. The City of Mauston must be provided with a Storm Water Management Plan that has been approved by the DNR.

9. **BUILDING MATERIALS.** The Site Plan contains building elevations which shows the exterior of the buildings. The buildings will be constructed exactly as shown on the Site Plan. The Applicant intends to use the following colors and products on the exterior of the buildings, which are hereby approved:

- (a) **Siding:** Precast aggregate panels of natural stone

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10. **SNOW REMOVAL.** The Site Plan adequately identifies areas designated for snow storage, which areas shall remain open during the winter months to accommodate such snow storage.

11. **DRIVEWAYS AND ACCESS.** There are two accesses on State Street, and one access on LaCrosse Street which are existing, and shall comply with the standards of Article 5 of the zoning ordinance. The center drive on State Street shall be vacated, and curb shall be installed, per site plan.

12. **COMPLETION DATE.** The property may not be used or occupied for the Conditional Use granted herein until ALL the terms and conditions of this document are completed and fulfilled, except:

(a) **Building: January, 2010**

(b) **Landscaping: October, 2010**

13. **CERTIFICATE OF OCCUPANCY.** Upon completion of the project authorized by this Resolution and before the project is used or occupied for the Conditional Use granted herein, the Applicant shall notify the City Zoning Administrator, who shall inspect the project and, if appropriate, shall issue a Certificate of Occupancy, pursuant to section 22.909 of the Mauston Zoning Ordinance.

14. **CHANGES.** Pursuant to section 22.905(16) of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for "minor" changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administrator shall determine, in his/her sole discretion, whether a change is "minor". All changes which are not "minor" shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

15. **OTHER REGULATIONS.** Nothing herein shall constitute a waiver or limitation of the Applicant's compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.

16. **ENFORCEMENT.** The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to

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comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved.

17. **RECORDING.** A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.

18. **BINDING AFFECT:** This Resolution shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises, provided that the use and occupancy of the premises by any new owner shall be subject to the terms of this Resolution, which shall run with the land and which shall be perpetual, unless and until changed by action of the Plan Commission.

19. **APPLICANT.** This Conditional Use shall not become effective and shall not be recorded until the Applicant acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this 22 day of APRIL, 2009.

CITY OF MAUSTON PLAN COMMISSION

Approved: Brian T. McGuire Attest: Paul Huebner
Brian T. McGuire, Chairman Paul Huebner, Secretary

APPLICANT APPROVAL

The undersigned Applicant hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Signature: Alan H. Peterson Dated: 5-12-09
Alan Peterson, Juneau County Chairman

JUNEAU COUNTY PUBLIC WORKS DIVISION

Highway/Landfill Departments

930 East State Street

MAUSTON, WI 53948

Phone 608-847-5874 Fax 608-847-5106

RECEIVED

OCT 15 2009

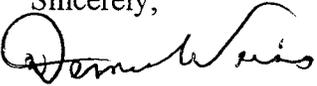
IMMUN ASSOCIATES

RE: Certification of Legal Description of Property

Dear Sir or Madam;

The enclosed description of the said property are complete and accurate.

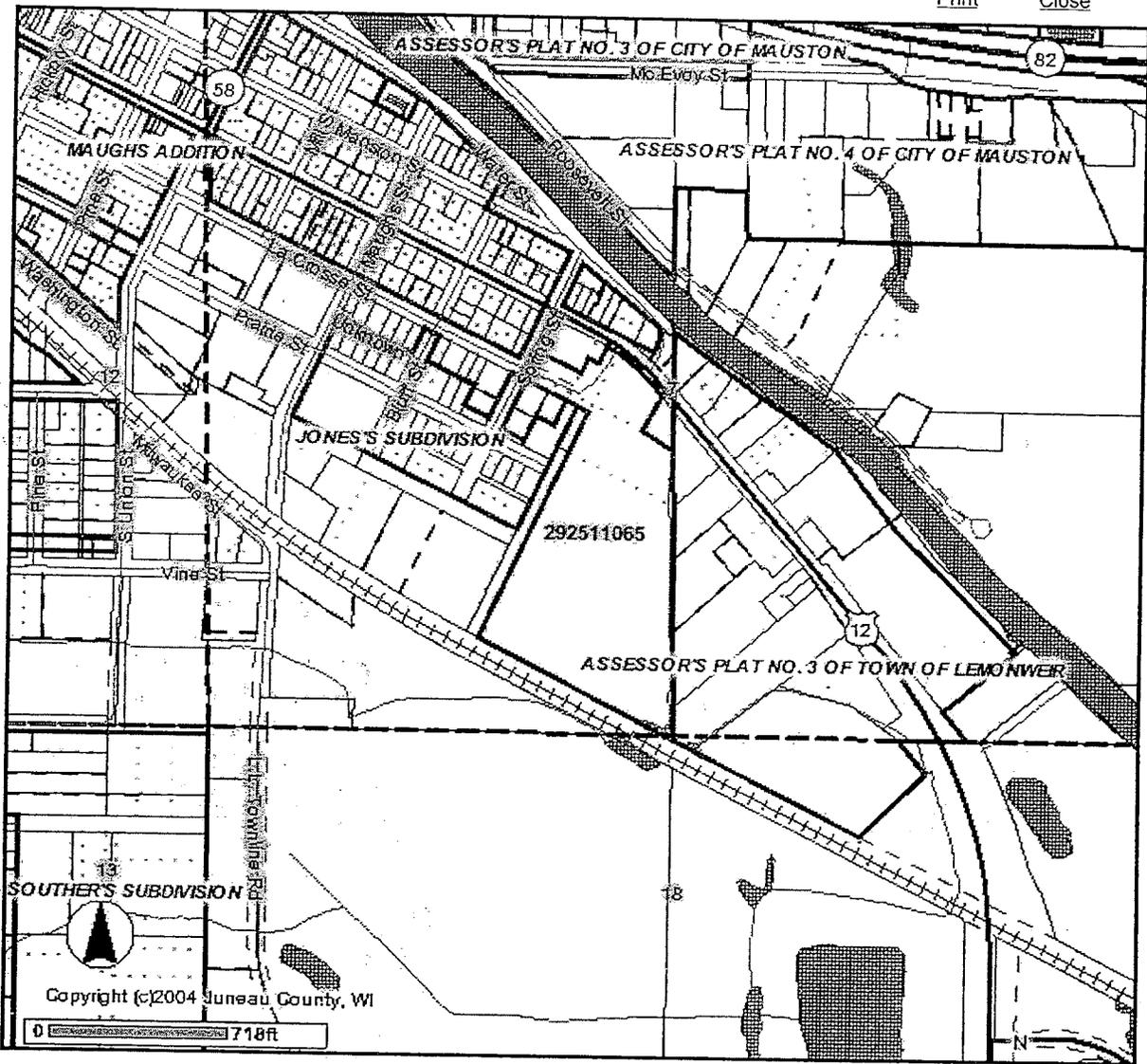
Sincerely;

 10-6-09

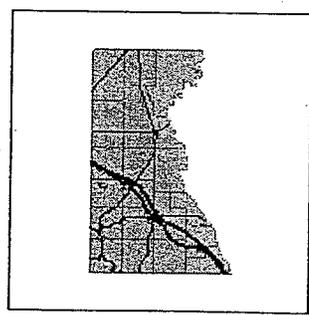
Dennis Weiss
Commissioner/Director
Public Works Division
Juneau County

Juneau County Mapping

Print Close



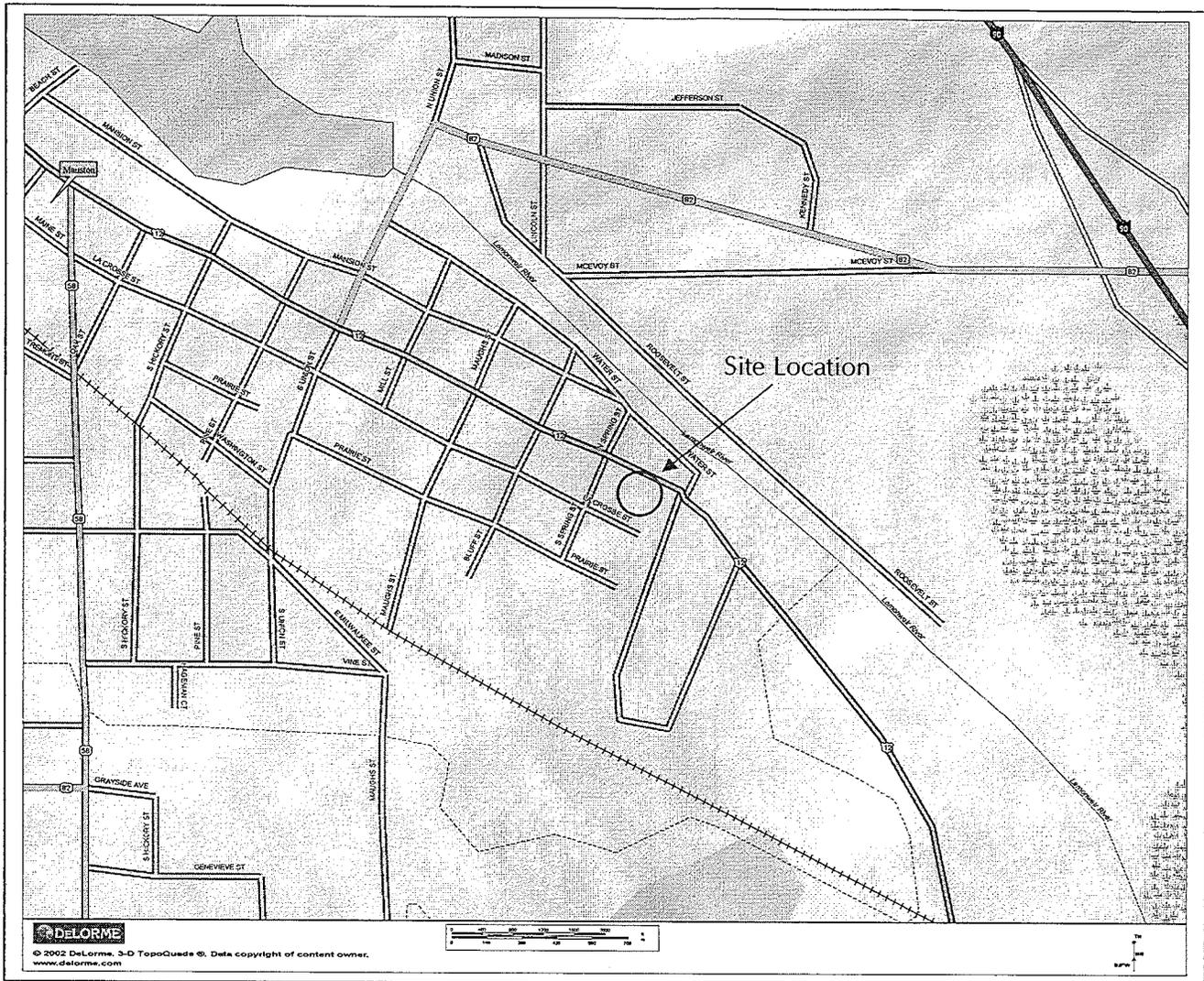
	Railroads		State Roads		Unknown
	Major Roads		US Highways		Town Roads
	County Roads (cont)		Interstate Highways		SELECTION-Parcels
			ROW		
			Local Roads		
			(cont)		



Worth a Closer Look

DISCLAIMER
 The maps, locations, bearings, and measurements depicted on this map are produced as a service to assist property owners and users. However, this information is not guaranteed to be accurate and shall not be used in lieu of a properly conducted survey of the property. Juneau County assumes no liability for the accuracy of this map and information. You are on notice that you should report any errors found to Juneau County immediately. CONTACT THE JUNEAU COUNTY LAND INFORMATION OFFICE WITH ANY QUESTIONS OR PROBLEMS (608) 847-9446/ (608) 847-9457.

Printed: 10/01/2009 12:50:51 PM



Source: 2000 DeLorme Topo
Tools

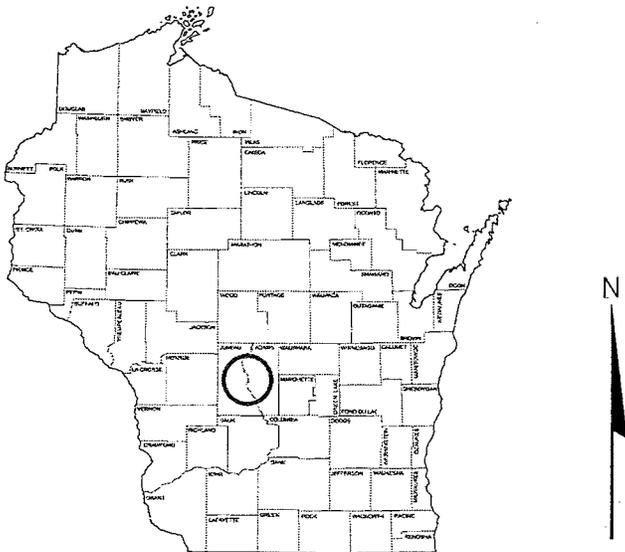


Figure 1
Site Location Map

Juneau County Highway Garage
930 E. State Street, Mauston, WI

OMNI
ASSOCIATES

Project Number:
M1328A09

Date: 4/14/09

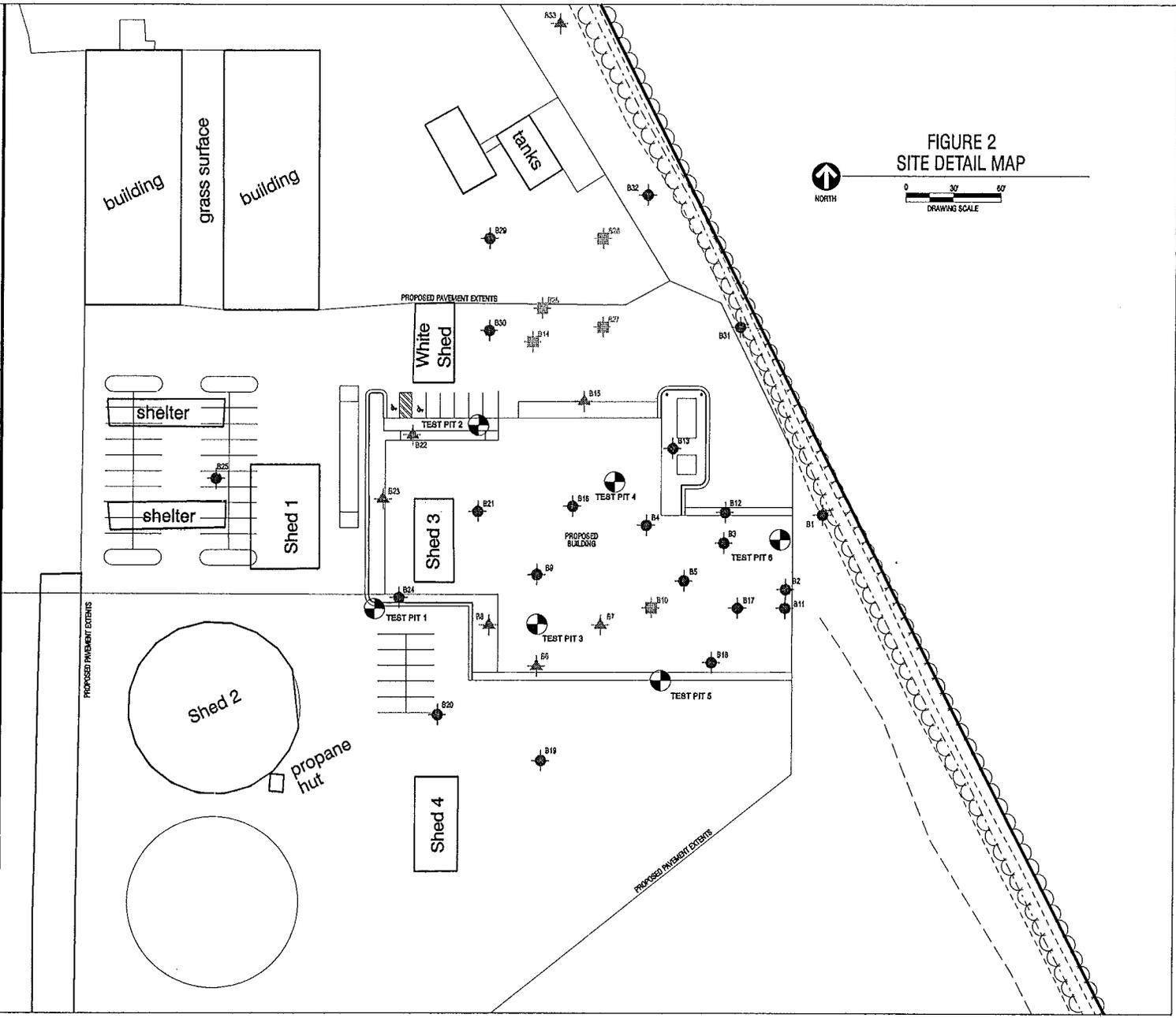
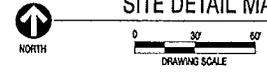
One Systems Drive, Appleton, Wisconsin 54914-1654
Phone: (920) 735-6900 Fax: (920) 830-6100

KEY

-  BELOW DIRECT CONTACT NON INDUSTRIAL STANDARD
-  OVER DIRECT CONTACT NON INDUSTRIAL STANDARD
-  OVER DIRECT CONTACT INDUSTRIAL STANDARD
-  TEST PIT

TOTAL PARCEL AREA = 16.728 ACRES

FIGURE 2
SITE DETAIL MAP



OMNI
ASSOCIATES

ONE SYSTEMS DRIVE
APPLETON, WI 54914

PHONE (920) 734-0900
FAX (920) 830-6100

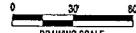
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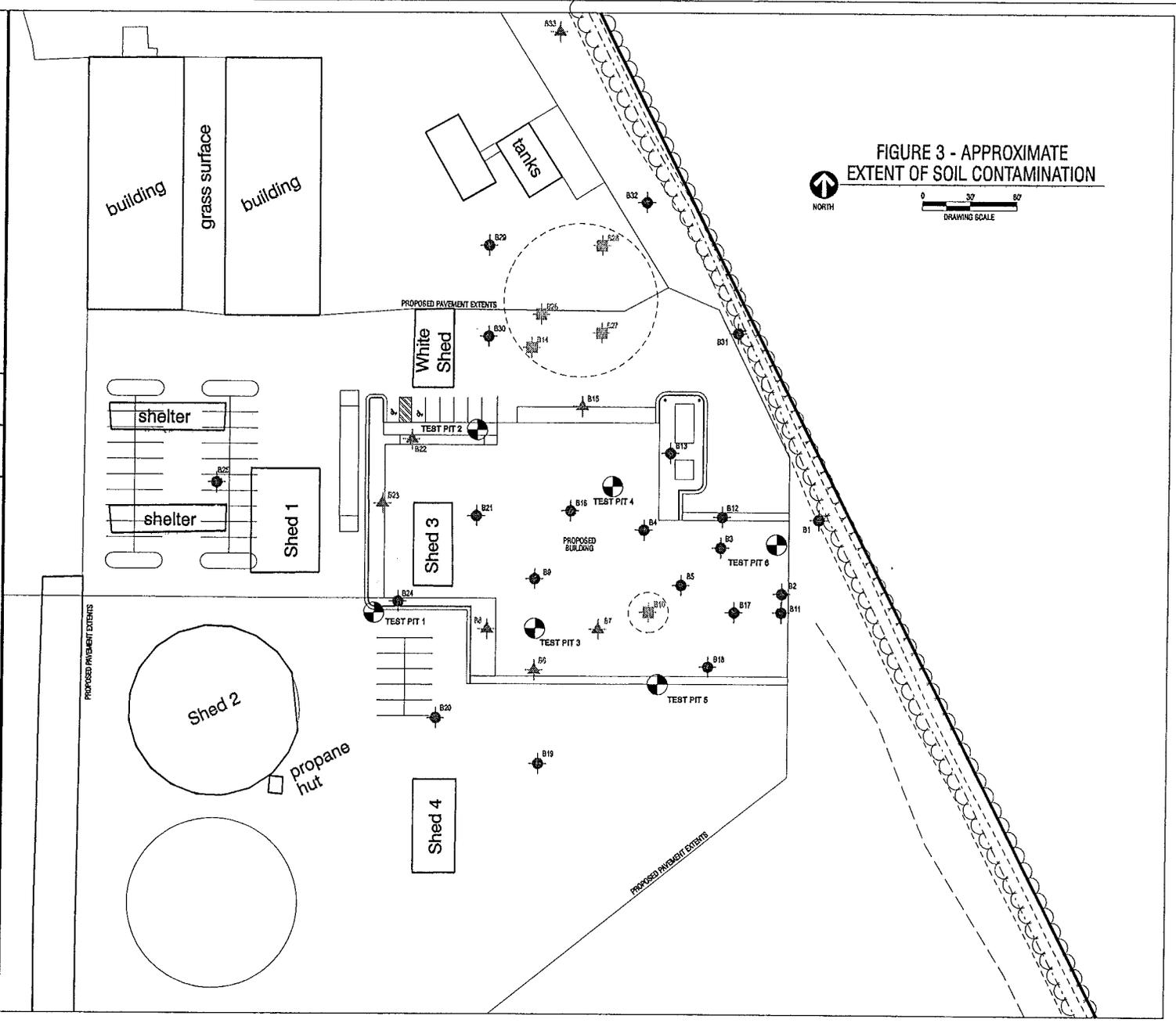
-  BELOW DIRECT CONTACT NON INDUSTRIAL STANDARD
-  OVER DIRECT CONTACT NON INDUSTRIAL STANDARD
-  OVER DIRECT CONTACT INDUSTRIAL STANDARD
-  TEST PIT

TOTAL PARCEL AREA = 16.728 ACRES

**FIGURE 3 - APPROXIMATE
EXTENT OF SOIL CONTAMINATION**

 NORTH

 DRAWING SCALE



OMNI
ASSOCIATES

ONE HYVETOWN DRIVE
APPLETON, WI 54912

PHONE (920) 734-8900
FAX (920) 733-8100

TABLE 1
 SUMMARY OF LABORATORY ANALYSIS
 TEST PIT SAMPLES
 MARCH 11, 2009 SAMPLING EVENT

PARAMETER	STANDARD		TP1-5'	TP2-3'	TP3-2'	TP4-4'	TP5-4.5'	TP6-5'
SAMPLE DEPTH (FEET)			5	3	2	4	4.5	5
SAMPLE DATE			3/11/09					
DETECTED PAHs (µg/kg)		non-indus	industrial					
ACENAPHTHLENE	9.0 x 10 ⁵	6.0 x 10 ⁷	<19	<19	<19	<19	<19	<19
ACENAPHTHYLENE	18,000	360,000	<11	<11	<11	<11	<11	<11
ANTHRACENE	5.0 x 10 ⁶	3.0 x 10 ⁸	<19	<19	<19	<19	<19	<19
BENZO(A)ANTHRACENE	88	3,900	<16	<16	21.8"J"	<16	<16	<16
BENZO(A)PYRENE	8.8	390	<25	<25	27.9"J"	<25	<25	<25
BENZO(B)FLUORANTHENE	88	3,900	<18	19.2"J"	27"J"	<18	<18	<18
BENZO(G,H,I)PERYLENE	1,800	39,000	<19	<19	115	<19	<19	<19
BENZO(K)FLUORANTHENE	880	39,000	<16	<16	<16	<16	<16	<16
CHRYSENE	8,800	390,000	<18	<18	20.4	<18	<18	<18
DIBENZO(A,H)ANTHRACENE	8.8	390	<22	<22	<22	<22	<22	<22
FLUORANTHENE	600,000	4.0 x 10 ⁷	<13	22"J"	17.8"J"	<13	<13	<13
FLUORENE	600,000	4.0 x 10 ⁷	<8.3	<8.3	<8.3	<8.3	<8.3	<8.3
INDENO(1,2,3-CD)PYRENE	88	3,900	<12	<12	20"J"	<12	<12	<12
1-METHYL NAPHTHALENE	1.1 x 10 ⁶	7.0 x 10 ⁷	<15	<15	<15	<15	<15	<15
2-METHYL NAPHTHALENE	600,000	4.0 x 10 ⁷	<17	<17	<17	<17	<17	<17
NAPHTHALENE	20,000	110,000	<13	<13	<13	<13	<13	<13
PHENANTHRENE	18,000	390,000	<14	<14	<14	<14	<14	<14
PYRENE	500,000	3.0 x 10 ⁷	<15	16.3"J"	26.7"J"	<15	<15	<15
DETECTED VOCs (µg/kg)								
TETRACHLOROETHENE	1,200*	6**	<18	<18	<18	<18	<18	60
TRICHLOROETHENE	5,800*	6**	<20	<20	<20	<20	<20	52"J"
XYLENES	4100	-	<33	<33	<33	<33	<33	41"J"

* = The WI residual contaminant level is based on the EPA generic soil screening level (GSSL) for Ingestion (ppb) and is calculated using the target cancer risk for Wisconsin as listed in NR 720. For carcinogens, Wisconsin uses a standard that is 10% of the federal standard.

** = The WI residual contaminant level is based on the EPA generic soil screening level (GSSL) for 20 DAF (ppb) and is calculated using the target cancer risk for Wisconsin as listed in NR 720. For carcinogens, Wisconsin uses a standard that is 10% of the federal standard.

34 = detected over the standard

NA = not analyzed

37"J" = detected between the limit of detection and the limit of quantitation.

ENVIRONMENTAL TABLETS

TABLE 1
 SUMMARY OF LABORATORY ANALYSIS
 SOIL BORING SAMPLES
 APRIL 22, 2009 SAMPLING EVENT

PARAMETER	STANDARD		B1-1	B1-6	B2-2	B2-3	B3-1	B3-2	B4-2	B4-4	B5-1	B5-2
SAMPLE DEPTH (FEET)			0-2	10-12	2-4	4-6	0-2	2-4	2-4	6-8	0-2	2-4
SAMPLE DATE			4/22/09									
DETECTED PAHs (µg/kg)			non-indus		industrial							
ACENAPHTHLENE	9.0 x 10 ⁻⁵	6.0 x 10 ⁻⁷	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
ACENAPHTHYLENE	18,000	360,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
ANTHRACENE	5.0 x 10 ⁻⁶	3.0 x 10 ⁻⁸	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
BENZO(A)ANTHRACENE	88	3,900	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
BENZO(A)PYRENE	8.8	390	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
BENZO(B)FLUORANTHENE	88	3,900	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
BENZO(G,H,I)PERYLENE	1,800	39,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
BENZO(K)FLUORANTHENE	880	39,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
CHRYSENE	8,800	390,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
DIBENZO(A,H)ANTHRACENE	8.8	390	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FLUORANTHENE	600,000	4.0 x 10 ⁻⁷	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FLUORENE	600,000	4.0 x 10 ⁻⁷	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
INDENO(1,2,3-CD)PYRENE	88	3,900	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1-METHYL NAPHTHALENE	1.1 x 10 ⁻⁶	7.0 x 10 ⁻⁷	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-METHYL NAPHTHALENE	600,000	4.0 x 10 ⁻⁷	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NAPHTHALENE	20,000	110,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PHENANTHRENE	18,000	390,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PYRENE	500,000	3.0 x 10 ⁻⁷	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
DETECTED VOCs (µg/kg)												
TETRACHLOROETHENE	1,200*	6**	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18
TRICHLOROETHENE	5,800*	6**	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20
XYLENES	4100	-	<33	<33	<33	<33	<33	<33	<33	<33	<33	34**

* = The WI residual contaminant level is based on the EPA generic soil screening level (GSSL) for Ingestion (ppb) and is calculated using the target cancer risk for Wisconsin as listed in NR 720. For carcinogens, Wisconsin uses a standard that is 10% of the federal standard.
 ** = The WI residual contaminant level is based on the EPA generic soil screening level (GSSL) for 20 DAF (ppb) and is calculated using the target cancer risk for Wisconsin as listed in NR 720. For carcinogens, Wisconsin uses a standard that is 10% of the federal standard.

34 = detected over the standard
 NA = not analyzed
 37** = detected between the limit of detection and the limit of quantitation.
 FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES

TABLE 1
 SUMMARY OF LABORATORY ANALYSIS
 SOIL BORING SAMPLES
 APRIL 22, 2009 SAMPLING EVENT

PARAMETER	STANDARD		B6-1	B6-3	B7-1	B7-4	B8-1	B8-3	B9-2	B9-4	B10-1	B10-4
SAMPLE DEPTH (FEET)			0 - 2	4 - 6	0 - 2	6 - 8	0 - 2	4 - 6	2 - 4	6 - 8	0 - 2	6 - 8
SAMPLE DATE	4/22/09											
DETECTED PAHs (µg/kg)	non-indus industrial											
ACENAPHTHLENE	9.0 x 10 ⁵	6.0 x 10 ⁷	<19	<19	1,110	<19	<190	<19	<19	<19	12,000	28.1
ACENAPHTHYLENE	18,000	360,000	<11	<11	340"J"	<11	<110	<11	<11	<11	3,000	<11
ANTHRACENE	5.0 x 10 ⁶	3.0 x 10 ⁸	<19	<19	1,090	<19	<190	<19	<19	<19	6,200	<19
BENZO(A)ANTHRACENE	88	3,900	32"J"	<16	1,200	19"J"	2,440	<16	<16	<16	11,800	35"J"
BENZO(A)PYRENE	8.8	390	32"J"	<25	450"J"	100	1,890	<25	<25	<25	6,500	<25
BENZO(B)FLUORANTHENE	88	3,900	26.4"J"	<18	330"J"	44"J"	1,160	<18	<18	<18	3,400	<18
BENZO(G,H,I)PERYLENE	1,800	39,000	130	<19	330"J"	82	790	<19	<19	<19	2,520"J"	<19
BENZO(K)FLUORANTHENE	880	39,000	<16	<16	<160	<16	<160	<16	<16	<16	<800	<16
CHRYSENE	8,800	390,000	<18	<18	1,670	71	1,430	<18	<18	<18	10,400	26.9"J"
DIBENZO(A,H)ANTHRACENE	8.8	390	<22	<22	<220	<22	320"J"	<22	<22	<22	<1,100	<22
FLUORANTHENE	600,000	4.0 x 10 ⁷	24.9"J"	<13	990	<13	1,220	<13	<13	<13	5,500	14.3"J"
FLUORENE	600,000	4.0 x 10 ⁷	9.1"J"	<8.3	1,540	8.6"J"	<83	<8.3	<8.3	<8.3	22,700	66
INDENO(1,2,3-CD)PYRENE	88	3,900	17.2"J"	<12	<120	19"J"	232"J"	<12	<12	<12	670"J"	<12
1-METHYL NAPHTHALENE	1.1 x 10 ⁶	7.0 x 10 ⁷	<15	<15	5,700	50	<150	<15	<15	<15	93,000	246
2-METHYL NAPHTHALENE	600,000	4.0 x 10 ⁷	<17	<17	9,500	78	<170	<17	<17	<17	199,000	410
NAPHTHALENE	20,000	110,000	<13	<13	810	<13	<130	<13	<13	<13	32,000	61
PHENANTHRENE	18,000	390,000	25.7"J"	<14	11,100	70	<140	<14	<14	<14	59,000	156
PYRENE	500,000	3.0 x 10 ⁷	166	<15	5,000	500	9,500	<15	<15	<15	52,000	143
DETECTED VOCs (µg/kg)			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

34 = detected over the industrial standard
 34 = detected over the non-industrial standard
 NA = not analyzed
 37"J" = detected between the limit of detection and the limit of quantitation.

TABLE 1
 SUMMARY OF LABORATORY ANALYSIS
 SOIL BORING SAMPLES
 MAY 18, 2009 SAMPLING EVENT

PARAMETER	STANDARD		B11-1	B12-1	B13-1	B14-1	B15-1	B16-1	B17-1	B18-1	B19-1	B20-1
SAMPLE DEPTH (FEET)			0-2	0-2	0-2	0-2	0-2	0-2	0-2	0-2	0-2	0-2
SAMPLE DATE			5/18/09									
DETECTED PAHs (µg/kg)	non-indus industrial											
ACENAPHTHLENE	9.0 x 10 ⁵	6.0 x 10 ⁷	<19	<19	<19	1,230	31.5"J"	<19	<19	<19	<19	<19
ACENAPHTHYLENE	18,000	360,000	<11	<11	<11	380"J"	<11	<11	<11	<11	<11	<11
ANTHRACENE	5.0 x 10 ⁶	3.0 x 10 ⁸	<19	<19	<19	1,940	<19	<19	<19	<19	<19	<19
BENZO(A)ANTHRACENE	88	3,900	<16	<16	<16	3,400	43"J"	<16	<16	<16	<16	<16
BENZO(A)PYRENE	8.8	390	<25	<25	<25	1,650	71"J"	<25	<25	<25	<25	<25
BENZO(B)FLUORANTHENE	88	3,900	<18	<18	<18	1,270	80	<18	<18	<18	<18	<18
BENZO(G,H,I)PERYLENE	1,800	39,000	<19	<19	<19	1,060"J"	47"J"	<19	<19	<19	<19	57"J"
BENZO(K)FLUORANTHENE	880	39,000	<16	<16	<16	<320	16.3	<16	<16	<16	<16	<16
CHRYSENE	8,800	390,000	<18	<18	<18	4,300	286	<18	<18	<18	<18	<18
DIBENZO(A,H)ANTHRACENE	8.8	390	<22	<22	<22	<440	<22	<22	<22	<22	<22	<22
FLUORANTHENE	600,000	4.0 x 10 ⁷	<13	<13	<13	2,410	81	<13	<13	<13	<13	<13
FLUORENE	600,000	4.0 x 10 ⁷	<8.3	<8.3	<8.3	2,880	72	<8.3	<8.3	<8.3	<8.3	<8.3
INDENO(1,2,3-CD)PYRENE	88	3,900	<12	<12	<12	<240	<12	<12	<12	<12	<12	<12
1-METHYL NAPHTHALENE	1.1 x 10 ⁶	7.0 x 10 ⁷	<15	<15	<15	8,900	420	<15	<15	<15	<15	<15
2-METHYL NAPHTHALENE	600,000	4.0 x 10 ⁷	<17	<17	<17	13,200	1,110	<17	<17	<17	<17	<17
NAPHTHALENE	20,000	110,000	<13	<13	<13	1,440	215	<13	<13	<13	<13	<13
PHENANTHRENE	18,000	390,000	<14	<14	<14	20,700	198	<14	<14	<14	<14	<14
PYRENE	500,000	3.0 x 10 ⁷	<15	<15	<15	13,800	340	<15	<15	<15	<15	<15
DETECTED VOCs (µg/kg)			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

3d = detected over the industrial standard
 34 = detected over the non-industrial standard
 NA = not analyzed
 37"J" = detected between the limit of detection and the limit of quantitation.
 ENVIRONMENTAL TABLETS

TABLE 1
 SUMMARY OF LABORATORY ANALYSIS
 SOIL BORING SAMPLES
 MAY 19, 2009 SAMPLING EVENT

PARAMETER	STANDARD		B21-1	B22-1	B23-1	B24-1	B25-1
SAMPLE DEPTH (FEET)			0 - 2	0 - 2	0 - 2	0 - 2	0 - 2
SAMPLE DATE			5/19/09				
DETECTED PAHs (µg/kg)	non-indus industrial						
ACENAPHTHLENE	9.0 x 10 ⁵	6.0 x 10 ⁷	<19	<19	<19	<19	<19
ACENAPHTHYLENE	18,000	360,000	<11	<11	<11	<11	<11
ANTHRACENE	5.0 x 10 ⁶	3.0 x 10 ⁸	<19	27.2"J"	<19	<19	<19
BENZO(A)ANTHRACENE	88	3,900	<16	146	28.2"J"	<16	<16
BENZO(A)PYRENE	8.8	390	<25	320	45"J"	<25	<25
BENZO(B)FLUORANTHENE	88	3,900	<18	244	66	<18	41"J"
BENZO(G,H,I)PERYLENE	1,800	39,000	<19	490	65	<19	<19
BENZO(K)FLUORANTHENE	880	39,000	<16	22.9"J"	18.5"J"	<16	<16
CHRYSENE	8,800	390,000	<18	297	32"J"	<18	31.1"J"
DIBENZO(A,H)ANTHRACENE	8.8	390	<22	50"J"	<22	<22	<22
FLUORANTHENE	600,000	4.0 x 10 ⁷	<13	73	58	<13	71
FLUORENE	600,000	4.0 x 10 ⁷	<8.3	11.6"J"	<8.3	<8.3	<8.3
INDENO(1,2,3-CD)PYRENE	88	3,900	<12	116	20.6"J"	<12	<12
1-METHYL NAPHTHALENE	1.1 x 10 ⁶	7.0 x 10 ⁷	<15	<15	<15	<15	<15
2-METHYL NAPHTHALENE	600,000	4.0 x 10 ⁷	<17	<17	<17	<17	<17
NAPHTHALENE	20,000	110,000	<13	<13	<13	<13	<13
PHENANTHRENE	18,000	390,000	<14	89	<14	<14	16.9"J"
PYRENE	500,000	3.0 x 10 ⁷	<15	1,310	192	<15	52
DETECTED VOCs (µg/kg)			NA	NA	NA	NA	NA

34 = detected over the industrial standard

34 = detected over the non-industrial standard

NA = not analyzed

37"J" = detected between the limit of detection and the limit of quantitation.

TABLE 1
 SUMMARY OF LABORATORY ANALYSIS
 SOIL BORING SAMPLES
 JUNE 26, and JULY 10, 2009 SAMPLING EVENTS

PARAMETER	STANDARD		B26-1	B27-1	B28-1	B29-1	B30-1	B31-1	B32-1	B33-1
SAMPLE DEPTH (FEET)			0-2	0-2	0-2	0-2	0-2	0-2	0-2	0-2
SAMPLE DATE			6/26/09					07/10/09		
DETECTED PAHs (µg/kg)			non-indus		industrial					
ACENAPHTHLENE	9.0 x 10 ⁵	6.0 x 10 ⁷	260 J	3,900	2,810	<19	<19	<19	<19	<19
ACENAPHTHYLENE	18,000	360,000	<110	1,080	870	<11	<11	<11	<11	56
ANTHRACENE	5.0 x 10 ⁶	3.0 x 10 ⁸	<190	2,710	760	<19	<19	<19	<19	28"J"
BENZO(A)ANTHRACENE	88	3,900	500 J	3,400	2,870	<16	<16	<16	<16	96
BENZO(A)PYRENE	8.8	390	480 J	2,340	2,130	<25	<25	<25	<25	114
BENZO(B)FLUORANTHENE	88	3,900	315 J	1,230	1,000	<18	<18	<18	25.1"J"	176
BENZO(G,H,I)PERYLENE	1,800	39,000	530 J	1,090	720	<19	<19	<19	<19	118
BENZO(K)FLUORANTHENE	880	39,000	<160	<160	<160	<16	<16	<16	<16	59
CHRYSENE	8,800	390,000	1,070	4,600	6,000	<18	<18	<18	20.1"J"	120
DIBENZO(A,H)ANTHRACENE	8.8	390	<220	380 J	350 J	<22	<22	<22	<22	22.2"J"
FLUORANTHENE	600,000	4.0 x 10 ⁷	239 J	2,230	1,860	<13	<13	<13	27"J"	146
FLUORENE	600,000	4.0 x 10 ⁷	<83	6,800	3,800	<8.3	<8.3	<8.3	<8.3	<8.3
INDENO(1,2,3-CD)PYRENE	88	3,900	<120	211 J	171 J	<12	<12	<12	<12	74
1-METHYL NAPHTHALENE	1.1 x 10 ⁶	7.0 x 10 ⁷	185 J	25,200	20,800	<15	<15	<15	<15	<15
2-METHYL NAPHTHALENE	600,000	4.0 x 10 ⁷	<170	44,000	35,000	<17	<17	<17	<17	<17
NAPHTHALENE	20,000	110,000	<130	7,000	3,700	<13	<13	<13	<13	<13
PHENANTHRENE	18,000	390,000	159 J	20,800	18,300	<14	<14	<14	<14	54
PYRENE	500,000	3.0 x 10 ⁷	1,870	18,400	8,100	<15	<15	<15	21.7"J"	143
DETECTED VOCs (µg/kg)			NA	NA	NA	NA	NA	NA	NA	NA

34 = detected over the industrial standard

34 = detected over the non-industrial standard

NA = not analyzed

37"J" = detected between the limit of detection and the limit of quantitation.

TABLE 2
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES

PARAMETER (µg/L)	ES	PAL	TW1	TW2	TW3	TW4	TW5	TW6	TW7	TW8	TW9	TW10
SAMPLE DATE			4/22/09	4/22/09	4/22/09	4/23/09	4/23/09	4/23/09	4/23/09	4/23/09	4/23/09	4/23/09
DETECTED VOCs/PVOCs												
BENZENE	5	0.5						NA	NA	NA	NA	NA
ETHYLBENZENE	700	140						NA	NA	NA	NA	NA
METHYL-TERT-BUTYL-ETHER (MTBE)	60	12						NA	NA	NA	NA	NA
NAPHTHALENE	100	10						NA	NA	NA	NA	NA
TOLUENE	1,000	200						NA	NA	NA	NA	NA
1,2,4-TRIMETHYLBENZENE	480	96						NA	NA	NA	NA	NA
1,3,5-TRIMETHYLBENZENE	(combined)	(combined)						NA	NA	NA	NA	NA
m&p-XYLENE	10,000	1,000						NA	NA	NA	NA	NA
o-XYLENE								NA	NA	NA	NA	NA
DETECTED PAHs*												
ACENAPHTHENE	-	-	NA	NA	NA	NA	NA		0.04	0.04	0.021"J"	0.47
ACENAPHTHYLENE	-	-	NA	NA	NA	NA	NA					0.099
ANTHRACENE	3000	600	NA	NA	NA	NA	NA		0.013"J"			0.134
BENZO(A)ANTHRACENE	-	-	NA	NA	NA	NA	NA			0.032"J"		0.020"J"
BENZO(A)PYRENE	0.2	0.02	NA	NA	NA	NA	NA					
BENZO(B)FLUORANTHENE	0.2	0.02	NA	NA	NA	NA	NA					
BENZO(GHI)PERYLENE	-	-	NA	NA	NA	NA	NA					
BENZO(K)FLUORANTHENE	-	-	NA	NA	NA	NA	NA					
CHRYSENE	0.2	0.02	NA	NA	NA	NA	NA			0.035		
DIBENZO(A,H)ANTHRACENE	-	-	NA	NA	NA	NA	NA					
FLUORANTHENE	400	80	NA	NA	NA	NA	NA			0.020"J"		0.024"J"
FLUORENE	400	80	NA	NA	NA	NA	NA		0.029"J"	0.016"J"	0.021"J"	0.73
INDENO(1,2,3-CD)PYRENE	-	-	NA	NA	NA	NA	NA					
1-METHYLNAPHTHALENE	-	-	NA	NA	NA	NA	NA		0.243	0.054	0.34	5.5
2-METHYLNAPHTHALENE	-	-	NA	NA	NA	NA	NA		0.42	0.05"J"	0.50	10.9
NAPHTHALENE	100	10	NA	NA	NA	NA	NA	0.029"J"	0.092	0.042"J"	0.283	2.99
PHENANTHRENE	-	-	NA	NA	NA	NA	NA		0.079	0.064	0.049	0.91
PYRENE	250	50	NA	NA	NA	NA	NA		0.023"J"	0.15		0.166

ES = enforcement standard

PAL = preventive action limit

146 = sample concentration detected above the preventive action limit

599 = sample concentration detected above the enforcement standard

*NOTE: MW1, MW2, and MW4 were tested for PAHs on 8/30/07, only after being detected in the source well (MW3) during initial sampling event.

Per WDNR request, only MW3 was tested for PAHs thereafter.

TABLE 2
 SUMMARY OF LABORATORY ANALYSIS
 GROUNDWATER SAMPLES

PARAMETER ($\mu\text{g/L}$)	ES	PAL	TP2	TP3	TP4	TP5	TP6
SAMPLE DATE			3/11/09	3/11/09	3/11/09	3/11/09	3/11/09
DETECTED VOCs							
CHLOROFORM	6	0.6	1.78	1.73	2.61	1.77	1.81
DETECTED PAHs*							
			NA				

ES = enforcement standard

PAL = preventive action limit

1.73 = sample concentration detected above the preventive action limit

6.5 = sample concentration detected above the enforcement standard