

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #: 03-37-552599

ACTIVITY NAME: WAUSAU STETTIN MUTUAL INS

PROPERTY ADDRESS: 1910 Stewart Ave

MUNICIPALITY: Wausau

PARCEL ID #: 37-291-4-2907-332-0968

CLOSURE DATE: Sep 10, 2010

FID #: 737223960

DATCP #:

COMM #: 54401394710

#### \*WTM COORDINATES:

X: 544782 Y: 498049

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

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action)*

### Monitoring Wells:

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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

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

BRRTS #: 03-37-552599 PARCEL ID #: 37-291-4-2907-332-0968  
ACTIVITY NAME: Wausau-Stettin Mutual Insurance Co. WTM COORDINATES: X: 544782 Y: 498049

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

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

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #: 14477 Title: Marathon County Certified Survey Map**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

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

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1 Title: Site Vicinity 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 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 #: 4 Title: Residual Soil Contamination Isoconcentration Map**

BRRTS #: 03-37-552599

ACTIVITY NAME: Wausau-Stettin Mutual Insurance Co.

**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 #: 3 Title: Cross Section A-A'**

**Figure #: Title:**

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

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

**Figure #: Title:**

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

**Figure #: Title:**

**Figure #: Title:**

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

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

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

**Table #: 1 & 2 Title: Soil Analytical Results (REI) & Soil Sample Analytical Results (AECOM)**

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

**Table #: 2 Title: Groundwater Analytical Results**

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

**Table #: Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

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

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

**Not Applicable**

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

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

**Figure #: Title:**

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

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

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

BRRTS #: 03-37-552599

ACTIVITY NAME: Wausau-Stettin Mutual Insurance Co.

**NOTIFICATIONS**

**Source Property**

**Not Applicable**

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

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

**Off-Source Property**

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

**Not Applicable**

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

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

**Number of "Off-Source" Letters: 1**

**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**

## 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.

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BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="3904 STEWART AVE (Wausau Mine Company)"/>	<input type="text" value="29129073320966"/>	<input type="text" value="544789"/>	<input type="text" value="498054"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



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

September 10, 2010

Mark Splinter  
Wausau Stettin Mutual Insurance Co  
3910 Stewart Ave  
PO Box 269  
Wausau, WI 54402-0269

RE: **Final Closure**

**Commerce # 54401-3947-10-A** DNR BRRTS # 03-37-552599  
Wausau Stettin Mutual Insurance Co, 3910 Stewart Ave, Wausau

Dear Mr. Splinter:

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

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

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

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (715) 342-3802.

Sincerely,

A handwritten signature in cursive script that reads "Dee Lance". The signature is written in black ink on a white background.

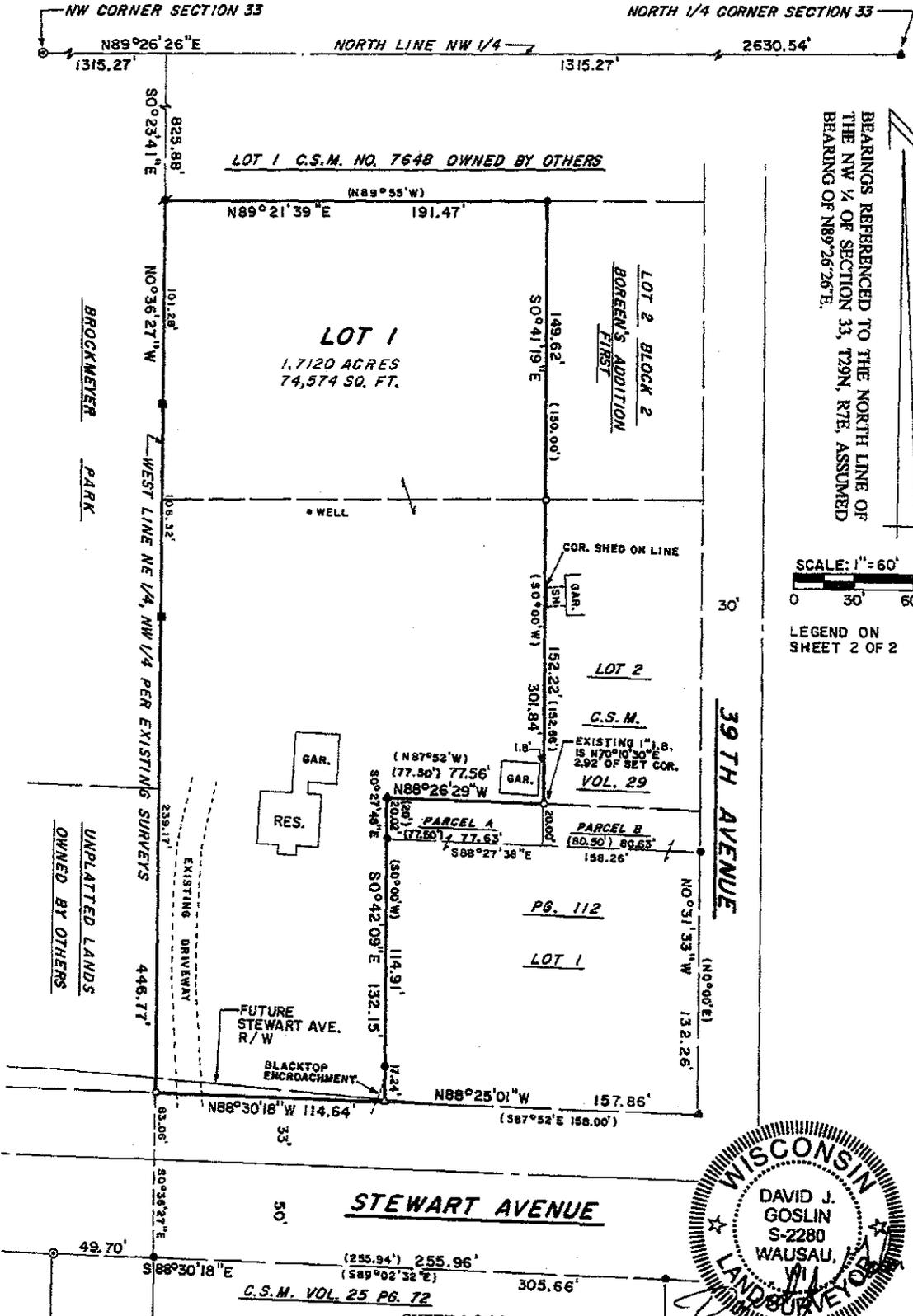
Dee Lance  
Senior Hydrogeologist  
Site Review Section

cc: Andy Delforge, REI Engineering Inc

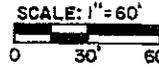


291.4. 2907. 332.0968 14477

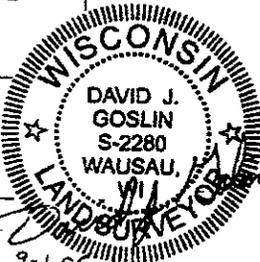
**MARATHON COUNTY CERTIFIED SURVEY MAP NO. 14477**  
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 33, T29N, R7E, ASSUMED BEARING OF N89°26'26"E.



LEGEND ON SHEET 2 OF 2



**MARATHON COUNTY CERTIFIED SURVEY MAP NO. 14477**

PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, David J. Goslin, Registered Land Surveyor, hereby certify that I have surveyed and mapped by the order of Lee Koenig, that part of the Northeast ¼ of the Northwest ¼ of Section 33, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows: Commencing at the Northwest Corner of said Section 33; thence N89°26'26"E, along the north line of the Northwest ¼, 1315.27 feet; thence S0°23'41"E, 825.88 feet to the southwest corner of Certified Survey Map Number 7648 and the point of beginning; thence N89°21'39"E, 191.47 feet; thence S0°41'19"E, 301.84 feet; thence N88°26'29"W, 77.56 feet; thence S0°27'48"E, 20.02 feet; thence S0°42'09"E, 132.15 feet; thence N88°30'18"W, 114.64 feet; thence N0°36'27"W, 446.77 feet to the point of beginning.

Subject to easements and roadways of record.

That such map is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Regulations of the City of Wausau in surveying and mapping the same to the best of my knowledge and belief.

Prepared by:  
Wisconsin Valley Surveyors  
P.O. Box 1142  
222 N. 7<sup>th</sup> Avenue  
Wausau, WI 54402  
845-8146



*David J. Goslin*  
David J. Goslin RLS No. 2280  
September 1, 2006

**LEGEND**

- ⊙ EXISTING 3/4" ROUND IRON BAR
- ▲ EXISTING 1" ROUND IRON BAR
- # EXISTING 3/4" INSIDE DIAMETER IRON PIPE
- EXISTING 1" INSIDE DIAMETER IRON PIPE
- EXISTING 1/2" RE-BAR
- SET 1.315" OUTSIDE DIAMETER X 24" IRON PIPE WEIGHING 1.68 LBS PER LINEAL FOOT
- △ SET 3/4" X 18" RE-BAR WEIGHING 1.50 LBS PER LINEAL FOOT
- ( ) RECORDED BEARING, DISTANCE

*[Signature]*

ZONING ADMINISTRATOR  
BEING DULY APPOINTED BY THE COMMON COUNCIL, DO HEREBY CERTIFY THE ATTACHED CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY IN THE REGISTER OF DEEDS' OFFICE.

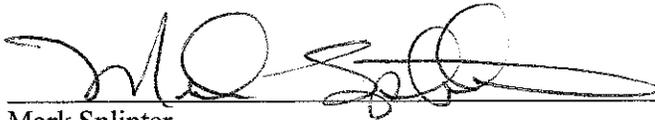
DATE SEPT. 5, 2006

March 11, 2010

Re: Wausau-Stettin Mutual Insurance Company  
3910 Stewart Avenue  
Wausau, WI 54401  
WDNR BRRTS #03-37-552599  
Commerce #54401-3947-10

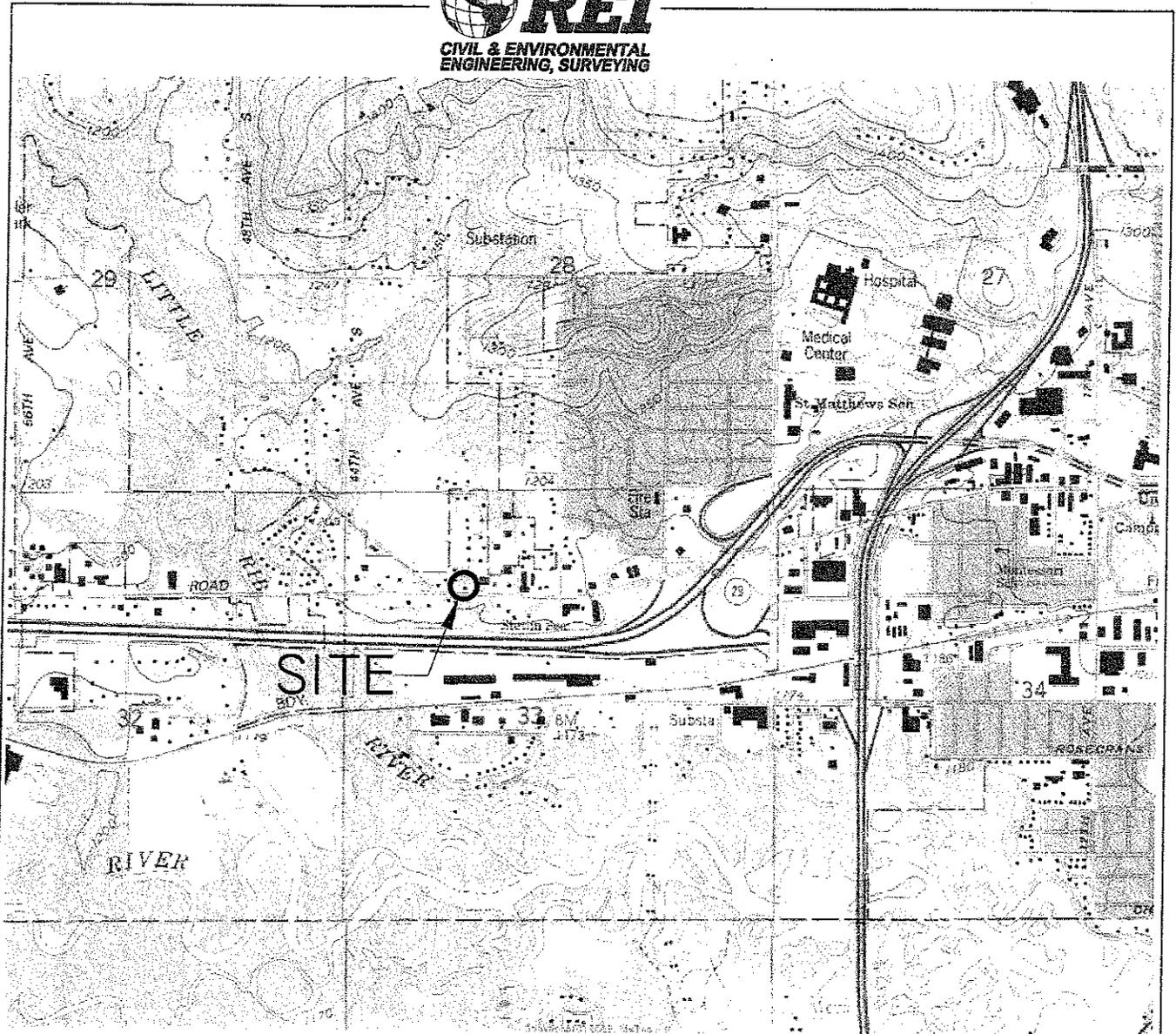
**Lot one (1) of Certified Survey Map No. 14477 recorded in the office of the Register of Deeds for Marathon County, Wisconsin in Volume 64 of Certified Survey Maps on Page 114 as Document No. 11455803; being a part of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of Section thirty-three (33), Township twenty-nine (29) North, Range seven (7) East, in the City of Wausau, Marathon County, Wisconsin.**

I have reviewed the above referenced legal description, and hereby certify that it is correct for the Wausau-Stettin Mutual Insurance site.

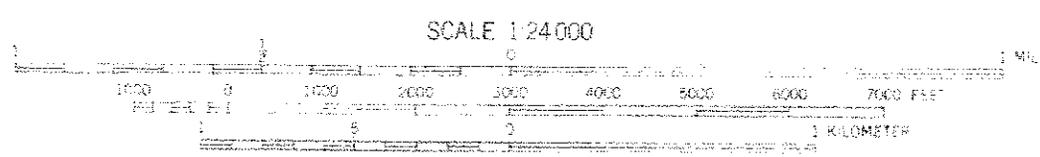


Mark Splinter  
Responsible Party

3-31-2010  
Date



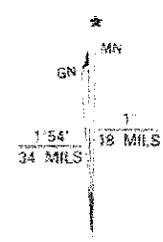
DRAWING FILE: J:\DRAFTING\5094-WAUSAU-STETTIN\DWG\5094-VICN.DWG LAYOUT: VICN PLOTTED: MAY 22, 2009 - 9:47AM PLOTTED BY: TODDW



CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION



UTM GRID AND 1993 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

**WAUSAU WEST, WIS.**  
 NW/4 WAUSAU 15' QUADRANGLE  
 44089-H6-TF-024

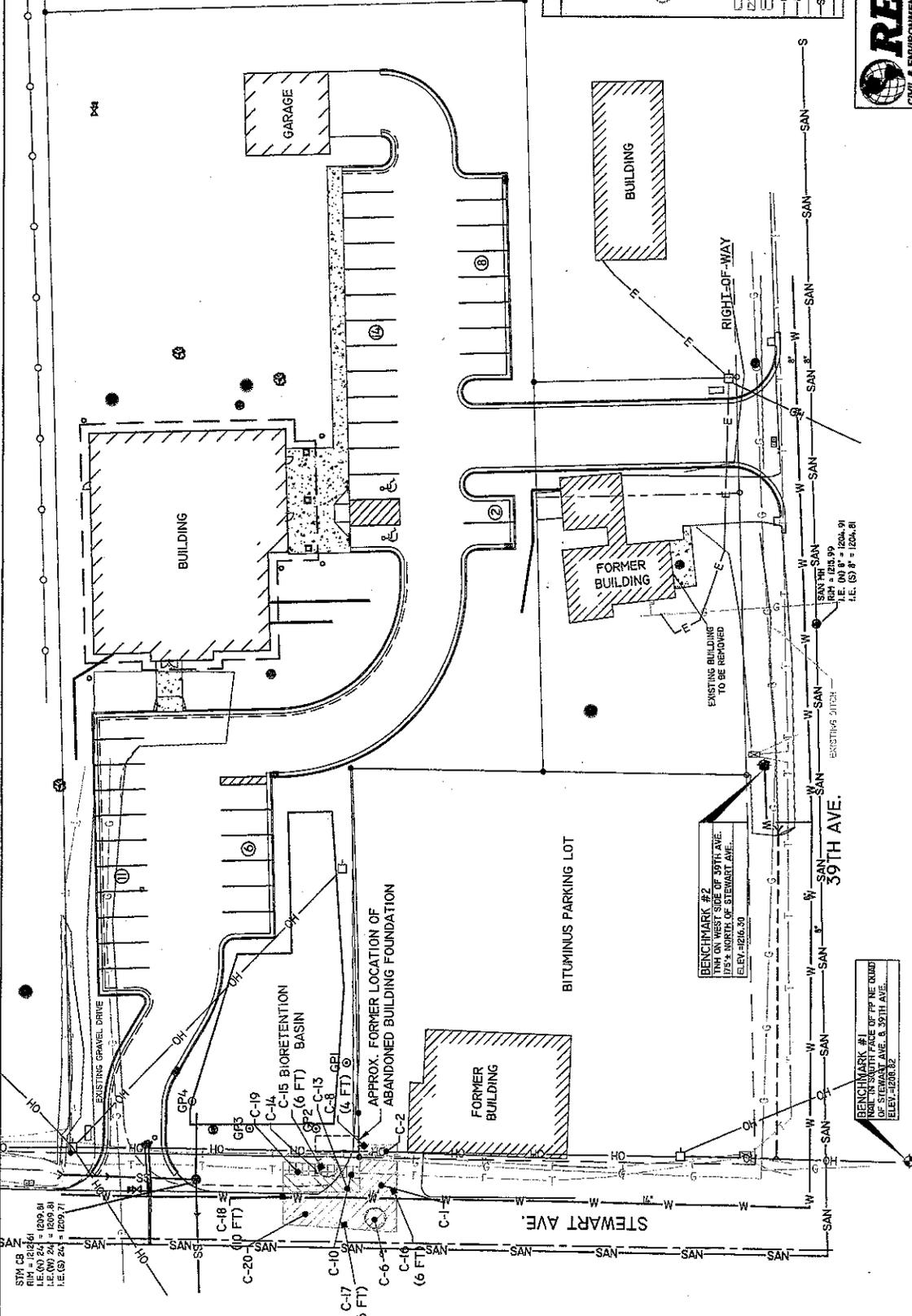
1993  
 REI Engineering, INC.

**WAUSAU-STETTIN MUTUAL INSURANCE CO.**  
 3910 STEWART AVENUE  
 WAUSAU, WISCONSIN

<b>FIGURE 1 : SITE VICINITY MAP</b>		
PROJECT NO.	DRAWN BY:	DATE:
5094xuc	TAW	5/22/2009



(S10°23.41'E)  
300'17.41'E



**LEGEND**

0 40  
SCALE: 1" = 40'

- AREA OF RESIDUAL SOIL CONTAMINATION 2, NR 720 RCL
- ⊙ GEOPROBE SOIL BORING
- ⊙ LIGHT POLE
- EXCAVATION BOTTOM SAMPLE
- EXCAVATION SIDEWALL SAMPLE
- ▨ 8' EXCAVATION
- ▨ 12' EXCAVATION
- ▨ 18' EXCAVATION
- OH OVERHEAD UTILITIES LINE
- G UNDERGROUND ELECTRICAL LINE
- GAS GAS LINE
- SAN SANITARY SEWER LINE
- T TELEPHONE LINE



WAUSAU-STETTIN  
MUTUAL INSURANCE COMPANY  
3910 STEWART AVENUE  
WAUSAU, WISCONSIN

**FIGURE 4 : RESIDUAL SOIL CONTAMINATION ISOCONCENTRATION MAP**

PROJECT No. 509-Huc  
DRAWN BY: TAW  
DATE: 6/4/2010

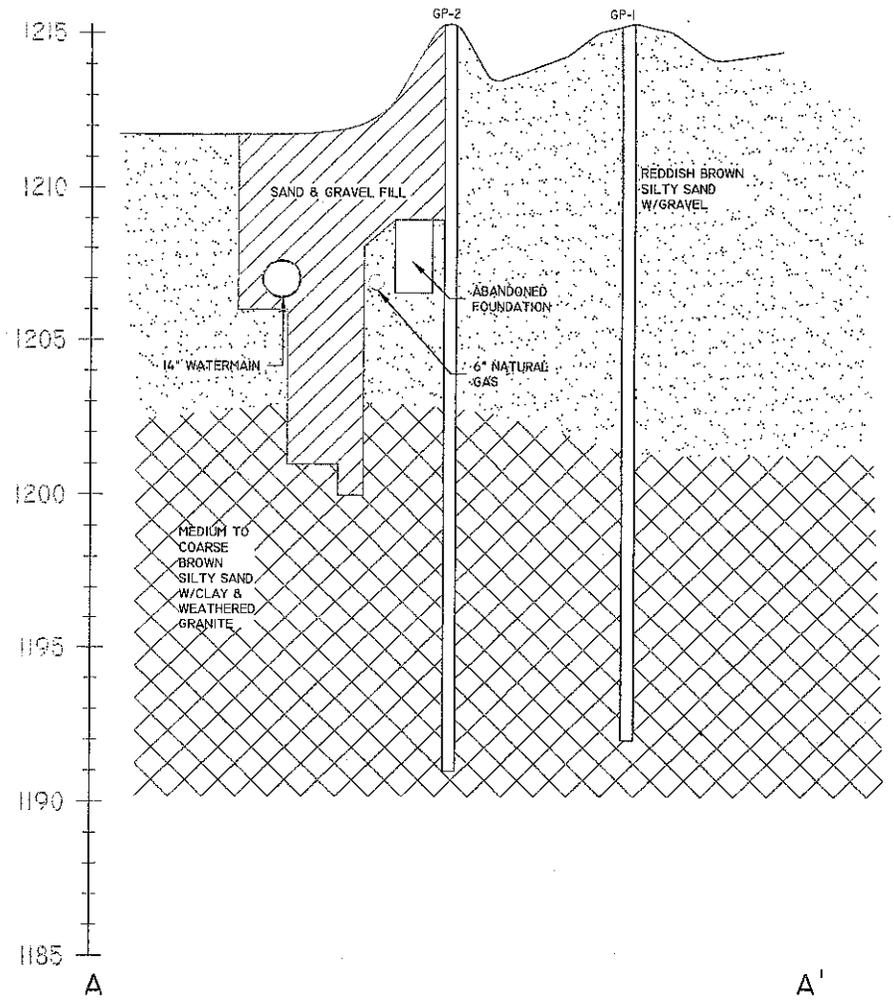
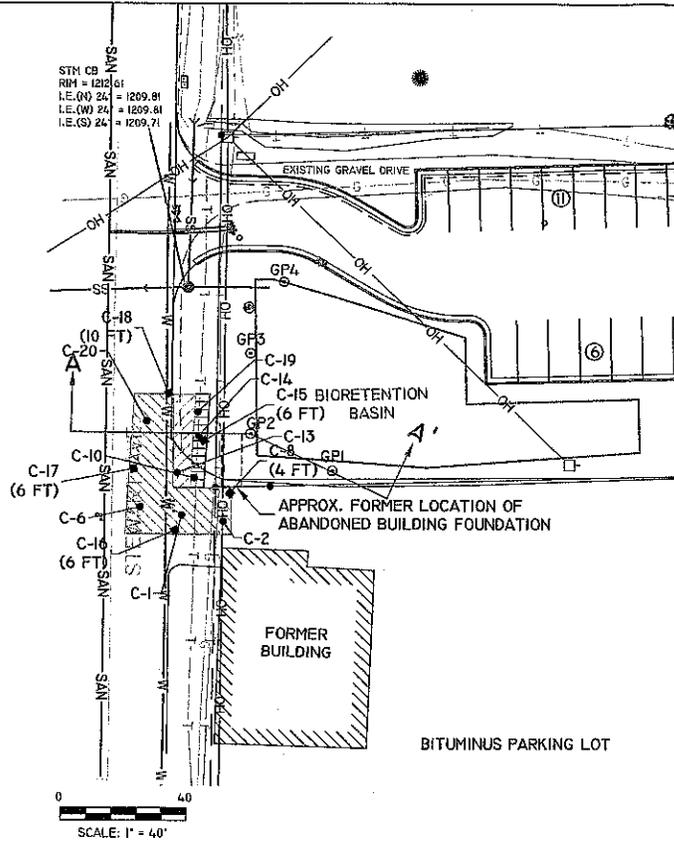
REI Engineering, INC.

STW. CS  
R/W 15' 0" 24' 1" = 1209.84  
I.E. (N) 24' 1" = 1209.81  
I.E. (S) 24' 1" = 1209.71

BENCHMARK #2  
TYP. ON WEST SIDE OF 39TH AVE.  
175' N. NORTH OF STEWART AVE.  
ELEV. = 1216.30

BENCHMARK #1  
TYP. ON WEST SIDE OF PP NE CORNER  
OF STEWART AVE. & 39TH AVE.  
ELEV. = 1216.82

DRAWING FILE: J:\DRAFTING\5094-WAUSAU-STETTIN\DWG\5094-CROSS SECTION.DWG LAYOUT SITE PLOTTED: MAR 19, 2010 - 9:54AM PLOTTED BY: MKEH



WAUSAU-STETTIN  
 MUTUAL INSURANCE COMPANY  
 3910 STEWART AVENUE  
 WAUSAU, WISCONSIN

FIGURE 3 : CROSS SECTION A-A'

PROJECT No. 5094xuc	DRAWN BY: MAH	DATE: 3/16/2010
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REI Engineering, INC.

TABLE 1  
SOIL ANALYTICAL RESULTS  
WAUSAU-STETTIN MUTUAL INSURANCE CO.  
3910 STEWART AVENUE  
WAUSAU, WI

Date-->		5/5/09	5/5/09	5/5/09	5/5/09	5/5/09	5/5/09	5/5/09	5/5/09	5/5/09
Sample-->		GP-1	GP-1	GP-2	GP-2	GP-2	GP-3	GP-3	GP-4	GP-4
Sample Depth--(Feet)>		10-12'	20-23'	10-12'	18-20'	22-24'	10-12'	22-24'	8-10'	14-16'
Sampler-->		MR	MR	MR	MR	MR	MR	MR	MR	MR
Detected VOC's (ug/kg)	RCL									
Benzene	5.5	<19	<19	<19	<19	<19	<19	<19	<19	<20
Ethylbenzene	2,900	<22	<22	<21	<22	<21	<21	<22	<21	<22
Toluene	1,500	<21	<21	<20	<21	<20	<20	<21	<20	<21
Xylenes (Total)	4,100	<26	<26	<25	<26	<25	<25	<25	<25	<26
Methyl tert Butyl Ether	NS	<13	<13	<13	<13	<13	<13	<13	<13	<13
1,2,4-Trimethylbenzene	NS	<16	<16	<15	<16	<15	<15	<16	<15	<16
1,3,5-Trimethylbenzene	NS	<22	<22	<21	<22	<21	<21	<22	<21	<22
PAH's (ug/kg)	GW	DC								
1-Methyl Naphthalene	23,000	1,100,000	<4.5	<4.5	<4.5	<4.2	<4.3	<4.4	<4.3	<4.2
2-Methyl Naphthalene	20,000	600,000	<5.0	<5.0	<5.0	<4.6	<4.7	<4.8	<4.7	<4.5
Acenaphthene	38,000	900,000	<5.7	<5.7	<5.7	<5.3	<5.4	<5.5	<5.4	<5.2
Acenaphthylene	700	18,000	<8.0	<8.0	<8.1	<7.5	<7.6	<7.8	<7.6	<7.3
Anthracene	3,000,000	5,000,000	<3.9	<3.9	<3.9	<3.6	<3.7	<3.8	<3.7	<3.5
Benzo (a) Anthracene	17,000	8.8	<5.0	<5.0	<5.0	<4.6	<4.7	<4.8	<4.7	7.7
Benzo (a) Pyrene	48,000	8.8	<2.8	<2.8	<2.8	<2.6	<2.6	<2.7	<2.7	16.9
Benzo (b) Fluoranthene	360,000	88	<2.5	<2.5	<2.6	<2.4	<2.4	<2.5	<2.4	21.9
Benzo (g,h,i) Perylene	6,800,000	1,800	<4.9	<4.9	<4.9	<4.5	<4.6	<4.7	<4.6	16.1
Benzo (k) Fluoranthene	870,000	880	<3.5	<3.5	<3.5	<3.3	<3.3	<3.4	<3.4	14.0
Chrysene	37,000	8,800	<2.8	<2.8	<2.8	<2.6	<2.6	<2.7	<2.7	16.2
Dibenzo (a,h) Anthracene	38,000	8.8	<3.3	<3.3	<3.3	<3.1	<3.1	<3.2	<3.1	<3.1
Fluoranthene	500,000	600,000	<3.2	<3.2	<3.2	<2.9	<3.0	<3.1	<3.0	24.6
Fluorene	100,000	600,000	<4.0	<4.0	<4.0	<3.7	<3.8	<3.9	<3.8	<3.6
Ideno (1,2,3-cd) Pyrene	680,000	88	<2.7	<2.7	<2.7	<2.5	<2.5	9.7	<2.5	21.1
Naphthalene	400	20,000	<5.6	<5.6	<5.6	<5.2	<5.3	<5.4	<5.3	<5.2
Phenanthrene	1,800	18,000	<5.0	<5.0	<5.0	<4.6	<4.7	<4.8	<4.7	<4.7
Pyrene	8,700,000	500,000	<3.4	<3.4	<3.4	<3.2	<3.2	<3.3	<3.3	34.2
Metals (mg/kg)										
Lead	50		4.37	4.27	10.3	1.43	3.73	3.56	2.68	9.34

Notes:

RCL - NR 720 Soil Residual Contaminant Level

RCL for PAHs = "Suggested" Groundwater Pathway Standard

< - Concentration below listed laboratory detection limit

RCL exceedences are bold

Bold

PVOCs - Petroleum Volatile Organic Compounds

PAHs - Polynuclear Aromatic Compounds

NS= no standard

TABLE 2  
 SOIL SAMPLE ANALYTICAL RESULTS  
 PHASE 4 CONSTRUCTION EMERGENCY  
 OLD BUILDING FOUNDATION  
 3910 STEWART AVENUE  
 WAUSAU, WISCONSIN  
 WISDOT PROJECT ID. NO. 6393-08-81

Sample No.:	Waste Char	C-1	C-2	C-6	C-8	C-10	C-13	C-14	C-15	C-16	C-17	C-18	C-19	C-19	C-20		
Sample Depth (feet bgs):	3	8	8	8	4	12	13	13	6	6	6	10	13	13	12		
Date Collected:	7/23/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/30/2008		
PID (u.u.):	219	8.7	8.1	11.9	5.8	3.5	6.4	2.0	482	26.1	12	15	2.4	2.4	1.7		
Analyte	NR 720 RCL	COMM 46 SSL															
ORO (mg/kg)	100	NE	325	550	8.06 <sup>GS</sup>	4.87	516 <sup>GA</sup>	6.85 <sup>GI</sup>	<4.70	<5.00	2,440 <sup>GA</sup>	15.4 <sup>GA</sup>	<4.71	<4.72	<4.39	<4.39	<4.79
SRO (mg/kg)	100	NE	3,300	<5.00	<5.00	<5.00	1,318 <sup>GA</sup>	<5.00	<5.00	<5.00	4,670 <sup>GA</sup>	13.1 <sup>GA</sup>	<5.00	<5.00	<5.00	<5.00	<5.00
PVCOCs (mg/kg)																	
Benzene	0.0055	8.5	<3.20	<0.015	<0.015	<0.015	<1.60	<0.016	<0.016	<0.016	17.2	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016
Ethylbenzene	2.9	4.6	NA	<0.019	<0.018	<0.018	<1.60	<0.019	<0.018	<0.018	31.1	0.059	<0.019	<0.018	<0.018	<0.018	<0.018
Methyl-tert-butyl ether	NE	NE	NA	<0.011	<0.011	<0.011	<1.10	<0.011	<0.011	<0.011	14.2	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011
Toluene	1.5	38	NA	<0.017	<0.017	<0.017	3.80	<0.017	<0.017	<0.017	20.0	0.045	<0.017	<0.017	<0.017	<0.017	<0.017
1,2,4-Trimethylbenzene	NE	83	NA	<0.013	<0.013	<0.013	25.3	<0.013	<0.013	<0.013	88.1	0.078	<0.013	<0.013	<0.013	<0.013	<0.013
1,3,5-Trimethylbenzene	NE	11	NA	<0.018	<0.018	<0.018	14.9	<0.018	<0.018	<0.018	39.5	0.067	<0.018	<0.018	<0.018	<0.018	<0.018
Xylene (total)	4.1	42	NA	<0.037	<0.037	<0.037	8.89	<0.037	<0.037	<0.037	65.0	0.078	<0.037	<0.037	<0.037	<0.037	<0.037
PAHs (mg/kg)																	
1-Methylnaphthalene	23	NE	NA	NA	NA	NA	NA	NA	NA	NA	0.673	NA	NA	NA	NA	NA	NA
2-Methylnaphthalene	20	NE	NA	NA	NA	NA	NA	NA	NA	NA	1.59	NA	NA	NA	NA	NA	NA
Naphthalene	0.4	NE	NA	NA	NA	NA	NA	NA	NA	NA	0.581	NA	NA	NA	NA	NA	NA
Lead (total) (mg/kg)	50	NE	7.95	4.01	2.42	3.38	13.8	3.18	3.20	1.51	4.51	3.28	5.95	5.61	2.63	2.63	3.61

Notes:

- "RCL" means applicable "Residual Contaminant Level" for non-industrial sites as listed in Tables 1 and 2 of Chapter NR 720, Wisconsin Administrative Code.
- Suggested generic RCLs for PAHs taken from "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance, Table 1, Groundwater Pathway, WDNR Publication RR-519-97, April 1997 (Corrected).
- "SSL" means applicable "Soil Screening Level" as listed in Table 1 of Chapter COMM 46/NR 748, Wisconsin Administrative Code.
- "NA" means not analyzed.
- "NE" means not established.
- "bgs" means below ground surface.
- "u.u." means instrument units.
- "PID" means photoionization detector.
- "GA" means the chromatogram is characteristic for a light petroleum product (i.e. gasoline, weathered gasoline, mineral spirits, etc).
- "GS" means the chromatogram is not characteristic for diesel or any single common petroleum product.
- "GG" means the chromatogram is characteristic for weathered gasoline, however either additional peaks are present or PVOC peaks are not proportional to weathered gasoline indicating the presence of additional compounds.
- Bold analytical result indicates an RCL exceedance.

TABLE 2  
GROUNDWATER ANALYTICAL RESULTS  
WAUSAU-STETTIN MUTUAL INSURANCE CO.  
3910 STEWART AVENUE  
WAUSAU, WI

PARAMETER	GP-1		
	ES	PAL	5/5/2009
<b>Detected VOC's (ug/L)</b>			
1,1,1,2 - Tetrachloroethane	70	7	<0.30
1,1,1-Trichloroethane	200	40	<0.50
1,1,2,2-Tetrachloroethane	0.2	0.02	<0.40
1,1,2-Trichloroethane	5	0.5	<0.40
1,1-Dichloroethane	850	85	<0.40
1,1-Dichloroethylene	7	0.7	<0.40
1,1-Dichloropropylene			<0.80
1,2,3-Trichloropropane	60	12	<0.50
1,2,4-Trichlorobenzene	70	14	<0.50
Total Trimethylbenzenes	480	96	0.23
1,2-Dibromo-3-chloropropane	0.2	0.02	<1.30
1,2-Dibromoethane	0.05	0.005	<0.30
1,2-Dichlorobenzene	600	60	<0.80
1,2-Dichloroethane	5	0.5	<0.30
1,2-Dichloropropane	5	0.5	<0.40
1,3-Dichlorobenzene	1,250	125	<0.20
1,4-Dichlorobenzene	75	15	<0.80
2,2-Dichloropropane			<1.00
2-Chlorotoluene			<0.30
4-Chlorotoluene			<0.30
4-Isopropyltoluene			<0.40
Benzene	5	0.5	<0.20
Bromobenzene			<0.30
Bromochloromethane			<0.40
Bromodichloromethane	0.6	0.06	<0.40
Bromoform	4.4	0.44	<0.20
Bromomethane	10	1	<1.00
Butylbenzene			<0.40
Carbon Tetrachloride	5	0.5	<0.30
Chlorobenzene			<0.20
Chloroethane	400	80	<0.70
Chloroform	6	0.6	<0.20
Chloromethane	3	0.3	<0.40
cis-1,2-Dichloroethylene	70	7	<0.40
cis-1,3-Dichloropropylene	0.2	0.02	<0.20
Dibromochloromethane	0.6	0.06	<0.40
Dibromomethane		6	<0.40
Dichlorodifluoroethane	1,000	200	<0.30
Ethylbenzene	700	140	<0.20
Hexachlorobutadiene			<1.00
Isopropylbenzene			<0.10
Total Xylenes	10,000	1,000	0.77
Methylene Chloride	5	0.5	<0.40
Methyl-tert-Butyl Ether	60	12	<0.50
Naphthalene	100	10	<1.00
Propylbenzene			<0.10
sec-Butylbenzene			<0.30
Styrene	100	10	<0.10
tert-Butylbenzene			<0.30
Tetrachloroethane	5	0.5	<0.30
Toluene	1,000	200	0.45
trans-1,2-Dichloroethylene	100	20	<0.50
trans-1,3-Dichloropropylene	0.2	0.02	<0.40
Trichloroethane	5	0.5	<0.40
Trichlorofluoromethane	3,490	698	<0.30
Vinyl Chloride	0.2	0.02	<0.20
<b>Detected PAH's (ug/L)</b>			
1-Methyl Naphthalene			<0.080
2-Methyl Naphthalene			<0.110
Acenaphthene			<0.120
Acenaphthylene			<0.120
Anthracene	3000	600	<0.090
Benzo (a) Anthracene			<0.100
Benzo (a) Pyrene	0.2	0.02	<0.020
Benzo (b) Fluoranthene	0.2	0.02	<0.040
Benzo (g,h,i) Perylene			<0.060
Benzo (k) Fluoranthene			<0.070
Chrysene	0.2	0.02	<0.030
Dibenzo (a,b) Anthracene			<0.110
Fluoranthene	400	80	<0.120
Fluorene	400	80	<0.120
Indeno (1,2,3-cd) Pyrene			<0.120
Naphthalene	40	8	<0.110
Phenanthrene			<0.110
Pyrene	250	50	<0.100

PAL = Preventive Action Limit

ES = Enforcement Standards

**BOLD** = Exceeds Enforcement Standard  
*Italic* = Exceeds Preventative Action Limit

NA - Not Analyzed

<- Concentration less than listed detection limit

## 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="3904 STEWART AVE (Wausau Mine Company)"/>	<input type="text" value="29129073320966"/>	<input type="text" value="544789"/>	<input type="text" value="498054"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



March 11, 2010

Wausau Mine Company  
Attn: Mr. Dan Wage  
3904 Stewart Avenue  
Wausau, WI 54401

Subject: Wausau-Stettin Mutual Insurance Company  
3910 Stewart Avenue  
Wausau, WI 54401  
WDNR BRRTS # 03-37-552599  
Commerce # 54401-3947-10

Dear Mr. Wage:

This letter is to inform you that the above referenced site is being submitted for closure to the Wisconsin Department of Commerce (DCOMM). Residual soil contamination originating from the site may extend off site onto your property located 3904 Stewart Avenue, and will be recorded with the Wisconsin Department of Natural Resources (WDNR) through a geographic information systems (GIS) listing. This letter is notification to you as owner of the above listed property, and is a requirement of the GIS process.

Soil contamination appears to have originated at the subject property at **3910 Stewart Avenue**. The levels of Gasoline Range Organics (GRO) and Diesel Range Organics (DRO) in the soil off site of the Wausau-Stettin Mutual Insurance Company property are above the state Residual Contaminant Level (RCL) found in chapter NR 720, Wisconsin Administrative Code. However, the remaining soil contamination does not pose a risk to human health or the environment and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726 and Chapter COMM 46, Wisconsin Administrative Code. REI Engineering, Inc. (REI) will be requesting that DCOMM 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.

Mr. Dan Wage  
March 11, 2010

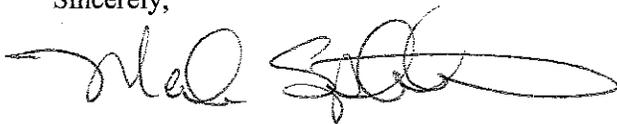
The Wisconsin Department of Commerce will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that is relevant to this closure request. You should mail that information to: *Dee Lance, Wisconsin Department of Commerce, 2715 Post Road, Stevens Point, WI 54481.*

When this case is closed, the area where the soil contamination exceeds Chapter NR 720 RCL 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 soil contamination above chapter NR 720 RCLs 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.

Once the DCOMM makes a decision on the closure request, it will be documented in a letter. When the DCOMM grants closure, you may obtain a copy of this letter from REI Engineering, Inc., or 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.state.wi.us/org/at/et/geo/](http://www.dnr.state.wi.us/org/at/et/geo/). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Dee Lance at (715) 342-3802.

Sincerely,



Mark Splinter  
Responsible Party

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:

Wausau Mine Co.  
Dan Wage  
3904 Stewart Ave.  
Wausau, WI 54401

2. Article Number

(Transfer from service label)

7001 1940 0007 9237 5175

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)

Erin Whitney

B. Date of Del

6/5

C. Signature

Agent

Addre

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchan

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

State Bar of Wisconsin Form 1 - 2003

WARRANTY DEED

Document Number

Document Name



DOC# 1481158

**THIS DEED**, made between Ryan N. Merwin and Sarah L. Merwin, husband and wife  
\_\_\_\_\_  
("Grantor," whether one or more),  
and WAGER, LLC, a Wisconsin limited liability company  
\_\_\_\_\_  
("Grantee," whether one or more).

*Michael J. Sydow*

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Marathon County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):  
Outlot 2 of Certified Survey Map No. 14816 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Vol. 66 of Certified Survey Maps on Page 88 as Document No. 1479, being a part of Lot one (1) in Block two (2) of Boreen's First Add. in the City of Wausau, Marathon County, Wisconsin

Recording Area

Name and Return Address

Ronald Wage  
WAGER, LLC  
3904 W. Stewart Ave.  
Wausau, WI 54403

*\$11.00 JT \$232.90 C/O PATCO*

*0966*  
~~37-291-4-2907-332-0036~~ *0036* PT. OF  
Parcel Identification Number (PIN)

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

TRANSFER

*\$233.40*  
FEE

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 matters disclosed on CSM 14816

Dated June 15, 2007

*[Signature]*  
\* Ryan N. Merwin

(SEAL)

*[Signature]*  
\* Sarah L. Merwin

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Ryan N. Merwin

authenticated on June 15, 2007

*[Signature]*  
\* David B. Welles

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF WISCONSIN

MARATHON COUNTY

Personally came before me on 6-15-07  
the above-named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*[Signature]*  
\* J Lynn E Jensen  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 12-16-07)

THIS INSTRUMENT DRAFTED BY:

David B. Welles, 513 Grant Street  
Wausau, WI 54403

(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.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-2003

\*Type name below signatures.

1479219



OFF-SOURCE  
A  
PROPERTY



# 3904 Stewart Ave



- Legend**
- Selected Features
  - Municipal Boundary
  - Parcels
  - Parcel Annotation
  - Property Hooks
  - Section Lines/Numbers

Scale: 1" = 70 feet

6/1/2011 1:52:15 PM.

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

*ent also*

June 4, 2010

Kelly Michaels  
City of Wausau Clerk  
407 Grant Street  
Wausau, WI 54403

Subject: Wausau-Stettin Mutual Insurance Co.  
3910 Stewart Avenue  
Wausau, WI 54401  
WDNR BRRTS# 03-37-552599

Dear Ms. Michaels:

This letter and enclosed information is to serve as notice that soil contamination originating from the Wausau-Stettin Mutual Insurance Co. property is present beneath the Stewart Avenue right-of-way at a depth of approximately 6 feet below grade at sample location C-15 (see attached Figure 2). Using the standards established in NR 700 and the risk criteria of NR 746, it has been established by REI that this site does not pose a significant risk to the environment and human health and no further action is necessary. Before the Wisconsin Department of Commerce (COMM) will review the Closure Report, REI must acknowledge that the City of Wausau is aware of the associated soil contamination beneath Stewart Avenue in the event that disturbance of these soils is necessary.

Thank you for your assistance with this project. Please call me with questions or comments at (715) 675-9784.

Sincerely,  
REI Engineering, Inc.

Matthew W. Rahn  
Environmental Scientist

CC: Dave Erickson, City of Wausau, 407 Grant Street, Wausau, WI 54401

RIGHT-OF-WAY

**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:

Kelly Michaels  
City of Wausau Clerk  
407 Grant St.  
Wausau, WI 54403

2. Article Number

(Transfer from service label)

7001 1940 0007 9237 5168

PS Form 3811, March 2001

Domestic Return Receipt

102595-01-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)

A. Heath

B. Date of De

C. Signature

X Ann Heath

Agent

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



3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes