

**Source Property Information**

BRRTS #: 02-63-117940

ACTIVITY NAME: Leis Oil Viroqua Bulk Plt E

PROPERTY ADDRESS: 523 N Center Street

MUNICIPALITY: Viroqua

PARCEL ID #: 286-00161-0000

CLOSURE DATE: Nov 13, 2008

FID #: 663051400

DATCP #:

COMM #: 54665144123

**\*WTM COORDINATES:**

X: 448313 Y: 343422

*\* 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:** Soil: maintain industrial zoning (220)*(note: soil contamination concentrations  
between residential 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 properly abandoned? (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 #: 02-63-117940 PARCEL ID #: 286-00161-0000

ACTIVITY NAME: Leis Oil Viroqua Bulk Plt E WTM COORDINATES: X: 448313 Y: 343422

**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 #:**                      **Title: Site Location Map -- Contour Interval 20 Feet**
- 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 #: 1**                      **Title: Sampling Locations**
- 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 #:**                      **Title: Area of Unsaturated Soil Contamination Exceeding NR 720 Soil Clean Up Standards**

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**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: Soil Contaminant Distribution Cross-Section A-A'**

**Figure #: 4**                      **Title: Soil Contaminant Distribution Cross-Section B-B'**

- 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 #:**                      **Title: Soil Excavation Data Table for Leis Oil East; Soil Analytical Results Summary - 9 pages total**

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

**Table #:**                      **Title:**

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

**Table #:**                      **Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

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

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

- Not Applicable**

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

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

**Figure #:**                      **Title:**

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

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

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

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## 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: 1**

## CORRESPONDENCE/MEMORANDUM

DATE: December 2, 2013

FILE REF: BRRTS #02-63-117940

TO: File

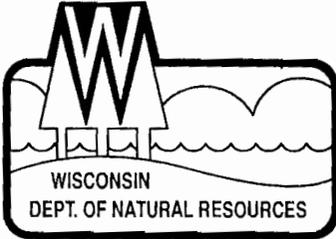
FROM: Mae Willkom, Project Manager

SUBJECT: Post-closure Cap Modification and Revision of Database Listing

On November 13, 2008, the above-referenced property was granted closure for completing cleanup activities associated with releases from a former bulk plant located on the property. When this site was granted closure, soil was documented to have been impacted by petroleum contamination as a result of past releases. Due to site constraints, there were areas where highly contaminated soil was inaccessible and was therefore allowed to remain in place. The site was granted closure with the understanding that an asphalt cover would remain over portions of the property, in order to minimize the infiltration of water and to prevent groundwater contamination that would violate the groundwater quality standards in Chapter NR 140, Wis. Adm. Code.

In 2011, it was discovered that the property had been sold to a new owner and that the required asphalt cap had been removed without prior DNR approval. A quantity of contaminated soil had been excavated and stockpiled, and the site had been re-surfaced with concrete. While it appeared that the impervious nature of the original asphalt cap had been largely maintained by placement of the concrete, maps and specifications showed that a "bio-filter area," created to direct rain run-off to percolate through engineered layers of sand, soil and gravel, had inadvertently been placed over a known area of residual contamination.

With DNR direction and approval, the new owner of the property sampled stockpiled soil and made appropriate modifications to the bio-filter area. A liner was placed under portions of the structure, in order to minimize any adverse impact to human health or the environment from infiltration through contaminated soil. A revised maintenance plan and map were submitted, together with an updated deed, for inclusion on the Department's publicly-accessible database of environmental cleanup sites.



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TTY Access via relay - 711

November 13, 2008

Mr. Gary Leis  
S5770A County Road T  
Viroqua, WI 54665

SUBJECT: Final Case Closure with Land Use Limitations or Conditions  
Leis Oil Viroqua Bulk Plt E, 523 N Center St, Viroqua, WI  
WDNR BRRTS Activity #: 02-63-117940

Dear Mr. Leis:

On November 13, 2008, the Department of Natural Resources 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.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

### GIS Registry

The conditions of case closure set out below in this letter require that your site 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

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 your 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. 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. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

### Remaining Residual Soil Contamination

Residual soil contamination remains in the vicinity of eight former above-ground storage tanks (ASTs) in the south central portion of the site; and south and west of the former location of two ASTs in the north central portion of the site, as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

### Cover or Barrier

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

### Prohibited Activities

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

### Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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 Mae Willkom at (715) 839-3748.

Sincerely,



William J. Evans  
West Central Region Remediation & Redevelopment Team Supervisor

cc: Jason Powell, METCO, 1421 U.S. Hwy. 16, La Crosse, WI 54601  
Gena Larson, DCOMM (via e-mail)

## **OPERATION AND MAINTENANCE PLAN**

### **VIROQUA FOOD COOP – PARKING LOT ISLAND BIOFILTER**

In accordance with the State of Wisconsin Department of Natural Resources, an operation maintenance plan for the Viroqua Food Coop – parking lot biofilter is detailed below. The intent of the plan is to set forth maintenance procedures in order to ensure proper operation of the parking lot island biofilter on the site. A copy of this plan shall be kept onsite at all times and be available for inspection if requested. Written record of inspection activities and maintenance shall be retained for the life of the facilities discussed in this plan. A copy of the plan for the biofilter is included at the end of this plan for reference.



Parking Lot Biofilter shortly after construction (08/13/2012)

## **PARKING LOT BIOFILTER**

### **1) Accumulated solids or byproduct removal requirements**

Trash and obvious sediment deposits within the biofilter shall be removed from the surface of the device as they are encountered or when noted in any of the regular inspection reports. Remove fall leaves prior to first snow fall. Limit the use of the biofiltration area for snow storage during winter months if possible; piled snow may compact the system necessitating early maintenance. Limit the use of sodium chloride salt based applications for snow and ice removal on contributing parking and drive areas as this has shown to promote the loss of infiltration properties of the soil where very fine soils exist. A calcium chloride salt based product is preferred and may be used moderately for snow and ice removal on contributing parking and drive areas.

### **2) Identification of safety hazards**

Verify that the system is operating properly by inspecting after every one inch rain for the first year and then annually each succeeding year. If standing water is observed in the basin 3 days after rainfall, the basin is clogged and measures should be undertaken to unclog it.

Digging within the biofilter should be avoided due to the use of an impermeable EPDM liner below the filter soil media. Shallow digging for maintenance and plant replacement should be done carefully,



EPDM liner visible next to curb

especially near the edges of the device. Where excavation exposes the liner, a close inspection of the liner should be done to insure that there was no damage done to the liner. Damage and repairs should be described in the inspection log. Provide a detailed description of the location of any repair.

### 3) General inspection and routine maintenance and schedule

Note the condition of the overall device at the annual inspection. Identify and replace ailing vegetation. Replace mulch in void areas as determined during inspections. Check for runoff pooling areas or blockages of flow. Confirm that liner is in good condition by selecting a random location along the edge to uncover and inspect. Visually inspect the area and apply pressure with the hand to observe the flexibility and apparent physical strength of the lining material. The liner should be flexible and strong. Check and provide water for plants as necessary during dry conditions.

### 4) Annual inspection and maintenance checklist (May be performed by anyone having the appropriate knowledge of the materials used in the device)

- a) **Garbage and Debris** – Remove from device
- b) **Obvious Sediment** – Remove from device
- c) **Plants** – replace poor quality or dead plants
- d) **Standing Water** – No standing water should be present. Investigate to find restricting layer and repair to original specifications.
- e) **Liner** – Expose random area along edge and check condition

### 5) Infiltration systems

#### a) Vegetation Planting

- (1) Establishment of new plants- Immediately water plant material for 14 consecutive days unless there is sufficient natural rainfall. Bi-weekly weeding will be required for the first one to two years. Carefully remove by hand plants certain to be weeds. Remove entire root.
- (2) Cutting shall be used to maintain the vegetation.

#### (a) Cutting

Cutting shall be done to reduce the height of plants to 5 to 6 inches. After establishment, cutting shall occur once in the fall (after November 1<sup>st</sup>) or early spring (before April 1<sup>st</sup>).

#### b) Restoration Procedures

- (1) Twice a year, from March 15th to April 30th and October 1st to November 30th, remove and replace all dead and diseased vegetation considered beyond treatment.
- (2) Once every 2 to 3 years, in the spring, remove old mulch layer before applying new one.

### 6) Start up and shutdown procedures

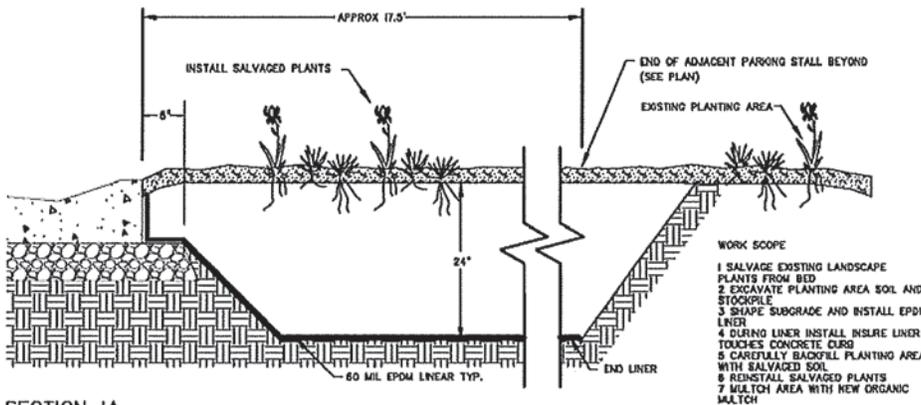
Discourage infiltration of runoff water during repair or liner replacement by installing sand bags along the edge of the basin to direct water around the device. Perform inspection and routine maintenance in early spring to ensure system is ready for warm weather. Remove sand bags after the completion of work.

**7) Vector control requirements**

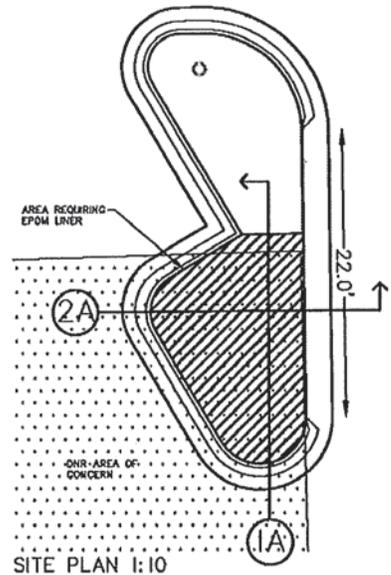
Abate potential vectors by filling holes in the ground in and around the bioinfiltration device and by insuring that there are no areas where water stands longer than three days following a storm.

**8) Contingency plan in the event of system failure**

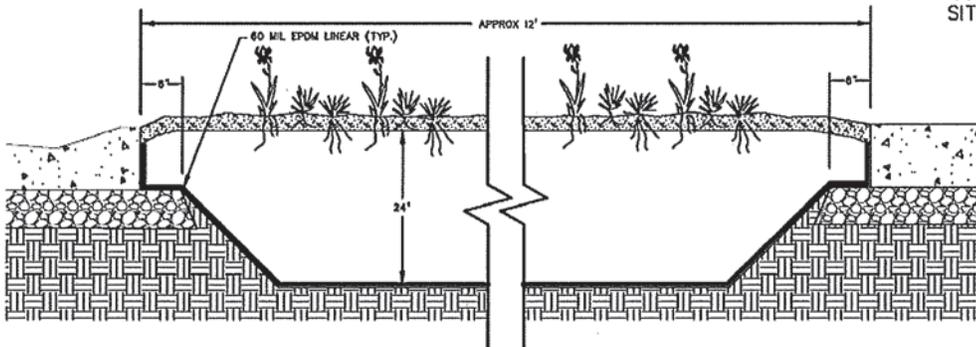
Immediate measures should be employed to sandbag the area and stabilize any surface erosion as soon as possible until the system can be evaluated and reconstructed to plan specifications. The entire area should be covered in the event of rain to prevent infiltration in the area of the liner until it can be repaired or replaced. Plants may have to be removed and temporarily kept elsewhere in some cases.



SECTION 1A



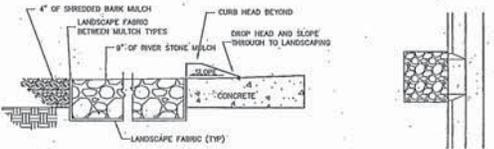
SITE PLAN 1:10



SECTION 2A



VIROQUA FOOD COOP  
PARKING LOT ISLAND  
RECONSTRUCTION  
08.03.12



A CURB OPENING DETAIL  
NO SCALE

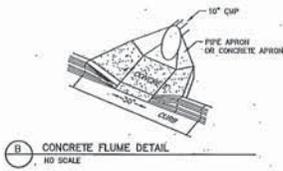
NOTES -- DEMOLITION

- ALL SITE IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED COMPLETELY AND DEPOSED OF AS SPECIFIED OR AS INDICATED ON THE PLANS.
- SEE SHEET CD FOR COMPLETE SITE SURVEY SHOWING ALL SITE IMPROVEMENTS, BOTH ABOVE AND BELOW GRADE.
- ALL UNDERGROUND UTILITIES SHALL BE PROTECTED AND EXISTING LEFT IN PLACE UNLESS PLANS INDICATE SPECIFIC MODIFICATION IS REQUIRED. SOME MODIFICATION MAY BE NECESSARY WHERE THE UTILITY IS EXPOSED TO THE SURFACE GRAB THINGS OR WHEELS OR MANHOLES MAY NEED TO BE ADJUSTED TO THE NEW FINISH GRADE. REQUIRED ADJUSTMENT TO UTILITIES SHALL BE PART OF THE CONTRACT.
- ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE OF IT IN AN APPROPRIATE AND LEGAL MANNER.
- COORDINATE WITH THE CITY OF VIROQUA WHEN WORKING WITHIN THE RIGHT OF WAY OF A PUBLIC STREET FOR PLACEMENT OF APPROPRIATE SIGNAGE.

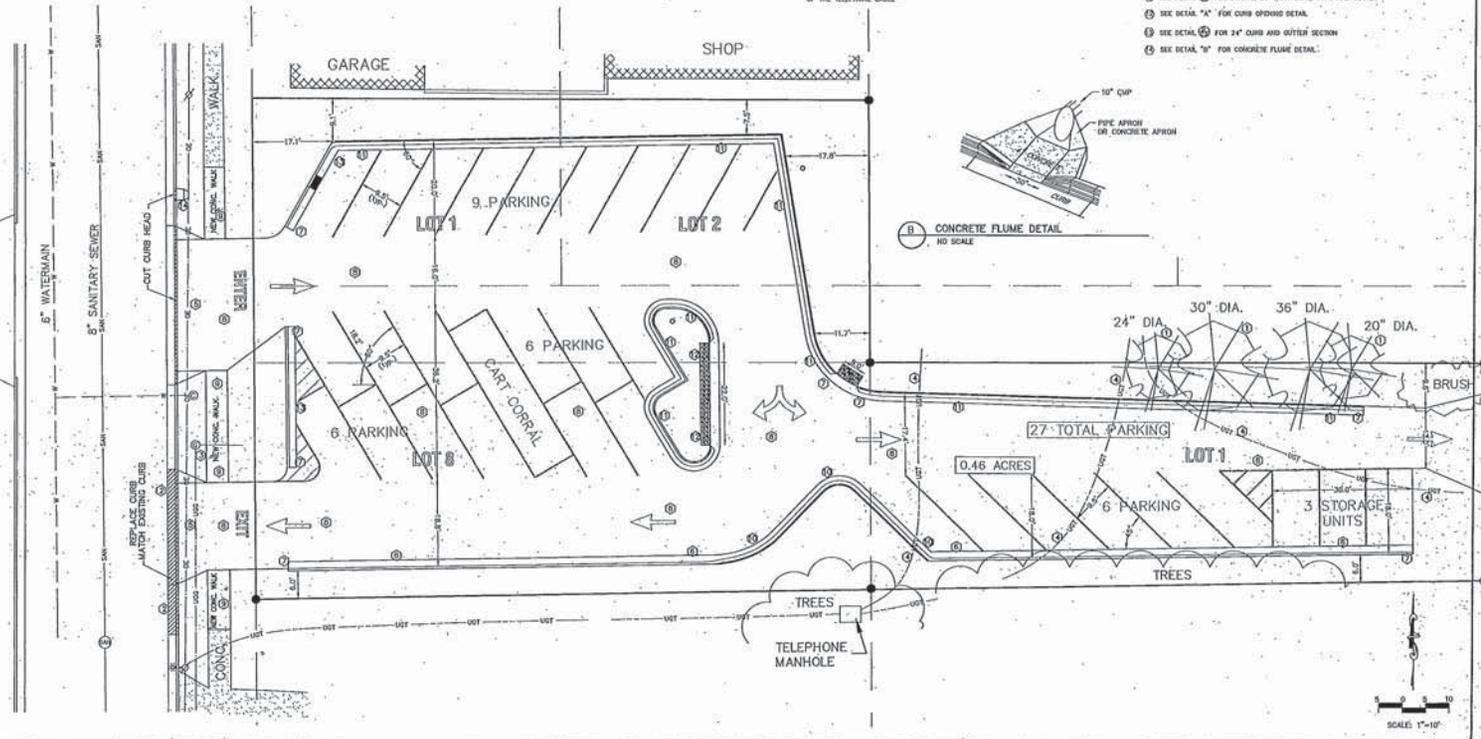
- 1. PROTECT THIS SHEET DURING CONSTRUCTION -- SEE DETAIL 1, SHEET CD.
- 2. REMOVE EXISTING CURB AND OUTER
- 3. PROTECT EXISTING UTILITY
- 4. COORDINATE WITH UTILITY COMPANY FOR MOVING OR REPLACEMENT OF THE TELEPHONE CABLE.

SITE NOTES

- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities. Multiple strikes on three poles or less before commencing work and shall be fully responsible for any and all damages which might be caused by the contractor's failure to identify locate and preserve any and all utilities. CALL GUGGERS 101216 (800) 242-3311.
  - The underground location of the Public Utilities are marked by representatives of those companies. The location of the privately owned underground utilities are not marked.
  - There may be more underground utility installations within the project area that are not shown.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE FOR ANY NECESSARY INSPECTIONS BY LOCAL GOVERNMENT THAT MAY BE REQUIRED.
- 1. SEE DETAIL 1 FOR STANDARD CONCRETE APRON
  - 2. SEE DETAIL 2 FOR 24\"/>



B CONCRETE FLUME DETAIL  
NO SCALE



**PARAGON ASSOCIATES**  
 1000 W. WISCONSIN ST. SUITE 200  
 VIROQUA, WISCONSIN 54601  
 TEL: 608.731.1210 FAX: 608.731.1377  
**VIROQUA FOOD CO-OP PARKING ADDITION**  
**VIROQUA FOOD CO-OP**  
**CITY OF VIROQUA, VERNON COUNTY, WISCONSIN**  
**SITE PLAN**

SCALE	1"=10'
PROJECT NO.	
DATE	October 12, 2016
SCALE	1"=10'
CAD FILE	
15-MINUTE PLOT AREA	
SHEET	
<b>C1</b>	

457772

Document Number

**WARRANTY DEED**

This Deed, made between Leis Oil, Inc., a Wisconsin Corporation, Grantor, and the Viroqua Food Cooperative, Inc., a Wisconsin Cooperative, Grantee.

Grantor, for a valuable consideration conveys to Grantee the following described real estate in Vernon County, Wisconsin:

All that part of Lots 1 and 2, Block 2, Butts Addition and Lots 1 and 8, Block 21, Original Town of Viroqua, inclusive of that portion of an alley lying South of Lots 1 and 2 of Block 2, Butts Addition, bounded and described as follows:

Commencing at the Northwest corner of Lot 1, Block 2, Butts Addition to the City of Viroqua; Thence South 92.14 feet (previously described as 92 feet) along the West line of said Lot 1 to a rebar, the point of beginning; Thence South 89 degrees 13 minutes 16 seconds East, 131.47 feet to a rebar situated on the East line of Lot 2, Block 2, of Butts Addition; Thence South 00 degrees 02 minutes 42 seconds West, 56.04 feet, along the East line of said Lot 2 and an extension thereof to the South line of an alley, a rebar; Thence South 89 degrees 27 minutes 05 seconds East, 131.42 feet along said South line to a rebar situated on the East line of Lot 1, Block 21, Original Town; Thence South 00 degrees 05 minutes 27 seconds West, 46.95 feet along said East line, to a rebar; Thence South 89 degrees 42 minutes 27 seconds West, 262.76 feet to a point on the West line of Lot 8, Block 21, Original Town, a rebar; Thence North, 107.37 feet to the point of beginning.

Together with all appurtenant rights, title and interests.

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

Dated this 14<sup>th</sup> day of April, 2010.

**LEIS OIL, INC.**

BY: *Gary Leis*  
Gary Leis, President

BY: *Martha Leis*  
Martha Leis, Secretary

**ACKNOWLEDGMENT**

STATE OF WISCONSIN)  
COUNTY OF VERNON)

Personally came before me this 14<sup>th</sup> day of April 2010, the above named **Gary Leis and Martha Leis**, to me known to be the President and Secretary of Leis Oil, Inc., respectively, and to me known to be the persons who executed the foregoing instrument and acknowledge the same.

*David L. Jenkins*  
David L. Jenkins  
Notary Public, State of Wisconsin.  
My Commission is permanent.



This instrument drafted by David L. Jenkins  
JENKINS AND STITTLEBURG Viroqua Wisconsin

457772  
Recorded Vernon County, WI  
Register of Deeds Office  
KORNA SPAETH, REGISTER

04/22/2010  
02:15 PM

Recording Area

*Pd. 11.00*

Name and Return Address:

**Atty. George C. Wilbur  
104 W. Main Street  
PO Box 127  
LaFarge WI 54639**

Parcel Identification Numbers:  
62-286-161, 62-286-139

TRANSFER  
\$ 75.00  
FEE

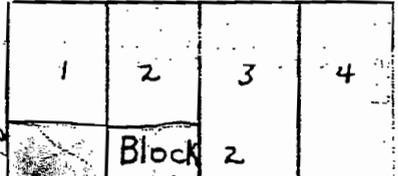
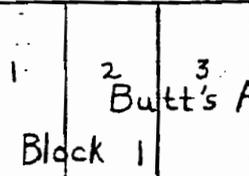
North

Sec. 31-13-4 W.

Sec. 32-13-4 W.

Arch Street

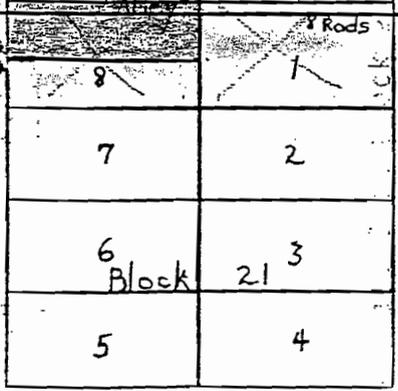
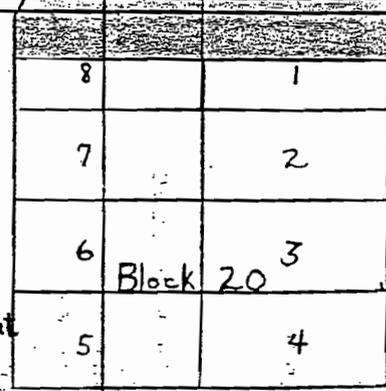
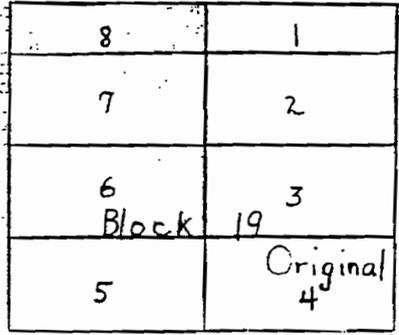
Broadway



Block 3

Quarter line

Broadway



165 ft

West

Rock Avenue

Church Street

Plat

Main Street

Section line

Center Avenue

Rusk Avenue

East

South

Legend:  
 Portion shaded in RED is part  
 of alley and street vacated by order.  
 See number 17 of this continuation.

WDNR BRRTS Case #: 02-63-117940

WDNR Site Name: Leis Oil Bulk Plant – East

**Geographic Information System (GIS) Registry of Closed Remediation Sites**

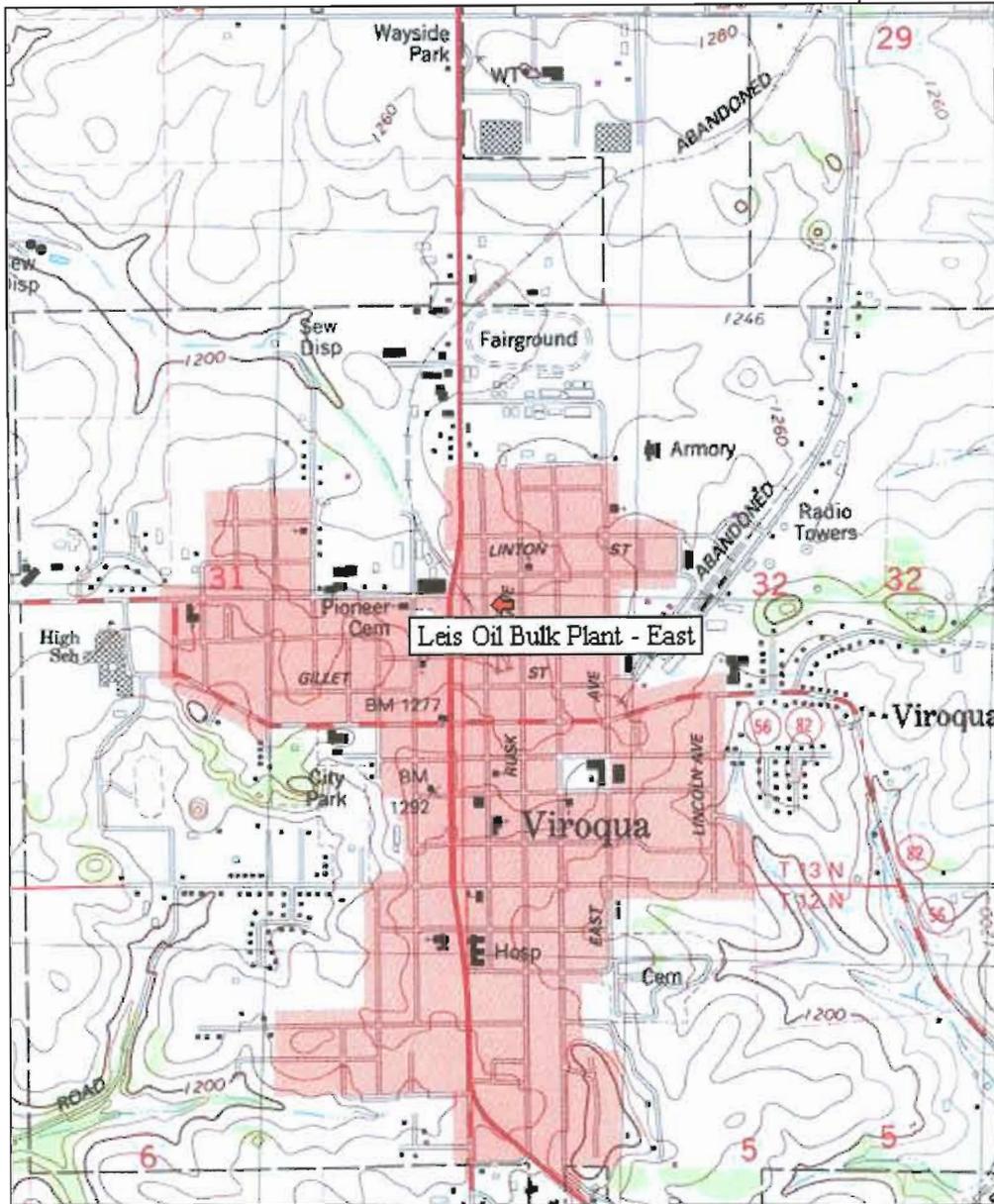
In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party: Gary Leis Presr  
(print name/title)

Gary Leis 10-31-05  
(signature) (date)

TOPO! map printed on 11/03/05 from "Wisconsin.tpo" and "Untitled.tpg"  
NAD27 90°52'30" W



NAD27 90°52'30" W

TN  
MIN  
0 1/4°



Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

SITE LOCATION MAP – CONTOUR INTERVAL 20 FEET
LEIS OIL BULK PLANT – EAST – VIROQUA, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

**METCO**

Environmental Consulting, Fuel System Design, Installation and Service  
2956 Airport Road – La Crosse, WI 54603 608-781-8879

**TANK LEGEND**

- 1 11,653-GALLON DIESEL AST
- 2 16,359-GALLON UNLEADED GASOLINE AST
- 3 16,943-GALLON UNLEADED GASOLINE AST
- 4 16,943-GALLON UNLEADED GASOLINE AST
- 5 15,276-GALLON FUEL OIL AST
- 6 15,438-GALLON FUEL OIL AST
- 7 11,605-GALLON KEROSENE AST
- 8 15,284-GALLON UNLEADED GASOLINE AST
- 9 11,498-GALLON DIESEL AST
- 10 11,498-GALLON DIESEL AST

**LEGEND**

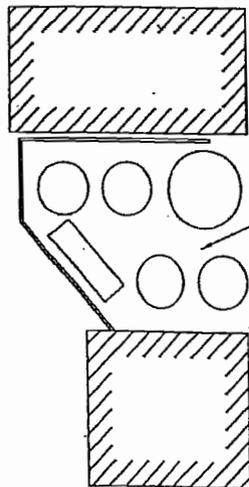
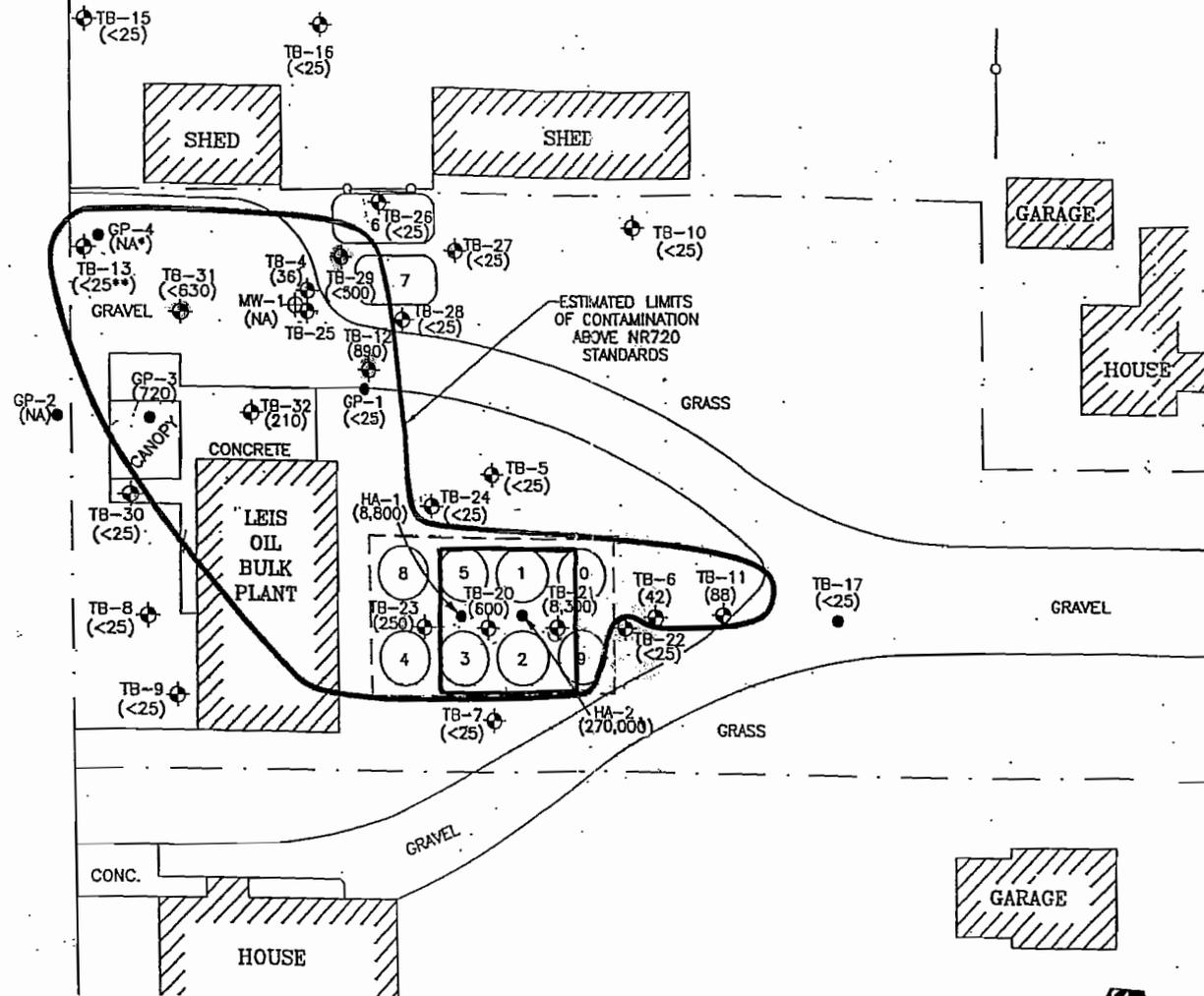
- APPROXIMATE PROPERTY LINE
- FENCE
- ⊕ TEST BORING
- GEOPROBE/HAND AUGER
- ⊕ MONITORING WELL
- ( ) BENZENE CONCENTRATION IN ppb
- (NA) NOT ANALYZED
- ⊖ ESTIMATED LIMITS OF CONTAMINATION ABOVE NR720 STANDARDS

GRO WAS DETECTED AT 930 ppm, SO IT WAS ASSUMED BENZENE WAS PRESENT IN CONCENTRATION GREATER THAN 5.5 ppb.

\*\* THIS SAMPLE WAS COLLECTED 10 FEET BELOW THE SAMPLE AT GP-4 TO DETECT THE VERTICAL EXTENT OF CONTAMINANTS. BASED ON PID VALUES, THE UPPER PORTION OF THE SOIL WAS CONTAMINATED.

NOTE: THE NR720 GENERIC SOIL STANDARD FOR BENZENE IS 5.5 ppb.

CENTER STREET



LEIS OIL BULK PLANT WEST SITE

**ENVIROGEN**  
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1285 Rudy Street  
 Oshkosh, Wisconsin 54650



SAMPLING LOCATIONS	FIGURE NO.
LEIS OIL BULK PLANT-EAST SITE VIROQUA, WISCONSIN	1

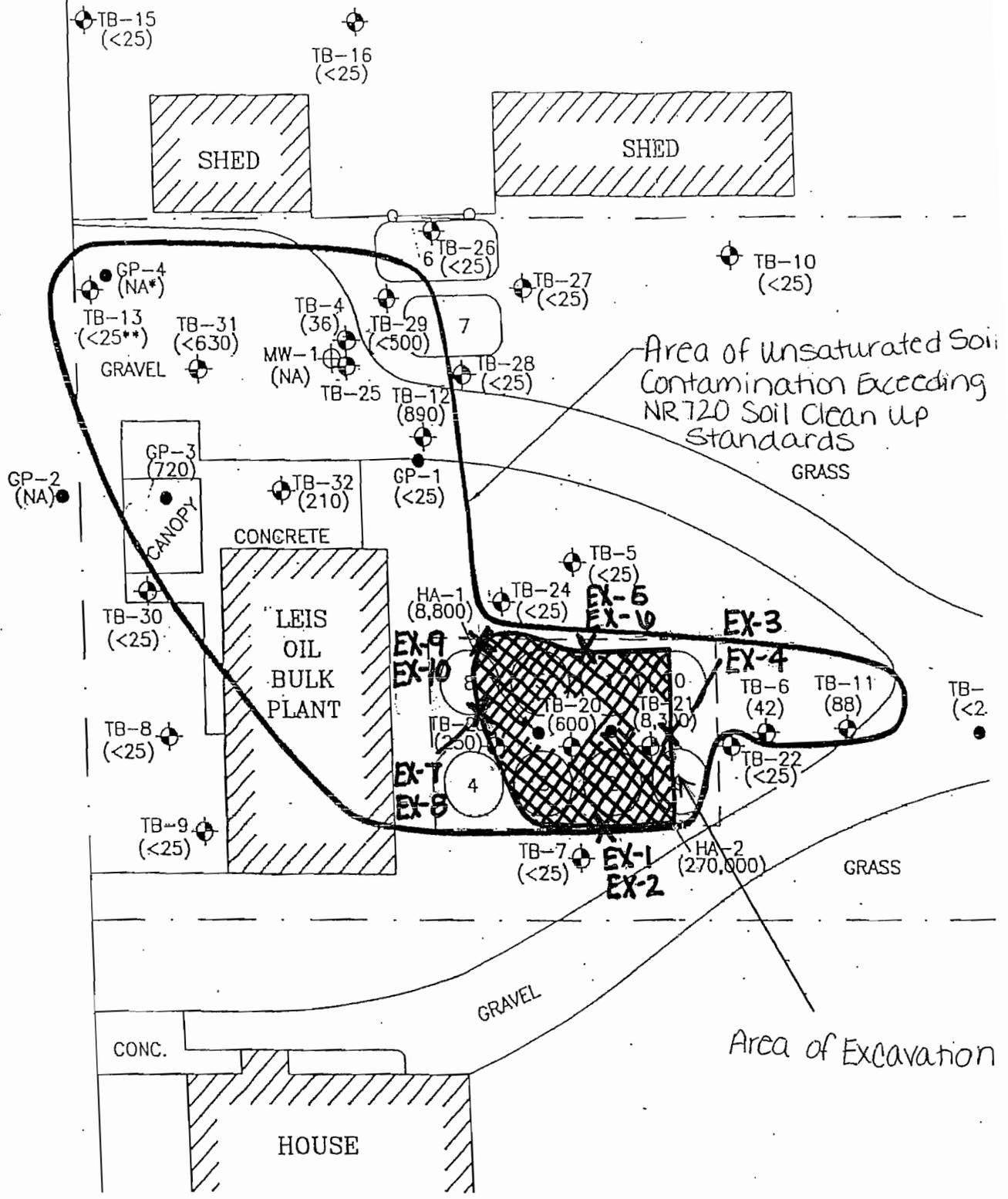
DATE	ENGINEER
DATE	ENGINEER
REVISIONS:	APPROVED BY:
CHECKED BY:	
03/07/00	
RKT	
DRAWN BY:	
97.043(L)	
DRAWING NO.	

SOLINE AST  
SOLINE AST  
SOLINE AST

SOLINE AST

CENTER STREET

BULK  
VEST

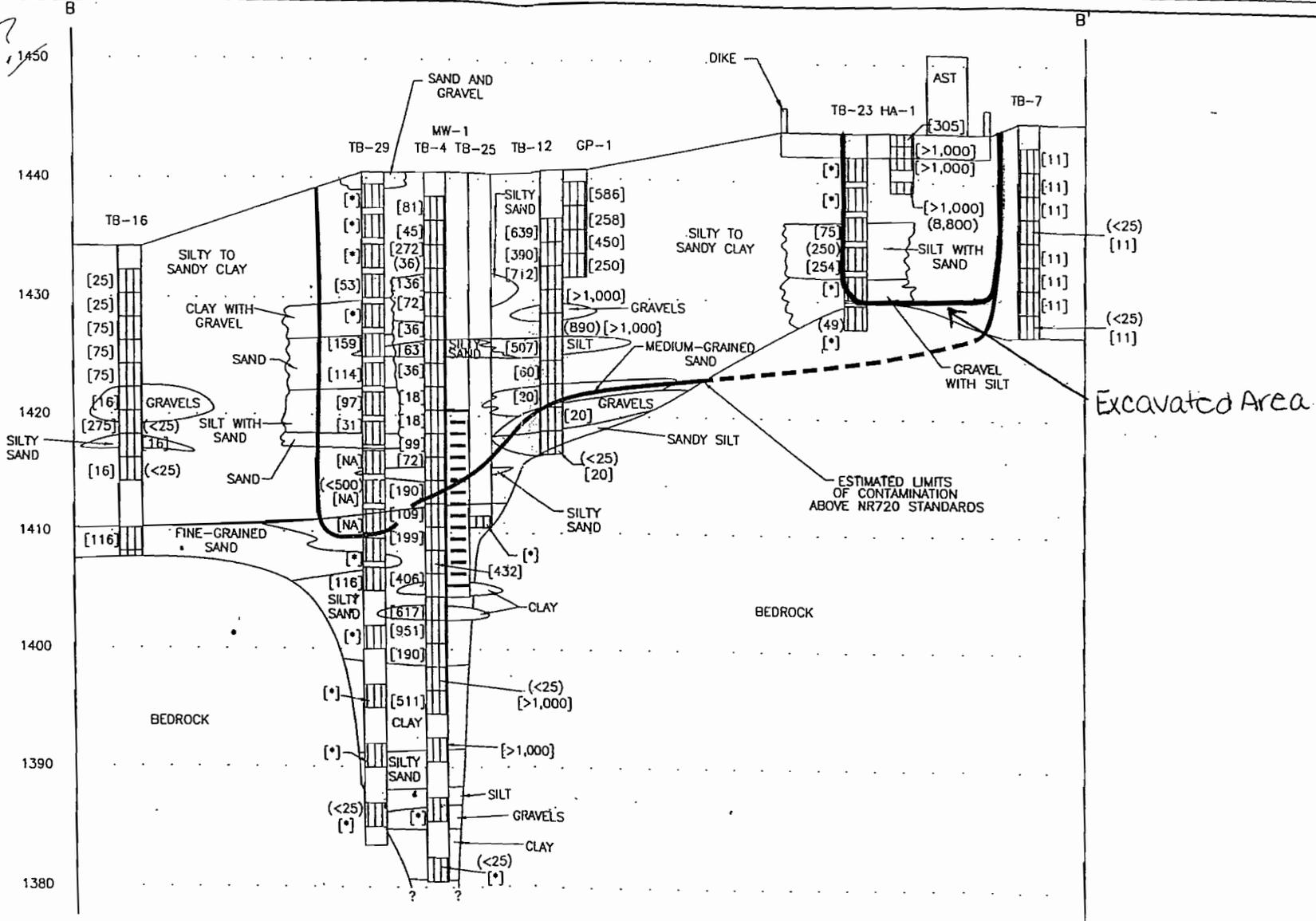


Modified By METCO/LG

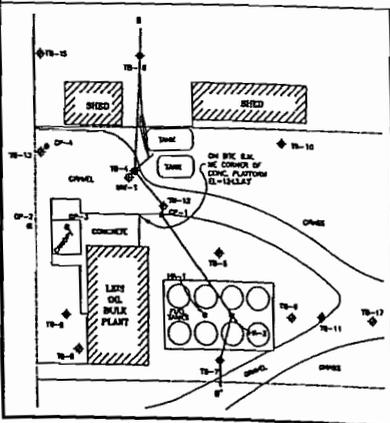
11/2/05



1250', 1450



PLAN VIEW



LEGEND

- SAMPLE INTERVAL
- SCREENED INTERVAL
- [ ] PHOTOIONIZATION DETECTOR (PID) VALUE
- [\*] PHOTOIONIZATION DETECTOR (PID) VALUE <10
- ( ) BENZENE CONCENTRATION IN ppb
- NA NOT ANALYZED

NOTE: THE NR720 GENERIC SOIL STANDARD FOR BENZENE IS 5.5 ppb.

SCALE

HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 10'



**ENVIROGEN**

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

1205 Rudy Street  
Ozaukee, Wisconsin 54650

SOIL CONTAMINANT DISTRIBUTION  
CROSS-SECTION B-B'  
LEIS OIL BULK PLANT-EAST SITE  
VIROQUA, WISCONSIN

FIGURE NO.

4

DATE	ENGINEER
DATE	ENGINEER
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
03/09/00	RRT
DRAWN BY:	
97.0043L4	

Modified By METROLLO 1-16-06

SOIL EXCAVATION DATA TABLE FOR LEIS OIL - EAST  
BY METCO

EXCAVATION & SAMPLING CONDUCTED ON APRIL 25, 2005

SOIL SAMPLES

Sample Location Number	EX-1	EX-2	EX-3	EX-4	EX-5	EX-6	EX-7	EX-8	EX-9	EX-10	MEOH BLANK
Sample Depth Below Ground Surface	3.5	10	3.5	10	3.5	11.5	3.5	11.5	3.5	11.5	==
		SILT/CLAY SANDY CLAY									
Soil Type	SILT/ CLAY	WEATHERED SANDSTONE	==								
Petroleum Odors	NO	NO	NO	NO	NO	NO	NO	YES	NO	YES	==
Petroleum Staining	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	==
Moisture	MOIST	MOIST	==								
Percent Solids/%	80.2	80.9	79.3	82	78.3	78.5	78.9	68.5	78.4	80.4	ns
Lead/ppm	23	24	20	27	21	26	23	30	23	35	ns
Diesel Range Organics/ppm	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	ns
Gasoline Range Organics/ppm	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Acenaphthene/ppb	< 41	< 41	< 41	< 41	< 41	< 41	< 41	< 41	< 41	< 41	ns
Acenaphthylene/ppb	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	ns
Anthracene/ppb	< 34	< 34	< 34	< 34	< 34	< 34	< 34	< 34	< 34	< 34	ns
Benzo(a)anthracene/ppb	< 54	< 54	< 54	< 54	< 54	< 54	< 54	< 54	< 54	< 54	ns
Benzo(a)pyrene/ppb	< 59	< 59	< 59	< 59	< 59	< 59	< 59	< 59	< 59	< 59	ns
Benzo(b)fluoranthene/ppb	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	ns
Benzo(g,h,i)perylene/ppb	< 82	< 82	< 82	< 82	< 82	< 82	< 82	< 82	< 82	< 82	ns
Benzo(k)fluoranthene/ppb	< 79	< 79	< 79	< 79	< 79	< 79	< 79	< 79	< 79	< 79	ns
Chrysene/ppb	< 38	< 38	< 38	< 38	< 38	< 38	< 38	< 38	< 38	< 38	ns
Dibenzo(a,h)anthracene/ppb	< 76	< 76	< 76	< 76	< 76	< 76	< 76	< 76	< 76	< 76	ns
Fluoranthene/ppb	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	< 42	ns
Fluorene/ppb	< 41	< 41	< 41	< 41	< 41	< 41	< 41	< 41	< 41	< 41	ns
Indeno(1,2,3-cd)pyrene/ppb	< 69	< 69	< 69	< 69	< 69	< 69	< 69	< 69	< 69	< 69	ns
1-Methylnaphthalene/ppb	< 37	< 37	< 37	< 37	< 37	< 37	< 37	< 37	< 37	< 37	ns
2-Methylnaphthalene/ppb	< 72	< 72	< 72	< 72	< 72	< 72	< 72	< 72	< 72	< 72	ns
Naphthalene/ppb	< 40	< 40	< 40	< 40	< 40	< 40	< 40	< 40	< 40	< 40	ns
Phenanthrene/ppb	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	ns
Pyrene/ppb	< 58	< 58	< 58	< 58	< 58	< 58	< 58	< 58	< 58	< 58	ns
Benzene/ppb	< 25	< 25	< 25	< 25	< 25	< 25	< 25	43	< 25	< 25	< 25
1,2-Dichloroethane/ppb	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25
Ethylbenzene/ppb	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25
Methyl tert-butyl ether (MTBE)/ppb	< 25	< 25	< 25	< 25	< 25	39	< 25	< 25	< 25	< 25	< 25
Toluene/ppb	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25
1,2,4-Trimethylbenzene/ppb	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25
1,3,5-Trimethylbenzene/ppb	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25
m&p-Xylene/ppb	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50
o-Xylene/ppb	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25

NOTE: Bold = detects ns = not sampled  
"J" Flag: Analyte detected between LOD and LOQ

**Soil Analytical Results Summary**  
**Leis Oil Bulk Plant - East Side LUST Site**

**Soil Boring TB-4**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
6-8'	540	36	500	<25	670	140	3800	1820
42-44'	440	<25	<25	<25	790	<25	500	1900
58-60'	<2.7	<25	<25	<25	<25	<25	<50	<50

**Soil Boring TB-5**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
8-10'	<3.2	<25	<25	<25	<25	<25	<50	<50
18-18.5'	<2.7	<25	<25	<25	<25	<25	<50	<50

**Soil Boring TB-6**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
8-10'	<3.4	<25	<25	<25	<25	<25	<50	<50
18-18.5'	3.8	42	140	<25	100	190	910	960

**Soil Boring TB-7**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
8-10'	<3.5	<25	<25	<25	<25	<25	<50	<50
16-18'	<3.2	<25	<25	<25	<25	<25	<50	<50

**Note:** Bold type indicates a NR746 Table 1/Table 2 exceedance, *italics* indicates a NR720 exceedance.  
 NS = not sampled

**Soil Analytical Results Summary**  
**Leis Oil Bulk Plant - East Side LUST Site**

**Soil Boring TB-8**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
6-8'	<3.3	<25	<25	<25	<25	<25	<50	<50
14-16'	<2.8	<25	<25	<25	<25	<25	<50	<50

**Soil Boring TB-9**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
12-14'	<2.7	<25	<25	<25	<25	<25	<50	<50

**Soil Boring TB-10**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
6-8'	<3.4	<25	<25	<25	<25	<25	<50	<50
20-22'	<2.9	<25	<25	<25	<25	<25	<50	<50

**Soil Boring HA-1**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
4-5'	<b>4300</b>	<b>8800</b>	<b>21000</b>	330	<b>3200</b>	<b>68000</b>	42000	<b>89000</b>

**Note:** Bold type indicates a NR746 Table 1/Table 2 exceedance, *italics* indicates a NR720 exceedance.  
 NS = not sampled

**Soil Analytical Results Summary**  
**Leis Oil Bulk Plant - East Side LUST Site**

**Soil Boring HA-2**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
3-4'	13000	<b>270000</b>	<b>470000</b>	<5000	<b>100000</b>	<b>1700000</b>	<b>1110000</b>	<b>2260000</b>

**Soil Boring TB-11**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
20-20.5'	<3.1	<i>88</i>	<25	<25	NS	<25	<50	<50

**Soil Boring TB-12**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
12-14'	NS	<i>890</i>	<b>13000</b>	<500	NS	1300	76000	<b>68000</b>
22-24'	<2.9	<25	<25	<25	NS	<25	<50	<50

**Soil Boring TB-13**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
18-20'	<3.1	<25	<25	<25	NS	<25	<50	<50

**Note:** Bold type indicates a NR746 Table 1/Table 2 exceedance, *italics* indicates a NR720 exceedance.  
 NS = not sampled

**Soil Analytical Results Summary**  
**Leis Oil Bulk Plant - East Side LUST Site**

**Soil Boring TB-14**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
8-10'	<3.1	<25	<25	<25	NS	<25	<50	<50
16-18'	<2.9	<25	<25	<25	NS	<25	<50	<50

**Soil Boring TB-15**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
8-10'	<3.0	<25	<25	<25	NS	<25	<50	<50
18-20'	<3.4	<25	<25	<25	NS	<25	<50	<50

**Soil Boring TB-16**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
14-16'	<2.9	<25	<25	<25	NS	<25	<50	<50
24-26'	<2.8	<25	<25	<25	NS	<25	<50	<50

**Soil Boring TB-17**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
12-15.8'	NS	<25	<25	<25	NS	<25	<50	<50

**Note:** Bold type indicates a NR746 Table 1/Table 2 exceedance, *italics* indicates a NR720 exceedance.  
 NS = not sampled

**Soil Analytical Results Summary**  
**Leis Oil Bulk Plant - East Side LUST Site**

**Soil Boring TB-20**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
12-14'	NS	600	1000	<50	<b>2700</b>	1800	11700	6700
17-19'	NS	500	2500	100	1900	<b>4900</b>	4100	13300

**Soil Boring TB-21**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
9.5-11.5'	NS	<25	<25	<25	230	<25	77550	370
17.19'	NS	8300	<b>39000</b>	1900	<b>14000</b>	<b>110000</b>	25190	<b>200000</b>

**Soil Boring TB-22**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
12-14'	NS	<25	<25	<25	<25	<25	<50	<50
2-4'	NS	<25	<25	<25	65	<25	164	52

**Soil Boring TB-23**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
9.5-11.5'	NS	250	<25	<25	100	30	250	208
14.5-16.5'	NS	49	85	<25	130	190	910	890

**Soil Boring TB-24**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
7-9'	NS	<25	<25	<25	58	<25	<50	<50
14.5-16.5'	NS	<25	<25	<25	<25	<25	<50	<50

**Note:** Bold type indicates a NR746 Table 1/Table 2 exceedance, *italics* indicates a NR720 exceedance.  
 NS = not sampled

**Soil Analytical Results Summary**  
**Leis Oil Bulk Plant - East Side LUST Site**

**Soil Boring TB-26**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
3.5-4.0'	NS	<25	<25	<25	<25	<25	<50	<50

**Soil Boring TB-27**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
3.5-4.0'	NS	<25	<25	<25	<25	<25	<50	<50
12.5-14.5'	NS	<25	<25	<25	<25	<25	<50	<50

**Soil Boring TB-28**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
1.5-2.0'	NS	<25	<25	<25	<25	<25	<50	<50

**Soil Boring TB-29**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
26-28'	NS	<500	200	<500	<b>22000</b>	<500	71000	24700
53.5-55.5'	NS	<25	<25	<25	44	<25	<50	<50

**Note:** Bold type indicates a NR746 Table 1/Table 2 exceedance, *italics* indicates a NR720 exceedance.  
 NS = not sampled

**Soil Analytical Results Summary**  
**Leis Oil Bulk Plant - East Side LUST Site**

**Soil Boring TB-30**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
7-9'	NS	<25	<25	<25	<25	<25	<50	<50
14.5-16.5'	NS	<25	<25	<25	<25	<25	<50	<50

**Soil Boring TB-31**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
18.5-20.5'	NS	<630	<b>5000</b>	<630	<b>41000</b>	<630	68000	<i>21400</i>
28.5-30.5'	NS	<25	<25	<25	<25	<25	<50	31

**Soil Boring TB-32**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
7.5-9.5'	NS	<i>210</i>	560	<50	1300	1000	6600-6650	<i>9100</i>
12.5-14.5'	NS	<200	600	<200	<b>4900</b>	<200	3400-3600	1760

**Note:** Bold type indicates a NR746 Table 1/Table 2 exceedance, *italics* indicates a NR720 exceedance.  
 NS = not sampled

**Soil Analytical Results Summary**  
**Leis Oil Bulk Plant - East Side LUST Site**

**Soil Boring GP-1**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
1-3'	2400	NS	NS	NS	NS	NS	NS	NS

**Soil Boring GP-2**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
5-7'	38	720	240	49	NS	860	890	710

**Soil Boring GP-3**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
11-13'	<2.9	<25	<25	<25	NS	<25	<50	<25

**Soil Boring GP-4**

	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl- benzenes (ppb)	Xylene (Total) (ppb)
7-9'	930	NS	NS	NS	NS	NS	NS	NS

**Note:** Bold type indicates a NR746 Table 1/Table 2 exceedance, *italics* indicates a NR720 exceedance.  
 NS = not sampled

**COPY**

2956 Airport Road ♦ La Crosse, Wisconsin 54603

608-781-8879 ♦ 800-552-2932 ♦ Fax: 608-781-8893 ♦ E-mail: rona@metcohq.com

January 16, 2006

Tom Henry  
City of Viroqua  
202 N. Main Street  
Viroqua, WI 54665

Notification: Lies Oil, Inc.-Viroqua Bulk Plant East (BRRTS # 02-63-117940), Conditional Case Closure  
Notification

Dear Mr. Henry,

I am writing on behalf of Gary Leis to inform you that soil contamination from the Lies Oil, Inc.-Viroqua Bulk Plant East site, located at 523 N. Center Street, Viroqua, WI, exists within the right of way of N. Center Street.

A Case Summary and Close Out Request is being submitted to the WDNR for the Lies Oil, Inc.-Viroqua Bulk Plant East site. Case closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken. As part of the required closure documentation, you are hereby notified that residual petroleum contamination exists in soil within the right-of-way of N. Center Street to the west of the Lies Oil, Inc.-Viroqua Bulk Plant East site. Soil contamination was found to exist in the area of the removed above ground petroleum storage tanks. This soil contamination extends partially into the right of way of N. Center Street and exists from ground surface to bedrock, which exists anywhere from 15 to 20 feet below ground surface. We are enclosing a site map displaying an inferred soil contamination plume.

If the contaminated soil or groundwater is encountered during future construction, it may pose inhalation or other direct contact hazards. Any contaminated soil or groundwater encountered will require sampling and analysis, as well as proper storage, treatment, and disposal of any excavated materials. We are enclosing site maps displaying inferred soil and groundwater contamination plumes.

If you have any questions, or require more detailed information, please contact me at METCO's La Crosse office (608-781-8879).

Sincerely,

Jason T. Powell  
Staff Scientist

Enclosure: Map

c: Gary Leis – Client

**METCO**

Environmental Consulting, Fuel System Design, Installation and Service  
2956 Airport Road – La Crosse, WI 54603 608-781-8879