

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

BRRTS #: 02-63-261558

ACTIVITY NAME: Westby Agronomy Bulk Plant

PROPERTY ADDRESS: 405 South Main Street

MUNICIPALITY: Westby

PARCEL ID #: 62-291-762-0001

CLOSURE DATE: Jan 21, 2009

FID #: 663015760

DATCP #:

COMM #: 54667139305

#### \*WTM COORDINATES:

X: 450773 Y: 353243

*\* 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 #: 02-63-261558

PARCEL ID #: 62-291-762-0001

ACTIVITY NAME: Heartland Country COOP Westby Ag Bulk

WTM COORDINATES: X: 450773 Y: 353243

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

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

**SOURCE LEGAL DOCUMENTS**

**Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.

*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

**Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: Title:

**Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

**Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

Figure #: 1 Title: Site Location Map

**Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 2 Title: Site Plan View and 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 #: 3 Title: Extent of Soil Contamination

BRRTS #: 02-63-261558

ACTIVITY NAME: Heartland Country COOP Westby Ag Bulk

**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 #: 4 Title: Cross-section A-A'**

**Figure #: 5 Title: 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 116.15(2)(b)(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 #: 2 and 3 Title: Soil Analytical Results and PAH Soil Analytical Results**

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

**Table #: Title:**

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

**Table #: Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

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

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

**Not Applicable**

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

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

**Figure #: Title:**

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

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

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

BRRTS #: 02-63-261558

ACTIVITY NAME: Heartland Country COOP Westby Ag Bulk

**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: 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:**

## 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 #:

02-63-261558

ACTIVITY NAME:

Westby Agronomy Bulk Plant

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	503 South Main Street		450760	353243
B				
C				
D				
E				
F				
G				
H				
I				



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TTY: Contact Through Relay  
Fax: (608) 267-1381  
**Jim Doyle, Governor**  
**Richard J. Leinenkugel, Secretary**

January 21, 2009

Randy A Dahlen  
Heartland Country Coop  
405 S Main St  
Westby, WI 54667

RE: **Final Closure**

**Commerce # 54667-1393-05-D** DNR BRRTS # 02-63-261558  
Westy Agronomy Bulk Plt/Farmers Union Coop-Frmr, 405 S Main St, Westby

Dear Mr. Dahlen:

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 and groundwater 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.

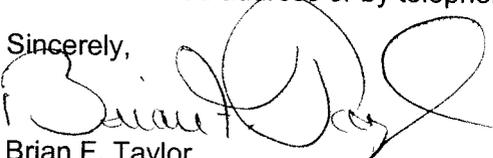
All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property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

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or 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.

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 (608) 266-0593.

Sincerely,



Brian F. Taylor  
Senior Hydrogeologist  
Site Review Section

cc: Allan Wolfe, Shaw Environmental, Inc

312415

QUIT CLAIM DEED

to CORRECT DESCRIPTION

CITY OF WESTBY, a municipal corporation

quit-claims to WESTBY FARMERS UNION COOPERATIVE

the following described real estate in VERNON County, State of Wisconsin:

A parcel of land located in the SW 1/4 NE 1/4 of Section 33, Town 14 North, Range 4 West, City of Westby, Vernon County, Wisconsin, Lot 26 and part of Lot 25 of Simon Syverson's Addition to the City of Westby, being the abandoned right-of-way of the Southeastern Railroad and the CMSTP&P Railroad described as follows:

Commencing at the southwest corner of the SW 1/4 of the NE 1/4 of Section 33; thence N 00 deg. 10' 45" W a distance of 682.15 feet to the northerly line of Coon Prairie Road; thence N 89 deg. 11' 57" E along the northerly line of Coon Prairie Road a distance of 407.27 feet to the point of beginning; thence continuing N 89 deg. 11' 57" E along the northerly line of Coon Prairie Road a distance of 88.54 feet; thence N 65 deg. 31' 39" E along the northwesterly line of Coon Prairie Road a distance of 103.15 feet; thence N 24 deg. 28' 21" E a distance of 150.45 feet; thence along the arc of a curve concave to the northeast having a radius of 786.10 feet the chord of which bears N 14 deg. 01' 43" W a distance of 285.00 feet; thence N 83 deg. 06' 53" W a distance of 123.86 feet; thence along the arc of a curve concave to the northeast having a radius of 1310.39 feet the chord of which bears S 8 deg. 39' 51" E a distance of 477.70 feet to the point of beginning. Said parcel contains 1.64 acres, more or less. This being known as Parcel 3 of the City of Westby Railroad Property.

\*\*\* DESCRIPTION CONTINUED ON REVERSE SIDE \*\*\*

(This deed is given solely to correct an error in the description)

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

Dated this 19th day of January, 1988

(SEAL) Leif Mikkelson (SEAL)  
\* Leif Mikkelson, Mayor  
(SEAL) Bonnie Larson (SEAL)  
\* Bonnie Larson, City Clerk

AUTHENTICATION

Signature(s) Leif Mikkelson and Bonnie Larson

authenticated this 19th day of January, 1988

\* Gregory M. Lunde  
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Gregory M. Lunde, attorney

Westby, Wisconsin

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me this day of 1988 the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

\* Notary Public County, Wis. My Commission is permanent. (If not, state expiration date: 1988)

Register's Office }  
Vernon Co. Wis. } SS  
Rec'd for record 20 day of Jan. 1988 at 3:00 p.m. on 11  
and Recorded in Vol. 319 of Records on Page 344  
Dora Nelson  
Register of Deeds

RETURN TO  
City of Westby

Tax Parcel No:

PER #77-25(3) RECEIPT

A Parcel of land located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 33, Town 14 North, Range 4 West, City of Westby, Vernon County, Wisconsin, part of the abandoned right-of-way of the Southeastern Railroad and the CMSTP&P Railroad, described as follows: Commencing at the southwest corner of the SW 1/4 of the NE 1/4 of Section 33; thence N 00 deg. 10' 45" W a distance of 682.15 feet to the northerly line of Coon Prairie Road; thence N 39 deg. 11' 57" E along the northerly line of Coon Prairie Road a distance of 407.27 feet; thence continuing N 89 deg. 11' 57" E along the northerly line of Coon Prairie Road a distance of 88.54 feet; thence N 65 deg. 31' 39" E along the northerly line of Coon Prairie Road a distance of 103.15 feet; thence N 24 deg. 28' 21" E a distance of 150.45 feet; thence along the arc of a curve concave to the northeast having a radius of 786.10 feet the chord of which bears N 14 deg. 01' 43" W a distance of 285.00 feet to the point of beginning; thence N 83 deg. 06' 53" W a distance of 123.86 feet; thence along the arc of a curve concave to the northeast having a radius of 1310.39 feet the chord of which bears N 4 deg. 03' 44" W a distance of 103.26 feet; thence S 77 deg. 13' 20" E a distance of 26.00 feet; thence N 17 deg. 41' 26" E a distance of 316.41 feet; thence S 67 deg. 52' 24" E a distance of 73.75 feet; thence along the arc of a curve concave to the northeast having a radius of 786.10 feet the chord of which bears S 10 deg. 53' 06" E a distance of 392.83 feet to the point of beginning. Said parcel contains 0.79 acres, more or less. This being known as Parcel 4 of the City of Westby Railroad Property.

A parcel of land located in the NW 1/4 NE 1/4 of Section 33, Town 14 North, Range 4 West, City of Westby, Vernon County, Wisconsin, being part of the abandoned right-of-way of the CMSTP&P Railroad, described as follows: Commencing at the northeast corner of the NW 1/4 NE 1/4 of Section 33, thence S 00 deg. 24' 15" E a distance of 33.00 feet to the south line of State Street; thence N 88 deg. 56' 23" W along the south line of State Street a distance of 137.78 feet; thence along the arc of a curve concave to the northwest having a radius of 1923.78 feet, the chord of which bears S 20 deg. 33' 46" W a distance of 227.54 feet; thence S 23 deg. 57' 11" W a distance of 65.81 feet; thence continuing S 23 deg. 57' 11" W a distance of 710.86 feet to the point of beginning; thence N 63 deg. 15' 55" W a distance of 103.24 feet; thence S 26 deg. 44' 05" W a distance of 210.00 feet; thence along the arc of a curve concave to the east having a radius of 726.10 feet, the chord of which bears S 17 deg. 50' 23" W a distance of 224.55 feet to the south line of the NW 1/4 NE 1/4 of Section 33; thence S 88 deg. 53' 45" E along said forty line a distance of 126.44 feet; thence along the arc of a curve concave to the southeast having a radius of 1010.39 feet, the chord of which bears N 17 deg. 15' 35" E a distance of 232.75 feet; thence N 23 deg. 57' 11" E a distance of 147.75 feet to the point of beginning. Said parcel contains 1.08 acres, more or less. This being known as Parcel 19 of the City of Westby Railroad Property.

THIS DEED IS GIVEN SOLELY TO CORRECT AN ERROR IN THE DESCRIPTION.

# # #

CITY001

312415



## Parcel Information

### General Property Information

Parcel Number 291-00762-0001  
 Municipality 291 - CITY OF WESTBY  
 School District 6321 - WESTBY SCHOOL DIST.  
 Special District(s) 0200 - WTC-LA CROSSE

### Owner Information

Owner Name HEARTLAND COUNTRY CO-OP  
 Co-Owner Name  
 Mailing Address 405 S MAIN ST  
 WESTBY, WI 54667

### Legal & Location Information

Property Address  
 Plat Name NOT AVAILABLE  
 Plat Block  
 Lot

Tax Parcel Description

ASSESSORS OUTLOTS  
 PARCELS 3,4 & 19 OF FORMER  
 RR PROPERTY

### USPLS Locations

	Section	Town/Range
Section	33	T14N, R4W

### Register of Deeds

Document # or Volume/Page *	Type	Recorded
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\* Click on the Document # or Vol/Page to view legal document information.

### 2008 Assessment Information\*

Other Years Available: 2008 2007 2006 2005 2004 2003 2002 2001 2000

Click on a year for tax and assessment information.

Assessed values are not final until after the board of review has adjourned.

Class	Acres	Land	Improvements	Total
2 Commercial	0.000	38,200	55,600	93,800
<b>Totals **</b>	<b>0.000</b>	<b>38,200</b>	<b>55,600</b>	<b>93,800</b>

Estimated Fair Market Value:

\* For questions about the assessment, contact the Property Lister.

\*\* MFL and PFC acres are included in acreage totals, but not in assessment or land totals.

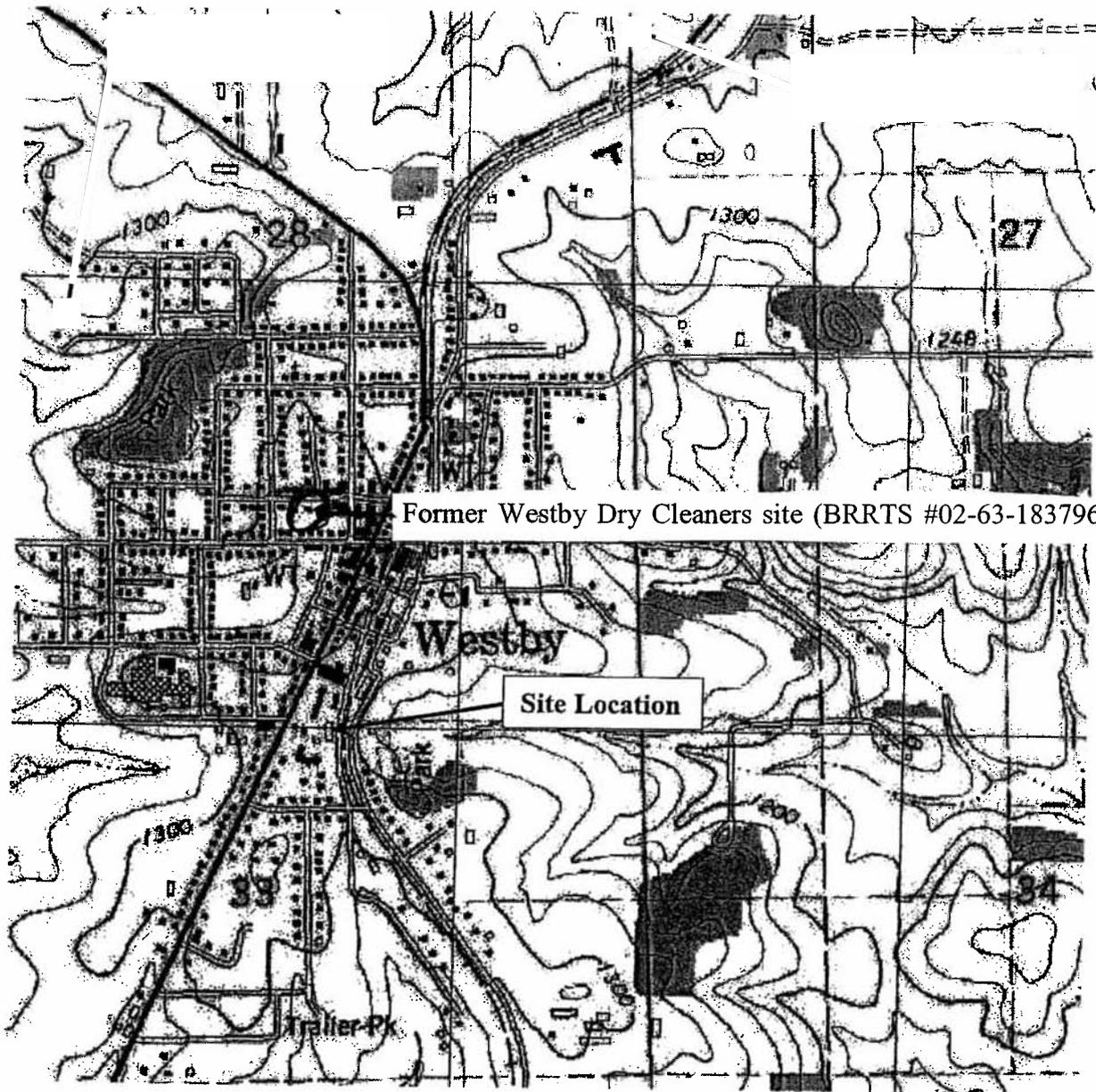
### Taxes - 2008

\*Total = Tax - Lottery Credit + Special Assessments/Charges

I Randy Dahlen, General Manager of the Heartland Country CO-OP, Responsible Party (RP) for the petroleum aboveground storage tank release at the Heartland Country CO-OP - Westby Cenex Agronomy Bulk Plant site located at 405 South Main Street, City of Westby, Vernon County, Wisconsin, do hereby certify that to the best of my knowledge the attached legal description includes all of the properties within the contaminated site boundaries.

  
Mr. Randy Dahlen

1-6-09  
Date



Former Westby Dry Cleaners site (BRRTS #02-63-183796)

Site Location

SCALE 0 — .5Km 0 — .25Mi

USGS Westby, WI Quadrangle (1995)

 **Shaw**<sup>®</sup> Shaw Environmental, Inc.

SITE LOCATION MAP	FIGURE NO.
Heartland County CO-OP Westby, Wisconsin	1

Map Created on Sep 03, 2008



**Legend**

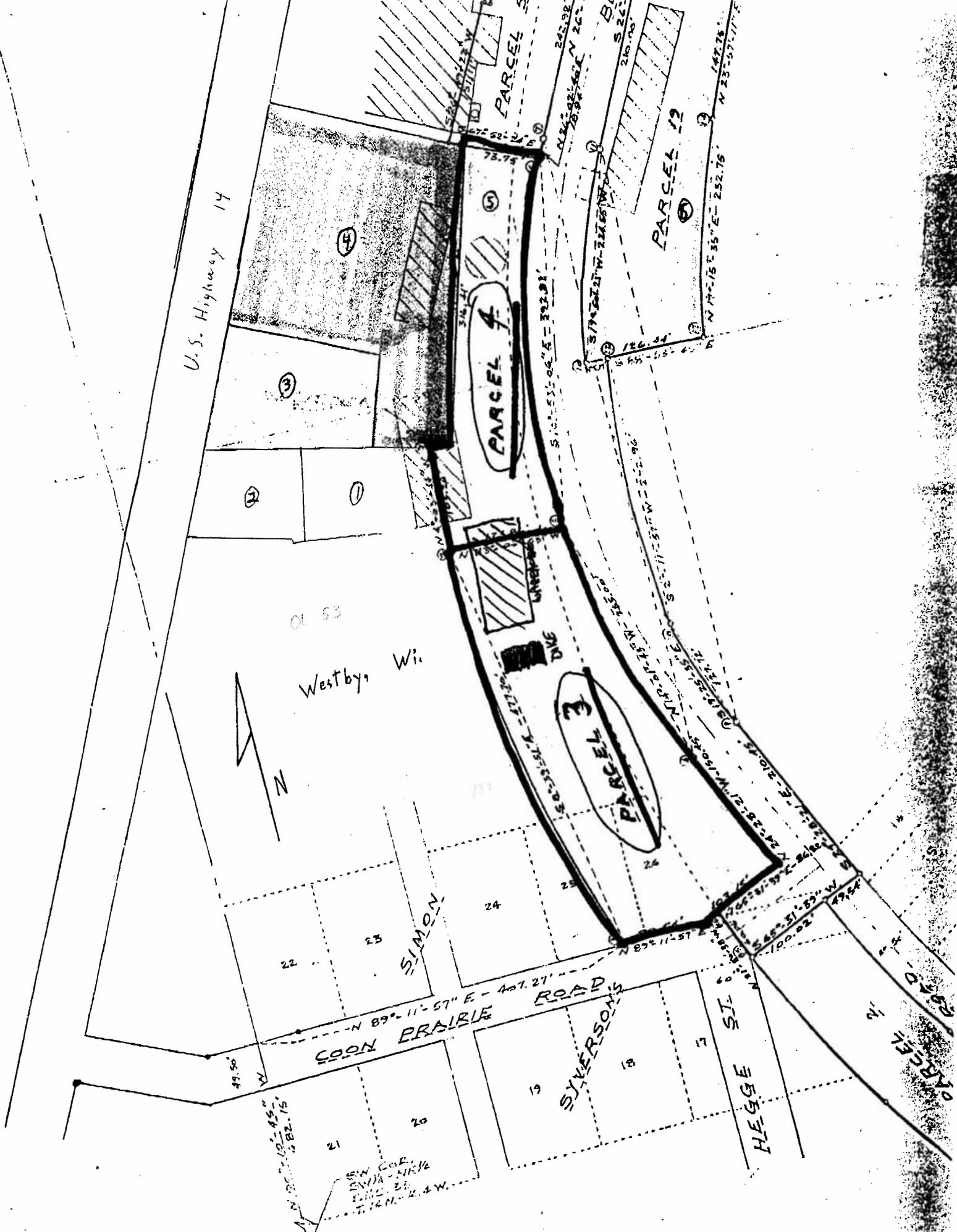
- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- Major Highways
- Interstate
- US Highway
- State Highway
- Local Roads
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities



Map created on Sep 3, 2008  
Note: Not all RR Sites have been geo-located yet.

Scale: 1:1,554

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



U.S. Highway 14

Westby, Wis.

OL 53



PARCEL 4

PARCEL 3

PARCEL 12

COON PRAIRIE ROAD

SIMON

SYVERSONS

HEGGE ST

ARCHE

SW COR.  
 21/4 - 1/4 - 1/4  
 21/4 - 21/4  
 21/4 - 21/4  
 21/4 - 21/4

5

6

3

2

1

22

23

24

23

24

19

18

17

16

15

14

78.75

126.44

252.75

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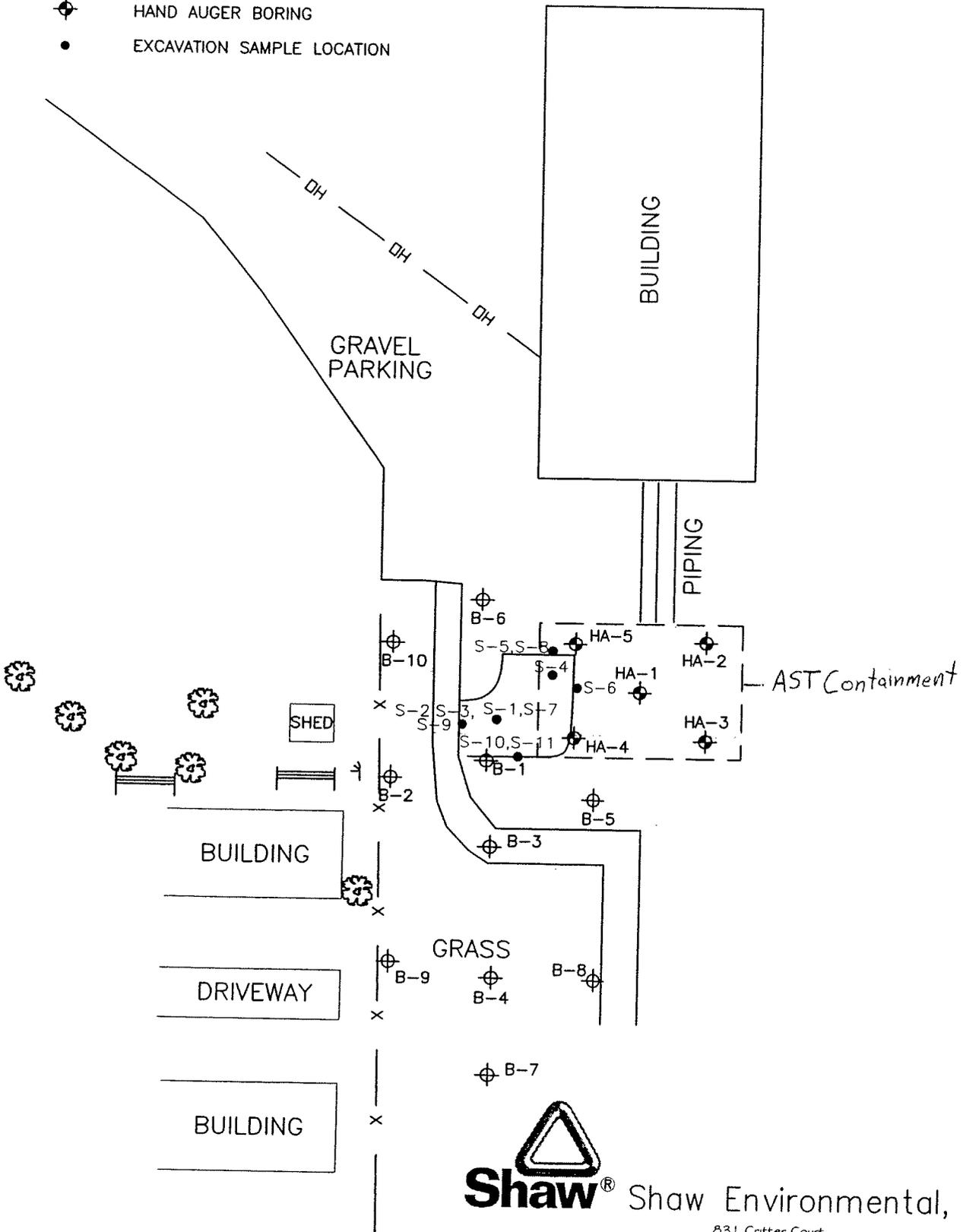
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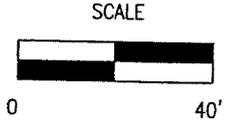
**LEGEND**

- x — FENCE
- DH — OVERHEAD UTILITIES
- ⊕ HAND AUGER BORING
- EXCAVATION SAMPLE LOCATION



ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
JRD	09/19/06
DRAWN BY:	
121150-02	
DRAWING NO.	

**Shaw**® Shaw Environmental, Inc.  
 831 Critter Court  
 Onalaska, Wisconsin

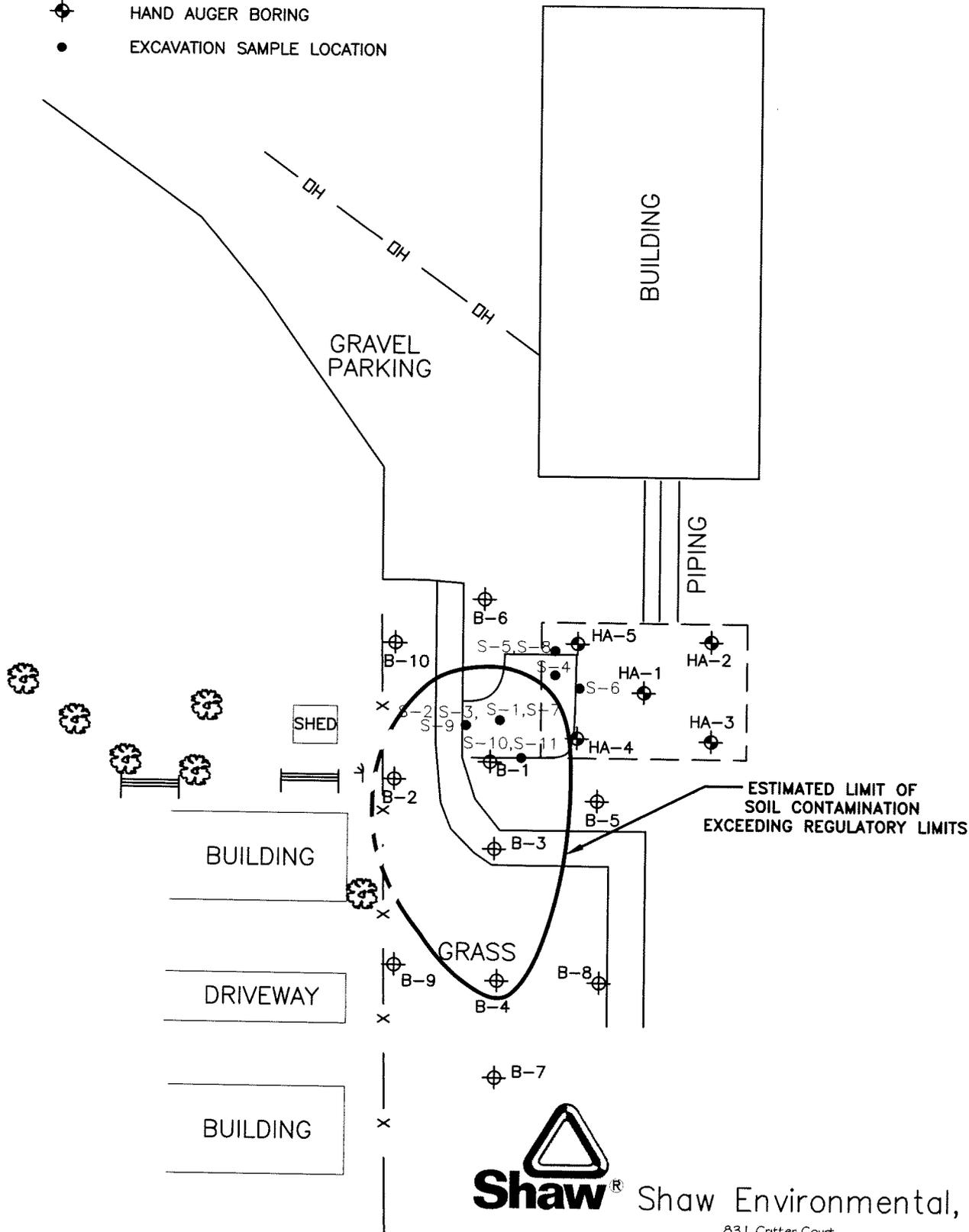


SITE PLAN VIEW & SAMPLING LOCATIONS  
 HEARTLAND CO-OP - WESTBY AGRONOMY BULK PLANT  
 WESTBY, WISCONSIN

FIGURE NO.  
 2

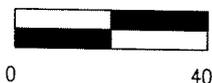
**LEGEND**

- x — FENCE
- OH — OVERHEAD UTILITIES
- ⊕ HAND AUGER BORING
- EXCAVATION SAMPLE LOCATION



ESTIMATED LIMIT OF  
SOIL CONTAMINATION  
EXCEEDING REGULATORY LIMITS

SCALE



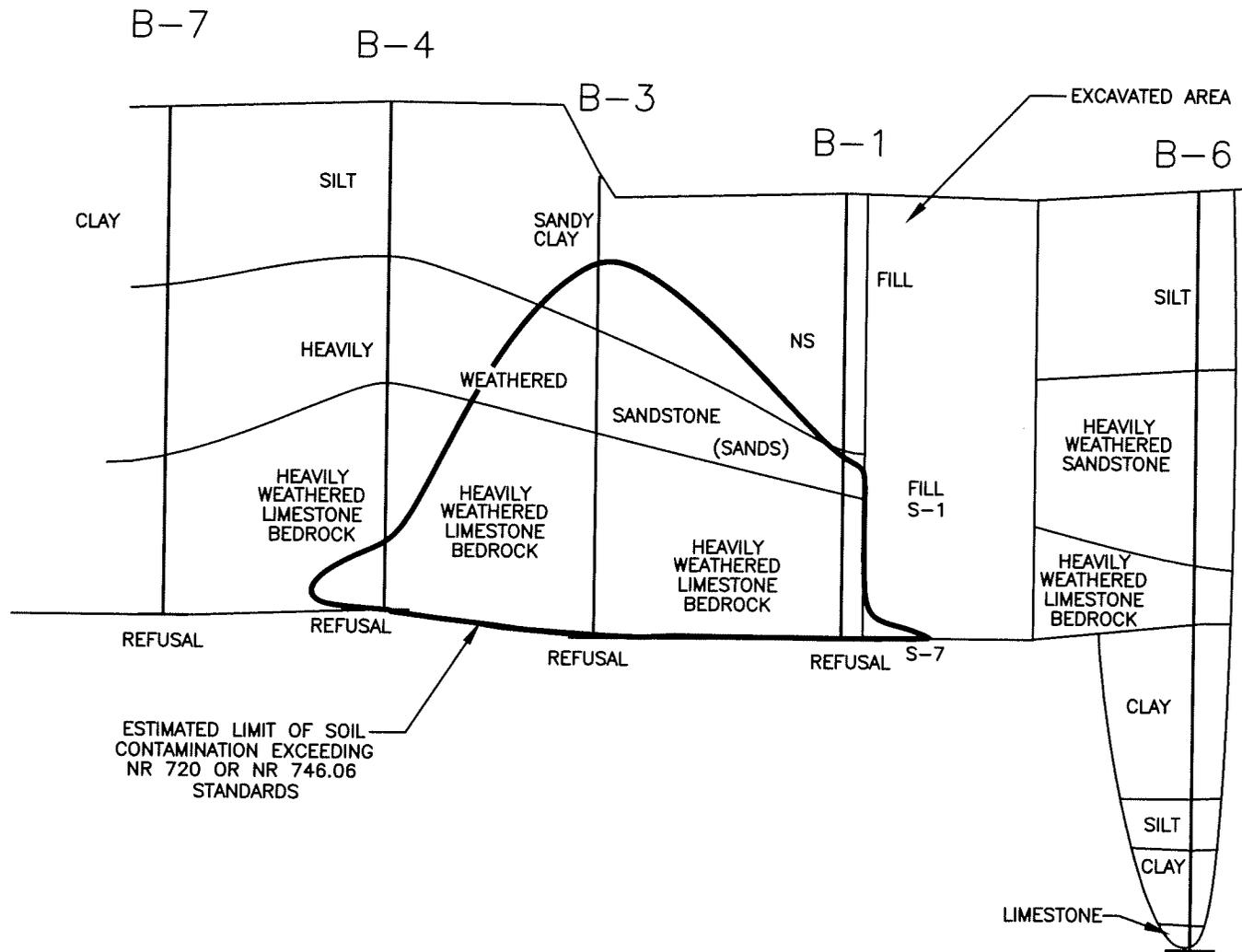
**Shaw** Shaw Environmental, Inc.

831 Critter Court  
Onalaska, Wisconsin

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
JRD	09/11/08
DRAWN BY:	
DRAWING NO.	121150-03_2008

EXTENT OF SOIL CONTAMINATION  
HEARTLAND CO-OP - WESTBY AGRONOMY BULK PLANT  
WESTBY, WISCONSIN

FIGURE NO.  
**3**



ESTIMATED LIMIT OF SOIL  
CONTAMINATION EXCEEDING  
NR 720 OR NR 746.06  
STANDARDS

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 7'



**Shaw**® Shaw Environmental, Inc.

831 Center Court  
Onalaska, Wisconsin

CROSS-SECTION A - A'

HEARTLAND CO-OP - WESTBY AGRONOMY BULK PLANT  
WESTBY, WISCONSIN

FIGURE NO.

4

APPROVED BY:

CHECKED BY:

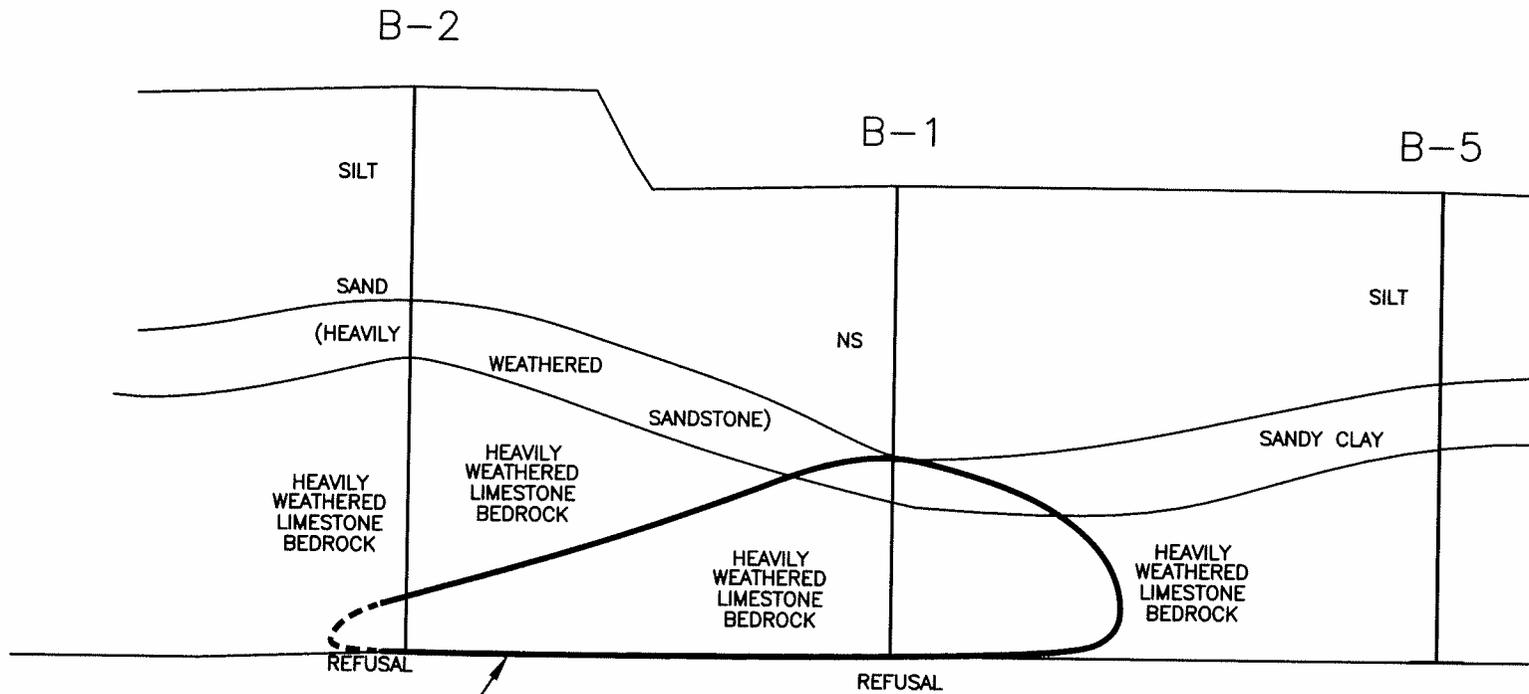
DATE

JRD

DRAWN BY:

121150-XSEC

DRAWING NO.



ESTIMATED LIMIT OF SOIL  
CONTAMINATION EXCEEDING  
NR 720 OR NR 746.06  
STANDARDS

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 7'

**Shaw**® Shaw Environmental, Inc.  
831 Cntter Court  
Onalaska, Wisconsin

CROSS-SECTION B -B'  
HEARTLAND CO-OP - WESTBY AGRONOMY BULK PLANT  
WESTBY, WISCONSIN

FIGURE NO.  
**5**

DRAWING NO. 121150-XSEC  
DRAWN BY: JRD  
CHECKED BY: 12/16/08  
APPROVED BY:

Table 2

**Soil Analytical Results**  
**Heartland Country Co-Op - Westby Agronomy Bulk Plant**  
**Westby, Wisconsin**

Sample	Date	Depth (feet bgs)	GRO (ppm)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Naphthalene	Naphthalene (Method 8310)	Chlorobenzene	Lead (ppm)
S-3	11/29/00	7	35.3	<25.0	<25.0	<25.0	<25.0	51.0	145	28.2	NA	NA	NA	NA
S-4	11/29/00	9	<b>301</b>	<25.0	794	<25.0	84.1	635	225	609	NA	NA	NA	NA
S-5	11/29/00	5	<6.24	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA
S-6	11/29/00	9	<6.19	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA
S-7	11/29/00	18	<b>812</b>	<b>166</b>	<b>6,730</b>	<25.0	231	19,600	4,490	1,780	NA	<b>4,840</b>	NA	NA
Stockpile #2	11/29/00	stockpiled soils	<b>898</b>	<b>70.7</b>	<b>4,140</b>	<25.0	284	12,400	5,070	2,510	NA	NA	NA	5.85
B-1	09/06/06	12-14	NA	<200	2,300	<200	<200	16,000	6,100	<b>5,800</b>	<b>8,700</b>	<b>5,800</b>	<200	NA
		14.5-16.5	NA	<120	1,100	<120	<120	12,000	6,200	2,940	<b>4,600</b>	<b>2,400</b>	<120	NA
B-2	09/06/06	9.5-11.5	NA	<25	<25	<25	<25	<25	<25	<75	<25	<4.3	<25	NA
		14.5-16.5	NA	<25	<25	<25	<25	<25	<25	<75	NA	NA	NA	NA
B-3	09/06/06	19.5-21	NA	<250	1,500	<250	<250	9,500	6,100	2,540	<b>6,300</b>	<b>1,300</b>	<250	NA
		3.5-5.5	NA	<100	660	<100	<100	1,800	1,800	890	<b>2,500</b>	<b>690</b>	1,100	NA
B-4	09/06/06	7-9	NA	<310	<b>7,300</b>	<310	<310	23,000	<b>13,000</b>	<b>11,100</b>	<b>17,000</b>	<b>2,900</b>	9,100	NA
		4.5-6.5	NA	<25	<25	<25	<25	<25	<25	<75	<25	30	<25	NA
B-5	09/06/06	17-19	NA	<25	140	<25	<25	850	750	198	<b>880</b>	190	84	NA
		12-14	NA	<25	<25	<25	<25	<25	<25	<75	<25	5.3	<25	NA
B-6	09/06/06	14.5-16.5	NA	<25	<25	<25	<25	<25	<25	<75	<25	<4.6	<25	NA
		29.5-31.5	NA	<25	<25	<25	<25	<25	<25	<75	<25	<4.8	<25	NA
B-7	10/30/07	16-18	NA	<25	<25	<25	<25	<25	<25	<75	<25	NA	NA	NA
B-8	10/30/07	9-11	NA	<25	<25	<25	<25	<25	<25	<75	<25	NA	NA	NA
B-9	10/30/07	21-23	NA	<25	<25	<25	<25	<25	<25	<75	<25	NA	NA	NA
B-10	10/30/07	31-33	NA	<25	<25	<25	<25	<25	<25	<75	<25	NA	NA	NA
NR 720 RCLs based on protection of groundwater			100	5.5	2,900	NS	1,500	NS	NS	4,100	400 <sup>1</sup>	400 <sup>1</sup>	NS	NS
NR 746.06 Table 1 Product Indicator Values			NS	8,500	4,600	NS	38,000	83,000	11,000	42,000	2,700	2,700	NS	NS
NR 746.06 Table 2 Direct Contact Standards (0-4 feet bgs)			NS	1,100	NS	NS	NS	NS	NS	NS	20000 <sup>1</sup>	20000 <sup>1</sup>	NS	50 <sup>2</sup>

Notes: All results listed in parts-per-billion unless otherwise indicated

**Bold** Indicates sample exceeds the one or more of the listed standards

<sup>1</sup> Suggested RCL for PAH compounds in soil based on groundwater pathway and non-industrial direct contact pathway (WDNR Pub. RR-519-97)

<sup>2</sup> RCLs based on human health risk from direct contact related to non-industrial land use (NR 720.11 Table 2)

bgs - Below the ground surface

DCA - dichloroethane

DRO - diesel range organics

GRO - gasoline range organics

MTBE - methyl tert-butyl ether

NA - not analyzed

NS - no standard

RCL - residual contaminant level

TMB - trimethylbenzene

Table 3

PAH Soil Analytical Results  
Heartland Country Co-Op - Westby Agronomy Bulk Plant  
Westby, Wisconsin

Sample	Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a) anthracene	Benzo(a) pyrene	Benzo(b) fluoranthene	Benzo(ghi) perylene	Benzo(k) fluoranthene	Chrysene	Dibenzo(ah) anthracene	Fluoranthene	Fluorene	Indeno(123-cd)pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene
S-7	11/29/00	18	<1.14	<2.29	0.213	<0.00572	<0.0114	<0.0114	<0.0229	<0.00572	<0.0229	<0.0114	2.54	1.52	<0.229	18.8	<b>21.9</b>	<b>4.84</b>	<b>5.21</b>	<0.229
B-1	09/06/06	12-14	1.100	0.390	0.390	<0.222	<0.120	<0.120	<0.150	<0.150	<0.180	<0.120	<0.120	1.600	<0.110	15	<b>25</b>	<b>5.8</b>	<b>3.4</b>	0.160
		14.5-16.5	0.25	0.081	0.076	<0.053	<0.028	<0.028	<0.035	<0.030	<0.043	<0.027	<0.029	0.33	<0.025	4.0	6.4	<b>2.4</b>	0.61	0.03
B-2	09/06/06	9.5-11.5	<0.0032	<0.0031	<0.0038	<0.0057	<0.0031	<0.0030	<0.0038	<0.0033	<0.0047	<0.0030	<0.0031	<0.0037	<0.0027	<0.0032	<0.0034	<0.0043	<0.0032	<0.0026
		19.5-21	0.019	<0.016	<0.020	<0.029	<0.016	<0.015	<0.020	<0.017	<0.024	<0.015	<0.016	0.034	<0.014	1.1	2.3	<b>1.3</b>	0.045	<0.013
B-3	09/06/06	3.5-5.5	<0.034	<0.033	<0.041	<0.061	<0.033	<0.032	<0.041	<0.035	<0.050	<0.032	<0.033	0.051	<0.029	1.0	3.2	<b>0.69</b>	<0.034	<0.028
		7-9	0.17	0.046	<0.040	<0.060	<0.032	<0.032	<0.040	<0.034	<0.049	<0.031	<0.032	0.19	<0.028	5.2	9.2	<b>2.9</b>	0.047	<0.028
B-4	09/06/06	4.5-6.5	0.018	0.027	0.0049	<0.0056	<0.0030	<0.0030	<0.0038	<0.0032	<0.0046	<0.0029	<0.0030	0.043	<0.0027	0.099	0.077	0.030	0.012	<0.0026
		17-19	0.011	0.013	<0.0044	<0.0066	<0.0036	<0.0035	<0.0044	<0.0038	<0.0054	<0.0034	<0.0034	0.028	<0.0031	0.63	0.91	0.19	0.014	<0.0030
B-5	09/06/06	12-14	<0.0033	<0.0032	<0.0040	<0.0059	<0.0032	<0.0031	<0.0040	<0.0034	<0.0049	<0.0031	<0.0032	<0.0038	<0.0028	<0.0034	0.0049	0.0053	<0.0033	<0.0027
B-6	09/06/06	14.5-16.5	<0.0034	<0.0033	<0.0041	<0.0061	<0.0033	<0.0033	<0.0041	<0.0035	<0.0050	<0.0032	<0.0033	<0.0040	<0.0029	<0.0035	<0.0036	0.0034	<0.0028	<0.0029
		29.5-31.5	<0.0035	<0.0034	<0.0042	<0.0063	<0.0034	<0.0033	<0.0042	<0.0036	<0.0052	<0.0033	<0.0034	<0.0041	<0.0030	<0.0036	<0.0036	0.0054	<0.0035	<0.0029
B-10	10/30/07	31-33	<0.002	<0.0022	<0.0024	0.0035	<0.0023	0.0023	<0.0025	0.0033	0.0043	<0.0025	0.0037	<0.0022	<0.0024	<0.0018	<0.0018	<0.0015	0.0031	0.0036
WDNR Suggested RCLs - Groundwater Pathway			38	0.7	3,000	17	48	360	6,800	870	37	38	500	100	680	23	20	0.4	1.8	8,700
WDNR Suggested RCLs - Non-Industrial Direct Contact Pathway (0-4 feet bgs)			900	18	5,000	0.088	0.0088	0.088	1.8	0.88	8.8	0.0088	600	600	0.088	1,100	600	20	18	500

Notes: All values are in parts per million

**Bold** Indicates result exceeds one or more of the listed standards

bgs - below the ground surface

PAH - polycyclic aromatic hydrocarbons

RCLs - residual contaminant levels

WDNR - Wisconsin Department of Natural Resources



January 5, 2009

City of Westby  
200 N. Main Street  
Westby, Wisconsin 54667

**Re: Inclusion of the 503 South Main Street property, Westby, Wisconsin, on the Wisconsin Groundwater Geographic Information System (GIS) Registry; a requirement for site closure.**

Dear City of Westby:

Shaw Environment & Infrastructure, Inc. (Shaw), is submitting this letter to you on behalf of the Heartland Country CO-OP, owner of the Westby Agronomy Bulk Plant property, located at 405 S. Main Street, Westby, WI. As part of the completion of an environmental investigation of petroleum contamination at the above-named property, Shaw is notifying you of the Wisconsin Department of Natural Resources (WDNR) requirements for case closure.

Soil contamination originating from a release of petroleum at the 405 South Main Street property remains on your property located at 503 South Main Street, Westby, Wisconsin.

The levels of contamination from petroleum compounds in the soil on your property is above the state groundwater enforcement standards found in chapter NR 720 and or NR 746.06, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination (Shaw) have requested site closure based on a soil contamination that will naturally degrade over time and is not a threat to human health by direct contact. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and we will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Enclosed is a Wisconsin Department of Natural Resources' Fact Sheet describing "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater". 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.

The Wisconsin Department of Commerce (COMM) 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 COMM to provide any technical information you may have that indicates closure should not be granted for this site. If you would like to submit any information to COMM that is relevant to this closure request, you should mail that information to: Mr. Brian Taylor, Wisconsin Department of Commerce, 201 W. Washington Ave. 3<sup>rd</sup> Floor, Madison, Wisconsin 53708-8044.

If case closure is approved, your property will be listed on the WDNR Soil 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 and NR 746.06 regulatory limits was found at the time that the case was closed. This GIS Registry is available to the general public on the WDNR's internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

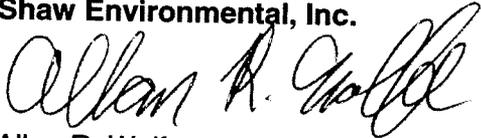
Should you or a subsequent owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from Mr. Randy Dahlen (Heartland Country CO-OP), by writing to the agency address given above or by accessing the WDNR GIS Registry of Closed Remediation Sites on the Internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). 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 Mr. Brian Taylor at (608) 266-0593.

Sincerely,

**Shaw Environmental, Inc.**



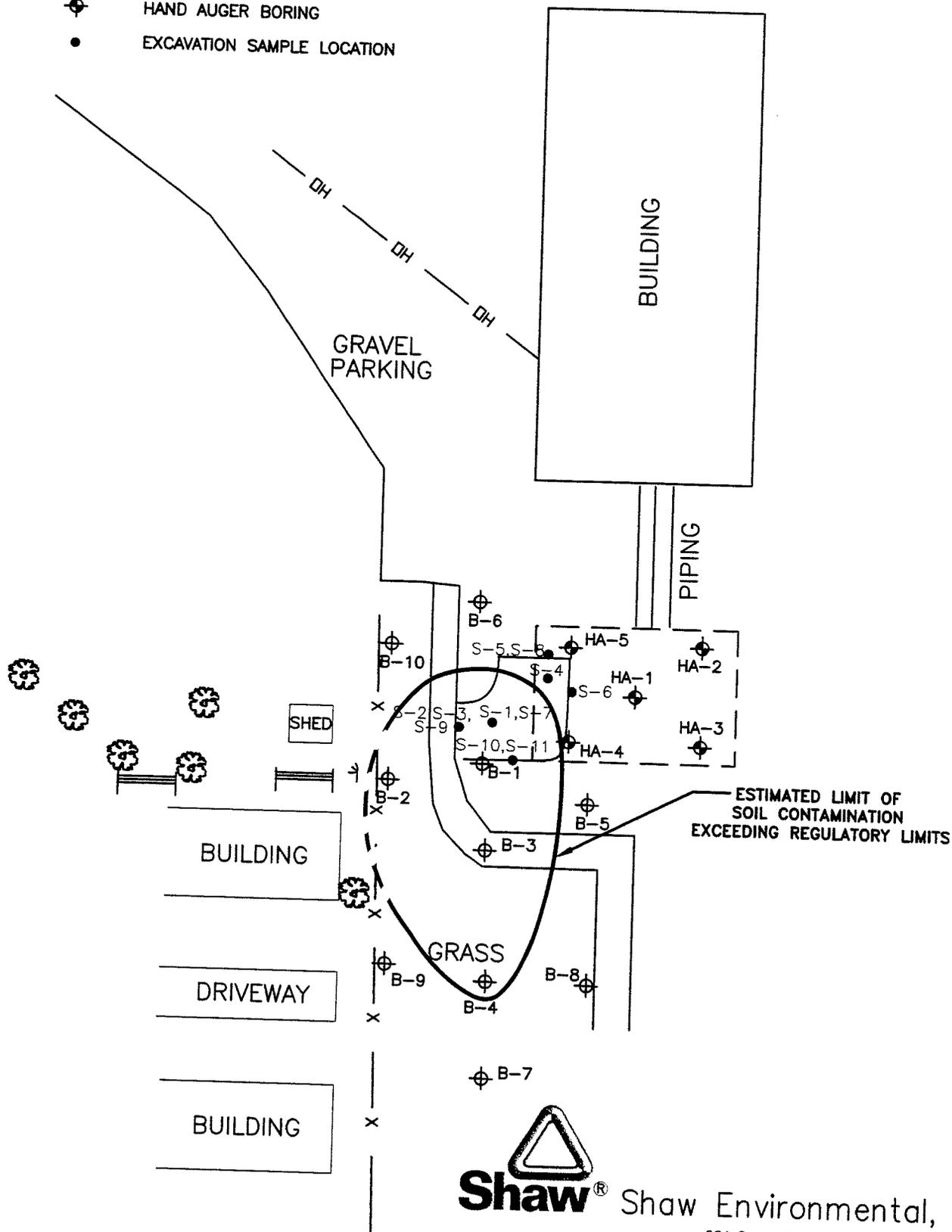
Allan R. Wolfe  
Environmental Scientist

Enclosures

**LEGEND**

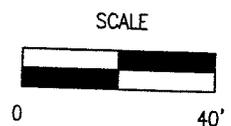
- x — FENCE
- OH — OVERHEAD UTILITIES
- ⊕ HAND AUGER BORING
- EXCAVATION SAMPLE LOCATION

OFF-SOURCE  
A  
PROPERTY



ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
JRD	09/11/08
DRAWN BY:	
DRAWING NO.	121150-03_2008

**Shaw**® Shaw Environmental, Inc.  
831 Center Court  
Onalaska, Wisconsin



EXTENT OF SOIL CONTAMINATION  
HEARTLAND CO-OP - WESTBY AGRONOMY BULK PLANT  
WESTBY, WISCONSIN

FIGURE NO.  
**3**

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:  
 City Clerk  
 City of Westby  
 200 N. Main St.  
 Westby, WI 54667

2. Article Number  
 (Transfer from service label)  
 7007 0220 0004 5063 2732

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  Agent  
 Addressee

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

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

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

4. Restricted Delivery? (Extra Fee)  Yes

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

PS Form 3800, August 2005 See Reverse for Instructions

Sent To: City Clerk - City of Westby  
 Street, Apt. No.: 200 N. Main St.  
 or PO Box No.:  
 City, State, ZIP+4: Westby, WI 54667

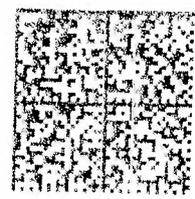
Postage	\$ 76
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.66

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THE SHAW GROUP INC. ®

City Clerk  
 City of Westby  
 200 N. Main Street  
 Westby, Wisconsin 54667

831 CRITTER COURT, SUITE 400 • ONALASKA, WI 54650-8674

**Shaw** Shaw Environmental, Inc.

This Indenture, Made this 30th day of August, 1973,  
between Atwood Land Company

a corporation under the laws of the State of Minnesota, party of the first part, and  
Housing Authority of the City of Westby, Wisconsin  
a corporation under the laws of the State of Wisconsin, party of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of One Dollar and other valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto the said party of the second part, its successors and assigns, Forever, all the tract or parcel of land lying and being in the County of Vernon and State of Minnesota, described as follows, to-wit:

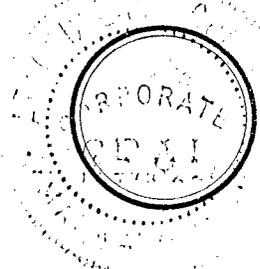
Commencing at the intersection of the east line of the right of way of U.S. Highway No. 14 with the north line of the SW 1/4 of the NE 1/4 of Section 24, T11N, R14W, Vernon County, Wisconsin; thence on a bearing of S25°05'W along the said east line of the right of way of U.S. Highway No. 14 for a distance of 95.00 feet to the actual point of beginning of the following described tract of land; thence on a bearing of S78°33'E for a distance of 120.00 feet; thence on a bearing of S12°34'W for a distance of 5.00 feet; thence on a bearing of S84°13'E for a distance of 171.00 feet to a point on a curve, radius 1295.91 feet, whose center of radius bears S66°14'20"E, thence southeasterly along curve, an arc length of 200.72 feet, central angle 2°52'28"; thence on a bearing of S88°26'W for a distance of 116.00 feet; thence on a bearing of S1°34'E for a distance of 30.00 feet; thence on a bearing of S88°26'W for a distance of 102.55 feet; thence on a bearing of N1°33'E for a distance of 22.42 feet; thence on a bearing of N67°59'47"W for a distance of 157.22 feet to the said east line of the right of way of U.S. Highway No. 14; thence on a bearing of N25°05'E along the said east line of the right of way of U.S. Highway No. 14 for a distance of 155.00 feet to the actual point of beginning.

Prepared by Atwood Land Co.  
209 S. Broad St., Mankato, Mn

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, to the said party of the second part, its successors and assigns, Forever. And the said Atwood Land Company

party of the first part, for itself and its successors, does covenant with the said party of the second part, its successors and assigns, that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said party of the first part will Warrant and Defend.



In Testimony Whereof, The said first party has caused these presents to be executed in its corporate name by its President and its corporate seal to be hereunto affixed the day and year first above written.

ATWOOD LAND COMPANY  
By Charles G. Atwood  
Its President.

In Presence of  
Gene E. Bitternelt

Its

OFF-SOURCE  
A  
PROPERTY

