

# Phase I Environmental Site Assessment

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**101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street and 278 West Court Street  
Richland Center, Richland County, Wisconsin**

**Project No. R00013084**



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## EXECUTIVE SUMMARY

Mr. Jasen Glasbrenner, City Economic Development Director for the City of Richland Center (the Client), authorized MSA Professional Services (MSA) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the property consisting of Richland County parcel numbers 276-2100-2880, 276-2100-2872, 276-2100-2871, 276-2100-2860, 276-2100-2830, 276-2100-2810, and 276-2100-0570 located at 101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street and 278 West Court Street, respectively, in Richland Center, Richland County, Wisconsin (hereafter referred to as the Property). The Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard E1527-21 and the USEPA AAI Rule. This included reconnaissance of the Property; interviews with persons familiar with the Property; and review of Federal and State environmental databases and historical use records. Uses of the Property were traced back to 1885 or first developed use, whichever is earlier. Exceptions to or deletions from this practice are described in this report. The purpose of this Phase I ESA was to identify, to the extent feasible, “recognized environmental conditions” (RECs) in connection with the Property.

The Property is composed of parcels located at 101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street and 278 West Court Street, Richland Center, Richland County, Wisconsin, located on the northeast and northwest side of the intersection of West Court Street and North Jefferson Street. The Property consists of Richland County parcel numbers 276-2100-2880, 276-2100-2872, 276-2100-2871, 276-2100-2860, 276-2100-2830, 276-2100-2810, and 276-2100-0570 and is approximately 1.78 acres in size. Improvements to the Property consist of one, approximately 8,400 square foot, one-story, commercial building located at 278 West Court Street; one, approximately 1,400 square foot, two-story, building with a basement located at 314 West Court Street; and one, approximately 1,300 square foot, one-story garage located at 101 North Jefferson Street. The Property is currently owned by Hill Country Rentals LLC and the eastern portion of the Property is used as a commercial property and the south-central portion of the Property is used as a residential property. Historical property usage for the eastern parcel consists of commercial businesses from at least 1899 to the present. Historical property usage for the western parcels consists of mixed residential properties and commercial businesses from at least 1899 to the present. Current use of adjoining properties includes a parking lot and West Mill Street to the north with residential properties and an auto body garage beyond; commercial businesses and offices to the east with State Road 80 beyond; West Court Street to the south with a gas station, commercial businesses, and offices beyond; and North Orange Street (U.S. Route 14) to the west with a pharmacy beyond.

The Phase I ESA has revealed the following HREC associated with the Property:

1. A fuel oil release on the Property on May 5, 1999 which was granted closure by the WDNR on June 1, 1999, represents a HREC considering the release has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the property to any property use restrictions or engineering controls.

## INTRODUCTION

### PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) is to conduct an appropriate inquiry into the ownership and use of the Property with the goal of identifying recognized environmental conditions in connection with the Property. The term, *recognized environmental condition (REC)*, refers to the presence, or likely presence, of a hazardous substance or petroleum product on the Property under conditions that represent a release, a past release, or a material threat of a release into structures on the Property or into the ground, ground water, air, or surface water of the Property. De minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action, if brought to the attention of appropriate government agencies, are not recognized environmental conditions. In 2013, the standard added two definitions, *controlled recognized environmental condition (CREC)*, and *historical recognized environmental condition (HREC)*. A controlled recognized environmental condition is a recognized environmental condition resulting from a past release at the property that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances allowed to remain in place subject to the implementation of required controls, including, for example, property use restrictions or engineering controls. In contrast, a historical recognized environmental condition is a past release of a substance at the property that has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the property to any property use restrictions or engineering controls. The Phase I ESA will distinguish between these types for any environmental conditions that are noted in the course of performing the scope of work.

### DETAILED SCOPE OF SERVICES

MSA Professional Services, Inc. was authorized by Mr. Jasen Glasbrenner of the City of Richland Center to perform a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21. ASTM Practice E 1527-21 includes four components:

Records Review - Check standard federal and state environmental database records; review the current USGS 7.5-minute topographic map, and reasonably ascertainable historical documents.

Site Reconnaissance - Visit the site to visually and physically observe the property and the interior and exterior of any structures located on the property, to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

Interviews - Interview the current and former owners of the property, a key site manager, occupants of the property, and at least one local government official.

Report - Evaluate and document the findings, opinions, and conclusions in the Phase I Environmental Site Assessment report (this document).

In addition, the User of this report is required to: Review recorded land title records for information on environmental liens and activity use restrictions filed against the property, and if found, provide the information to MSA. Evaluate whether the purchase price is lower than the fair market value as a result of known or suspected contamination and provide MSA with a written record of the evaluation. Provide MSA with any specialized knowledge of the property that could indicate the presence of a release or threat of a release of hazardous substances or petroleum products at the property.

**SIGNIFICANT ASSUMPTIONS**

Information provided to MSA by individuals familiar and/or associated with the property and adjacent properties has been accepted by MSA in good faith and is assumed to be accurate.

The information, findings, and conclusions contained in this report are based in part on technical documents included in the files of regulatory agencies. This information is assumed to be an accurate representation of facts, produced in good faith. MSA makes no guarantee as to the accuracy or completeness of this information.

**LIMITATIONS AND EXCEPTIONS**

No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment as prescribed by ASTM 1527-21 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions. The findings, opinions, and conclusions presented in this report are based on the information obtained through the records review, site reconnaissance and interviews conducted during this assessment. This report offers no certification, warranty or guarantee of the truthfulness, validity, accuracy, or completeness of governmental or regulatory records or databases, database search services, information provided by others, or observations made in connection with this assessment. Similarly, this report offers no certification, warranty or guarantee regarding the presence or absence of recognized environmental conditions, whether or not recognized environmental conditions are identified in this report.

**USER RELIANCE**

This report was prepared on behalf of and for the use of the City of Richland Center. No other individual or entity may rely on this report without written authorization from MSA Professional Services, Inc. (MSA).



## SITE DESCRIPTION

### LOCATION AND LEGAL DESCRIPTION

The Property is composed of parcels located at 101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street and 278 West Court Street in Richland Center, Richland County, Wisconsin, located northeast and northwest of the intersection of West Court Street and North Jefferson Street. The Property consists of Richland County parcel numbers 276-2100-2880, 276-2100-2872, 276-2100-2871, 276-2100-2860, 276-2100-2830, 276-2100-2810, and 276-2100-0570 and is approximately 1.78 acres in size. The Property location is shown on **Figure 1** in **Appendix A** of this report. The Richland County Parcel Summary forms are provided in **Appendix B**.

### PROPERTY AND VICINITY GENERAL CHARACTERISTICS

The Property is situated in a high-density mixed residential and commercial area in Richland Center, Wisconsin. The Property consists of seven parcels that occupy approximately 1.78 acres and is approximately 728 feet above sea level (asl). The Property and the area immediately surrounding the Property is relatively level. Current use of surrounding properties includes a parking lot and West Mill Street to the north with residential properties and an auto body garage beyond; commercial businesses and offices to the east with State Road 80 beyond; West Court Street to the south with a gas station, commercial businesses and offices beyond; and North Orange Street (U.S. Route 14) to the west with a pharmacy beyond. The main features of the Property are shown on **Figure 2** provided in **Appendix A** of this report.

### CURRENT USE OF THE PROPERTY

The current use of the Property was determined through observations during the property reconnaissance, interviews, or record reviews. The eastern portion of the Property is currently used as a commercial business and the south-central portion is used as a residential property.

### DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE PROPERTY

Improvements to the Property consist of one, approximately 8,400 square foot, one-story, commercial building located at 278 West Court Street; one, approximately 1,400 square foot, two-story, building with a basement located at 314 West Court Street; and one, approximately 1,300 square foot, one-story garage located at 101 North Jefferson Street. The main features of the Property are shown on **Figure 2** provided in **Appendix A** of this report and photographs of the predominant features on the property are provided in **Appendix C**.

Available public utilities on the Property include municipal water, municipal sanitary sewer, electricity, natural gas, and telephone/cable.



**CURRENT USES OF THE ADJOINING PROPERTIES**

Current use of adjoining properties includes a parking lot and West Mill Street to the north with residential properties and an auto body garage beyond; commercial businesses and offices to the east with State Road 80 beyond; West Court Street to the south with a gas station, commercial businesses and offices beyond; and North Orange Street (U.S. Route 14) to the west with a pharmacy beyond. Photographs of adjacent properties are provided in **Appendix C**.

## USER RESPONSIBILITIES

In accordance with ASTM E1527-21 and the USEPA AAI Rule, the Client was requested to provide the necessary information and/or documents to fulfill the User's responsibilities under the standard practice. The request was made via the proposal letter. The following summarizes the documents and information that were provided. Copies of User provided documents are included in **Appendix D**.

### TITLE RECORDS

User did not provide copies of title records.

### ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

User did not provide results of a search for environmental liens or use limitations.

### SPECIALIZED KNOWLEDGE

User indicated that they are aware that the Property is a brownfield site and LUST site and was formerly used as a diesel car sales lot and as a printing press.

### VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

User indicated that the current valuation for the subject Property is in line with market standards.

### OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The current owner of the property is Hill Country Rentals LLC.

### REASON FOR PERFORMING THE PHASE I ESA

The User indicated the reason for requesting the Phase I ESA is to investigate the Property prior to a potential purchase of the land and buildings and permit the user to qualify for landowner liability protection in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

### OTHER USER PROVIDED INFORMATION

User did not provide any other information.

## RECORDS REVIEW

### STANDARD ENVIRONMENTAL RECORD SOURCES

A government records search was performed by ERIS (Environmental Risk Information Services) on April 8, 2024. A copy of the complete report is in **Appendix E**. The report includes the standard environmental record sources listed in ASTM Practice E 1527 as well as additional environmental record sources which are reasonably available and searchable by electronic methods. The search was a radius search with the property as the center. Search distances for each source are listed in the complete report from each service. Actual search distances equal or exceed the recommended search distances for each record.

The following records were identified in the report as being at or in the immediate vicinity of the property:

**Port Truck Sales** **0.00 mi/16.25 ft ENE**

Port Truck Sales was identified at 102 N Jefferson, Richland Center, Wisconsin and was listed in the WDNR Leaking Underground Storage Tank (LUST) list, the WDNR Brownfields list, and the WDNR Closed Remediation Sites (CRS) list. On May 5, 1999, a release of fuel oil from a LUST was reported to the WDNR. Laboratory analysis of soil samples collected from beneath the tank indicated only low concentrations of contaminants and on June 1, 1999, the site was granted closure by the WDNR with no further action required.

**Port Truck Sales** **0.00 mi/22.51 ft S**

Port Truck Sales was identified at 314 W Court St, Richland Center, Wisconsin and was listed the Wisconsin Department of Agriculture, Trade and Consumer Protection (WDATCP) Underground Storage Tanks (UST) list. The site had one 1,000-gallon fuel oil UST and one 500-gallon fuel oil UST that were closed/removed as of January 13, 1999.

**Hynek Property** **0.01 mi/27.44 ft WNW**

Hynek Property was identified at 175 N Orange St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list. No other environmental records were available for this site.

**Robb Warehouse** **0.01 mi/27.44 ft WNW**

Robb Warehouse was identified at 101 N Orange St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list. No other environmental records were available for this site.

**Well #5** **0.01 mi/33.51 ft NE**

Well #5 was identified at 191 N. Jefferson, Richland Center, Wisconsin and was listed in the Tier 2 Report (Tier 2) list. The site is listed as an inactive facility in the Tier 2 list.

**N Jefferson & Mill St** **0.01 mi/35.12 ft NE**

The site was identified at N Jefferson & Mill St, Richland Center, Wisconsin and was listed in the WDNR Spills list. The WDNR was notified of a spill of approximately 20 gallons of fuel oil on February 1, 1990. The

spill occurred when a hole rusted through a tank. The spill was cleaned up using pads, sand, and oil dry and the site was closed by the WDNR with no further action required on February 1, 1990.

**Pulvermacher Garden Center****0.01 mi/41.08 ft ESE**

Pulvermacher Garden Center was identified at 250 W Court St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list and the WDATCP UST list. The site had one 200-gallon leaded gasoline UST that was closed and filled with inert material as of June 1, 1985 and one 1,000-gallon fuel oil UST that was closed and filled with inert material as of March 29, 1999.

**Keegan Mills Inc/Richland Milling Facility****0.01 mi/42.34 ft SW**

Keegan Mills Inc/Richland Milling Facility was identified at 395 W Court St, Richland Center, Wisconsin and was listed in WDATCP UST list, the WDNR LUST list, the Wisconsin Bureau for Remediation and Redevelopment Tracking System (BRRTS), and the WDNR CRS list. The site had one 250-gallon unleaded gasoline UST that was closed/removed as of December 31, 1993. On December 30, 1998, a petroleum release from a LUST was reported to the WDNR. On March 1, 1999, the site was closed by the WDNR with no further action required. This site is listed in the BRRTS database as a No Action Required (NAR) site as of December 18, 1997.

**Center Tire Mart****0.01 mi/47.82 ft WNW**

Center Tire Mart was identified at 190 N Orange St, Richland Center, Wisconsin and was listed in the WDNR LUST list, the WDNR Brownfields list the WDNR Environmental Repair (ERP) list, the WDNR CRS list, and the WDATCP UST list. On November 22, 1994, a release of tetrachloroethene (PCE), chlorinated solvents and trichloroethylene (TCE) was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On June 24, 1999, the site was closed by the WDNR with residual groundwater contamination at the site. On March 22, 2006, a release of polynuclear aromatic hydrocarbons (PAHs) was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On June 26, 2020, the site was closed by the WDNR with residual soil and groundwater contamination at the site and in the adjacent North Orange Street right of way. The site is listed as a licensed landfill or historic waste site. During a 2019 site investigation, PAHs and metals were detected in fill material throughout the site. The site had one 750-gallon fuel oil UST that was closed/removed as of April 11, 2006.

**Autozone #1990****0.02 mi/104.02 ft WSW**

Autozone #1990 was identified at 110 S Orange St, Richland Center, Wisconsin and was listed in the US Environmental Protection Agency's (USEPA) Resource Conservation and Recovery Act (RCRA) Very Small Quantity Generators (RCRA VSQG) list, the USEPA Facility Registry Service/Facility Index (FINDS/FRS) database, and the WDNR Solid and Hazardous Waste Information Management System (SHWIMS) list. The site is listed as an operating very small quantity generator of hazardous materials and has no compliance monitoring and enforcement (violations) records associated with the facility. The site is listed as an automotive parts and accessories store on the FINDS/FRS database.

**Precision Auto****0.03 mi/135.71 ft ENE**

Precision Auto was identified at 290 W Mill St, Richland Center, Wisconsin and was listed in the WDNR LUST list, the WDNR Spills list, the WDNR CRS list, and the WDATCP UST list. On April 16, 1998, a release of unleaded and leaded gasoline was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On December 5, 2006, the site was closed by the WDNR with residual soil contamination at the site. The residual contamination is limited in extent and does not appear to affect or have the potential to migrate to the Property. On May 11, 1995, a petroleum release of 100 gallons was reported to the WDNR. The release occurred due to vandalism when a valve was opened on a tank containing used oil. The spill was cleaned using absorbents and the site was closed May 15, 1995 with no further action required. The site had one 3,000-gallon leaded gasoline UST and one 2,000-gallon leaded gasoline UST that were closed/removed as of March 29, 1998.

**Buhmeyers Inc/Woodward Communications****0.03 mi/173.46 ft ENE**

Buhmeyers Inc/Woodward Communications was identified at 244 W Mill St, Richland Center, Wisconsin and was listed in the RCRA Non-Generators (RCRA NON-GEN) list, the WDATCP UST list, the WDNR LUST list, the WDNR CRS list, and the WDNR SHWIMS list. The facility is a verified NON GEN of hazardous materials with no compliance monitoring and enforcement (violation) records associated with the facility. The site had one 500-gallon unleaded gasoline UST that was closed/removed as of October 27, 1996 and one 1,000-gallon fuel oil UST that was closed/removed as of May 9, 2006. On October 28, 1996, a release of chlorinated solvents was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume and contaminated soil was excavated from the site. On November 26, 1999, the site was closed by the WDNR with residual groundwater contamination at the site. The residual petroleum contamination does not appear to affect or have the potential to migrate to the Property considering the limited magnitude and the location of the contamination at 15 feet below ground surface. On July 25, 2006, a release of volatile organic compounds (VOCs) was reported to the WDNR. On November 9, 2006, the site was closed by the WDNR with no further action required.

**Richard Breeden****0.04 mi/189.37 ft E**

The site was identified at 156 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 500-gallon fuel oil UST that was closed/removed as of September 14, 1995.

**Agri Dairy Service Inc****0.04 mi/206.16 ft E**

Agri Dairy Service Inc was identified at 181-182 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 500-gallon unleaded gasoline UST that was closed/removed as of July 29, 1993 and one 550-gallon leaded gasoline UST that was closed/removed as of February 28, 1986.

**Vacant Lot****0.04 mi/212.15 ft E**

The site was identified at 169 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 250-gallon UST with unknown contents that was closed/removed as of August 4, 2005.

**Ralph Marshall Excavating/Sutton Electric****0.04 mi/222.28 ft NW**

Ralph Marshall Excavating was identified at 270 N Orange St, Richland Center, Wisconsin and was listed in the WDATCP UST list and the WDNR Brownfields list. The site had one 300-gallon leaded gasoline UST and two 300-gallon diesel USTs that were closed/removed as of April 18, 1991.

**Schwarting Partnership Prop/Cheese Hut Property****0.04 mi/225.46 ft E**

Schwarting Partnership Prop/Cheese Hut Property was identified at 185 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. The site had one 1,000-gallon unleaded gasoline UST and one 500-gallon fuel oil UST that were closed/removed as of December 31, 1975. On November 10, 1995, a petroleum release was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. Groundwater flow at the site was determined to be to the south-southeast, away from the Property. On June 18, 2002, the site was closed by the WDNR with residual groundwater contamination at the site.

**260 N Jefferson****0.04 mi/227.05 ft NNE**

The site was identified at 260 N Jefferson Richland Center, Wisconsin and was listed in the WDNR Spills list. On September 16, 1992, a release of approximately 30 gallons of fuel oil was reported to the WDNR. The release occurred when heavy rain flooded a basement and caused the pipe to a tank to break. The spill evaporated and the site was closed on December 1, 1992 with no further action required.

**Winona Oil Company****0.05 mi/259.72 ft ENE**

Winona Oil Company was identified at Main & Mill Sts, Richland Center, Wisconsin and was listed in the historic director of service stations (Hist Gas Stations). There are no other environmental records available for this site.

**Kwik Trip #788****0.06 mi/329.62 ft SE**

Kwik Trip #788 was identified at 172 S Main Street, Richland Center, Wisconsin and was listed in the WDATCP Delisted Storage Tanks (Del Storage Tank) database, the WDNR LUST list, and the WDNR CRS list. On January 31, 1995, a release of methyl tertiary butyl ether was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On June 6, 2013, the site was closed by the WDNR with residual soil and groundwater contamination at the site and in the adjacent right of way to the south.

**Richland Cnty Bank Property/Krouskops Service Station****0.07 mi/350.26 ft ESE**

Richland Cnty Bank Property/Krouskops Service Station was identified at 197 S Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. On June 2, 1988, a release of VOCs was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On March 8, 2000, the site was closed by the WDNR with residual groundwater contamination at the site and in the adjacent West Seminary Street right of way to the south. The site had one 4,000-gallon diesel UST, one 4,000-gallon unleaded gasoline UST, and one 4,000-gallon leaded gasoline UST that were closed/removed as of

February 22, 1990; and one 1,111-gallon waste/used motor oil UST that was closed/removed as of February 28, 1989.

**Press Box**

**0.07 mi/350.57 ft ESE**

Press Box was identified at 165 W Court St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 5,500-gallon fuel oil UST that was closed/removed at an unknown date.

**Kwik Trip #788**

**0.07 mi/355.06 ft SE**

Kwik Trip #788 was identified at 378 W Seminary St, Richland Center, Wisconsin and was listed in the Alternative Fueling Stations (Alt Fuels) list and the WDATCP UST list. The site provides alternative fuels including E85 and the station has a blender pump capable of providing mid-level ethanol blends. The site had two 10,00-gallon unleaded gasoline USTs, one 20,00-gallon unleaded gasoline UST, one 10,00-gallon diesel UST, and one 10,00-gallon gas-ethanol blend UST that are in use.

**Byron Dixon**

**0.07 mi/359.97 ft ENE**

The site was identified at 242 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had two 250-gallon leaded gasoline USTs and one 500-gallon leaded gasoline UST that were closed/removed as of May 14, 2007; and one 500-gallon fuel oil UST that was closed/removed as of August 1, 2007.

**Port Property**

**0.07 mi/370.89 ft W**

Port Property was identified at 180 N Congress St, Richland Center, Wisconsin and was listed in the WDNR LUST list and the WDNR CRS list. On May 17, 1994, a petroleum release was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On April 6, 1998, the site was closed by the WDNR with residual groundwater contamination at the site and in the adjacent North Congress Street right of way.

**Johns Iga**

**0.07 mi/375.31 ft SE**

The site was identified at 221 W Seminary St, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. On September 30, 1997, a release of heating oil was reported to the WDNR. Contaminated soil was excavated and a site investigation including soil and groundwater sampling and analysis was performed to delineate the contamination plume. On January 11, 2006, the site was closed by the WDNR with residual soil contamination at the site. The site had one 1,000-gallon fuel oil UST that was closed/removed as of September 29, 1997.

**Raymond E Port**

**0.07 mi/375.76 ft W**

The site was identified at 180 N Congress, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 1,000-gallon fuel oil UST that was closed/removed as of May 16, 1994.

**Kwik Trip #788**

**0.07 mi/377.92 ft S**

Kwik Trip #788 was identified at 397 W Seminary, Richland Center, Wisconsin and was listed in the WDATCP Del Storage Tank database. There are no other environmental records available for this site.



**Richland Center Train Depot**

**0.07 mi/379.30 ft SSW**

Richland Center Train Depot was identified at 397 W Seminary, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 250-gallon fuel oil UST that was closed/removed as of May 17, 2000.

**Leyda Enterprises**

**0.08 mi/388.19 feet SW**

Leyda Enterprises was identified at 420 W Seminary St, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. The site had one 8,000-gallon diesel UST that was closed/removed as of June 3, 1990. On June 21, 1990, a release of an unknown type of petroleum was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On November 29, 1993, the site was closed by the WDNR with no further action required.

**Richland Dairy Herd Improvement Assn**

**0.07 mi/388.41 ft SW**

Richland Dairy Herd Improvement Assn was identified at 411 W Seminary, Richland Center, Wisconsin and was listed in the WDNR SHWIMS list. The site is listed in the SHWIMS list as a hazardous waste generator with an unknown status.

**City of Richland Center/Owen Smith Site 1**

**0.07 mi/393.71 ft WSW**

City of Richland Center/Owen Smith Site 1 was identified at 205 S Congress St, Richland Center, Wisconsin and was listed in the WDNR Delisted Leaking Tanks (Delisted Lst) database. There are no other environmental records available for this site.

**City of Richland Center**

**0.08 mi/419.04 feet SSW**

City of Richland Center was identified at 200 S Orange, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. The site had one 500-gallon leaded gasoline UST that was closed/removed as of May 18, 1993. On May 20, 1993, a petroleum release was reported to the WDNR. On July 24, 1996, the site was closed by the WDNR with no further action required.

**M&A Recycling (Former)/MA Repair & Recycling**

**0.08 mi/422.25 feet NW**

M&A Recycling (Former)/MA Repair & Recycling was identified at 430 W Union St, Richland Center, Wisconsin and was listed in the RCRA VSQG list, the WDNR Brownfields list, the WDNR ERP list, WDATCP UST list, the WDNR SHWIMS list, and the WDNR CRS list. The site is listed as a very small quantity generator of hazardous materials and has no compliance monitoring and enforcement (violations) records associated with the facility. On February 16, 2005, a release of metals and PAHs was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume and contaminated soil was excavated from the site. On October 12, 2020, the site was closed by the WDNR with residual soil and groundwater contamination at the site. The site is listed as a licensed landfill or historic waste site. The site had one 250-gallon fuel oil UST that was closed/removed as of July 31, 2007.

**Our House Facility**

**0.09 mi/460.67 feet NW**

Our House Facility was identified at 235 N Congress St, Richland Center, Wisconsin and was listed in the WDNR ERP list and the WDNR CRS list. On June 28, 2004, a release of metals including lead was reported to the WDNR. A site investigation including soil sampling and analysis was performed at the site to delineate the contamination plume. On September 24, 2008, the site was closed by the WDNR with residual soil contamination at the site.

**Matts Auto Body**

**0.09 mi/460.67 ft NW**

Matts Auto Body was identified at 461 W Union St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list. No other environmental records were available for this site.

**Richland County Courthouse**

**0.09 mi/467.65 ft SE**

Richland County Courthouse was identified at 181 W Seminary, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 5,000-gallon fuel oil UST that was closed and filled with inert material as of June 23, 1998.

**Darrell Rossing Trucking & Excavating**

**0.09 mi/476.01 ft SE**

Darrell Rossing Trucking & Excavating was identified at Richland Center, Wisconsin and was listed in the Mines Master Index File. The site is listed as a crushed and broken limestone mine which is permanently abandoned as of September 22, 2014. The site had several violations associated with the mine.

**REC Property**

**0.09 mi/476.26 ft NNW**

REC Property was identified at 325 N Orange St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list. No other environmental records were available for this site.

No other sites are identified in the immediate area of the property in the database search report. For the purposes of this report, the immediate area is defined as within 500 feet of the property boundary. The other sites listed in the database report were reviewed by MSA and determined to have no potential for an impact to the property based upon their location or type of listing.

**ADDITIONAL ENVIRONMENTAL RECORD SOURCES**

The WDATCP Storage Tank Search database was searched for current records of storage tanks currently or previously located on the Property. The database search revealed no additional storage tanks currently or previously located on the Property.

**PHYSICAL SETTING SOURCE(S)**

A Physical Setting Report search was performed by ERIS on April 5, 2024 (ERIS PSR). Physical information about the Property, including the current 7.5-minute USGS topographic map of the area, was reviewed and a copy of the report is provided in **Appendix G**. The property elevation was approximately 728 feet above mean sea level.

## GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC, AND TOPOGRAPHIC CONDITIONS

According to the ERIS PSR, the slope and implied surface water and groundwater flow in the area is to the southwest. Soils on the Property are classified as Bearpen silt loam, 0-3 percent slopes, consisting of somewhat poorly drained silt loam underlain by silt loam, that has a moderately low runoff potential when drained and a high runoff potential when undrained. Bedrock on the Property consists of Cambrian sandstone of the Trempealeau, Tunnel City and Elk Mound Formations consisting of undivided sandstone with some dolomite and shale. According to Federal Emergency Management Agency (FEMA) maps, the Property is located in flood zone X-14 which is an area with reduced flood risk due to a levee. Based on US Fish and Wildlife data, there are no wetlands on the Property and the closest wetland is a freshwater forested/shrub wetland located approximately 700 feet southwest of the Property. The nearest water well was identified as Well ID 53000065 and is located on approximately 12 feet southeast of the Property. No additional information regarding the status, location or well details were available for the well. The nearest production well is an inactive transient non-community water system that is located at 242 North Central Avenue, Richland Center, approximately 581 feet to the east-northeast. Indoor radon screening levels for Richland County are predicted to average 1 pCi/L.

## HISTORICAL USE INFORMATION ON THE PROPERTY

Aerial Photographs – Aerial photos were obtained from ERIS April 8, 2024 for the following years: 1937, 1940, 1949, 1955, 1962, 1968, 1978, 1982, 1992, 2004, 2005, 2006, 2008, 2010, 2013, 2015, 2017, 2018, 2020, and 2023. Copies of the aerial photos are provided in **Appendix H** of this report.

- 1937, 1940, 1949, 1955, 1962, 1968, 1978, 1982, 1992, 2004, 2005, 2006, 2008, 2010, 2013, and 2015 aerial photographs – Large, apparently commercial, structures are visible on the southeast and southwest corners of the Property and smaller, apparently residential, properties are visible on the south-central portion of the Property. Large trees and a paved or gravel area are visible on the northern portion of the Property. Medium to large structures are visible on most adjacent properties to the east, south, and west and smaller structures are visible to the north. Adjacent streets are visible in their present-day configuration. Area land use appears to be high density mixed commercial and residential.
- 2017, 2018, and 2020 aerial photographs – Several small to medium structures are visible on the south-central portion of the Property. A large structure is visible on the southeast corner and the large structure that was on the southwest corner previously is now gone. A medium structure is visible on the north-central portion of the Property and a small structure is visible on the north Property boundary between 2017 and 2018. Small structures are visible on adjacent land to the north and large structures are visible on adjacent land to the east, south, and west. There is a vacant lot adjacent to the west. Area land use appears to be high density mixed commercial and residential.
- 2023 aerial photographs – Two large structures are visible on the southeast portion of the Property and one small structure is visible on the south-central portion. A small structure is visible on the north-central portion of the Property. No other structures are visible on the Property in the 2023 photo. Small structures are visible on adjacent land to the north and large structures are visible on adjacent

land to the east, south, and west. Area land use appears to be high density mixed commercial and residential use.

Topographic Maps – Topographic maps were obtained from ERIS April 5, 2024 for the following years: 1960, 1983, 2016, and 2018. Copies of the aerial photos are provided in **Appendix I** of this report.

- 1960 and 1983 topographic maps – A railroad line is depicted running north-south along the western Property boundary. No other structures are depicted on the Property or on adjacent parcels. Surrounding streets are depicted in their present-day locations.
- 2016 and 2018 topographic maps – There are no structures depicted on the Property or on adjacent parcels. Surrounding streets are depicted in their present-day locations.

No additional environmental concerns were observed in the project area in the 1960 to 2018 topographic maps.

Fire Insurance Maps – A report of historic fire insurance company maps was obtained from ERIS on April 5, 2024 for the Property. Fire insurance maps were available for the Property for the following years: 1885, 1892, 1899, 1905, 1912, 1927, and 1949. The historical fire insurance map report is provided in **Appendix J** of this report.

- 1885 Fire Insurance Map – The Property is divided into two parcels which are divided by Jefferson Street. The map depicts three small dwellings and a feed barn on the Property. A well and pump are depicted on the southern portion of the Property. Adjacent streets including Orange Street, Court Street, Jefferson Street, and Mill Street are in their present-day configurations. Adjacent land use depictions include dwellings to the north, south, and west and commercial buildings to the east. Land use in the area appears to be medium density, mixed residential and commercial.
- 1892, 1899, 1905, 1912, 1927, and 1949 Fire Insurance Maps – The Property is divided into nine parcels. The map depicts several small structures on the Property, including dwellings and sheds. A medium-sized warehouse is depicted on the southeast parcel between 1892 and 1927. A car painting structure is depicted on the western part of the Property in the 1927 map. The eastern parcel is depicted as a junk yard in the 1927 map. Auto repair structures are depicted on the southern part of the Property in the 1949 map. Adjacent land use depictions include dwellings to the north and west and commercial buildings to the east and south. Land use in the area appears to be medium to high density, mixed residential and commercial.

Property Tax Files – The Property Summary Reports for the parcels were obtained from the Richland County GIS/Mapping webpage. A copy of the reports are provided in **Appendix B** of this report.

Local Street Directories – A Historical City Directory Listings report was obtained from ERIS on April 9, 2024 for the following years: 1964, 1998, 2000, 2003, 2008, 2012, 2016, 2020, and 2022. A copy of the report is provided in **Appendix K** of this report.

Listings for the Property includes:

101 North Jefferson Street: not listed

340 West Court Street: A&H Saw Sharpening Service Inc/Mels Construction Inc (1998, 2000, and 2003), Backroad Bicycle (2008 and 2012), and residential (2022)

362 West Court Street: residential (2000, 2003, 2008, and 2022)

101 North Orange Street: not listed

395 West Court Street: not listed

357 West Mill Street: residential (1964, 2000, 2003, 2008, 2016)

278 West Court Street: Keegan Implement Co (1998), Grand Rental Station (2000, 2003, 2008, 2012, 2016, 2020, and 2022), and Advanced Dairy Solutions/Agri-Dairy Service Inc/Jelinek Plumbing and Heating (2016, 2020, and 2022)

Based on the Local Street Directory Search, it appears that the Property has been used as residential properties since at least 1964 and as various commercial businesses since at least 1998.

Building Department Records – Building department records were not researched for this report.

Zoning and Land Use Records – Zoning and land use records were not researched for this report.

Prior Assessments – No prior assessments were identified for this Property.

Other Historical Sources – No other historical sources were used for this report.

## PROPERTY RECONNAISSANCE AND INTERVIEWS

### METHODOLOGY AND LIMITING CONDITIONS

Information included in this section of the report is based on a property visit performed by Ms. Carolyn Zulpo (MSA) on April 30, 2024 and the interviews identified in the next section. Photographs taken during the property tour are included as **Appendix C**.

### INTERVIEWS

Interviews regarding this property were conducted with the following:

- Mr. Larry Ferguson, current owner of the Property, was interviewed regarding the Property during the site visit. Mr. Ferguson stated that the eastern parcel is currently a commercial business and was previously used for other commercial businesses. Mr. Ferguson also stated that utilities on the Property included City water and septic and that he was not aware of any wells or septic systems on the Property. Mr. Ferguson stated that he was aware of an auto dealer that previously occupied the parcel on the northwest corner of West Court Street and North Jefferson Street that had a petroleum release associated with it. Mr. Ferguson was not aware of any other tanks previously or currently on the Property. Mr. Ferguson stated that he was not aware of any environmental conditions associated with the Property.
- Ms. Danielle Keller, Environmental Program Associate for the WDNR was contacted regarding the Property. Ms. Keller was not aware of any environmental conditions associated with the Property.

### GENERAL PROPERTY SETTING

Information describing the property and adjoining properties is included in the Introduction section to this report.

**EXTERIOR OBSERVATIONS**

An answer of yes to any of the items below will be described in further detail below the table.

Site		Adjacent Properties		Use or Condition
Yes	No	Yes	No	
	X	X		Hazardous Substances and Petroleum Products in Connection with Identified Uses
	X		X	Unidentified Substance Containers
	X		X	Storage Tanks
	X		X	Indications of PCBs
	X		X	Solid Waste Disposal (Landfill/Fill Material)
	X		X	Odors
	X		X	Pools of Liquid
	X		X	Drums
	X		X	Pits, Ponds, Lagoons
	X		X	Stained Soil or Pavement
	X		X	Stressed Vegetation
	X		X	Wastewater Discharges
	X		X	Wells
	X		X	Septic Systems

The Property has three buildings which consist of a commercial building, a residential home, and a garage. Overhead utility lines with pole-mounted transformers were observed on the Property. A retail gas station was observed on the adjacent property to the south. Photographs of exterior conditions and adjacent properties are provided in **Appendix C**.



**INTERIOR OBSERVATIONS**

An answer of yes to any of the items below will be described in further detail below the table.

Site		Use or Condition
Yes	No	
	X	Hazardous Substances and Petroleum Products in Connection with Identified Uses
	X	Unidentified Substance Containers
	X	Storage Tanks
	X	Indications of PCBs
	X	Odors
X		Pools of Liquid
X		Drums
X		Stains or Corrosion
X		Drains and Sumps

The interior of the buildings were observed and consisted of a commercial building on the eastern parcel, a house on the south-central portion, and an empty garage on the north-central portion. A floor drain was observed in the bathroom of the commercial building. Empty drums, empty storage totes, and commercially available cleaning chemicals were also observed in storage areas of the commercial building. Chemicals were stored using good housekeeping practices including proper labeling, storage, and no signs of leakage. A sump was observed in the basement of the house. Small pools of water and staining were observed on the floor of the basement. A water pipe was observed to be dripping in the basement during the inspection. Photographs of interior conditions are provided in **Appendix C**.

## FINDINGS

This section includes a listing of potential environmental conditions identified during the course of this assessment, including known or suspect environmental conditions, and de minimis environmental conditions. It also includes the environmental professional's opinions of the impact on the property of each of the known or suspect environmental conditions. The logic and reasoning used by the environmental professional in evaluating information collected during the course of the investigation related to known or suspect environmental conditions is presented. The opinion specifically includes the environmental professional's rationale for concluding that a known or suspect environmental condition is or is not currently a recognized environmental condition.

### ENVIRONMENTAL CONDITIONS

This assessment has revealed the following evidence of recognized environmental condition in connection with the Property:

1. A fuel oil release at the Property was reported to the WDNR on May 5, 1999. Laboratory analysis of soil samples collected from beneath the tank indicated only low concentrations of contaminants and on June 1, 1999, the site was granted closure by the WDNR with no further action required.
  - a. Opinion: MSA considers the release on the Property to represent a Historical Recognized Environmental Condition (HREC) due to the leak site having been addressed to the satisfaction of the applicable regulatory authority, without subjecting the Property to any property use restrictions or engineering controls. The closure packet for this site is provided in **Appendix F**.

## CONCLUSIONS AND RECOMMENDATIONS

MSA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 and the USEPA AAI Rule, of 101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street, and 278 West Court Street, Richland Center, Richland County, Wisconsin. Any exceptions to, or deletions from, this practice are described in the following section of this report.

The Phase I ESA has revealed the following HREC associated with the Property:

1. A fuel oil release on the Property on May 5, 1999 which was granted closure by the WDNR on June 1, 1999, represents a HREC considering the release has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the property to any property use restrictions or engineering controls.

Except as described above, no additional recognized environmental conditions to the Property were identified during this Phase I ESA. Therefore, no additional environmental site assessment is recommended for the Property.

## DEVIATIONS/DATA GAPS

Additions, deletions and deviations to ASTM Practice E 1527-21 in connection with the Phase I Environmental Site Assessment at this property are listed below. An opinion is offered to evaluate whether a deviation or data gap exists that affects the ability of the environmental professional to identify conditions indicative of a release or threatened release on the Property.

No deviations or data gaps were identified during this assessment.

## QUALIFICATIONS

In accordance with 40 CFR 312.21(d):

“I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312” and

“I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”



\_\_\_\_\_  
Carolyn Zulpo, PG  
Environmental Scientist Performing  
this Assessment

5/28/2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Mark Davidson, PG  
Environmental Professional Reviewing  
this Report

5/28/2024

\_\_\_\_\_  
Date

Supporting documentation listing the qualifications of the environmental professional who performed this site assessment are included in **Appendix L** of this report.

## REFERENCES CITED

ASTM International, Standards on Environmental Site Assessments for Commercial Real Estate, Publication E 1527-21

Environmental Protection Agency, 40 CFR Part 312 – Standards and Practices for All Appropriate Inquiries; Final Rule, November 1, 2005