ENGINEERING
ARCHITECTURE
ENVIRONMENTAL

OMNNI ASSOCIATES

OMNNI ASSOCIATES, INC.
ONE SYSTEMS DRIVE
APPLETON, WI 54914-1654
1-800-571-6677 920-735-6900
FAX 920-830-6100

October 12, 2018

Ms. Danelski
Environmental Program Associate
DNR-NE Region Office
2984 Shawano Avenue
Green Bay, WI 54313-6727

Re: Pelican's Nest (former Foremost Farms)
Soil Management Plan - Addendum
BRRTS Number: 02-45-530084

Dear Ms. Danelski:

Enclosed is a check (#34030) for $700 for the DNR *Other Technical Assistance* review fee. Jennifer Borski has been sent a Soil Management Plan-Addendum to review for the Pelican's Nest development project. I have also enclosed a copy of the report cover for reference and Form 4400-237.

If you have any questions on the enclosed information, please contact me at 920/830-6141 or by email at bwayner@omnni.com.

Sincerely,
OMNNI Associates, Inc.

Brian D. Wayner

Brian D. Wayner, P.E.
Environmental Manager

Enclosure(s)

cc: Jennifer Borski – email copy
Isaac Wallace – email copy

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Notice: Use this form to request **a written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This from should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf"

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name	First	MI	Organization/ Business Name		
Wallace	Isaac		ICONICA, Inc.		
Mailing Address			City	State	ZIP Code
901 Deming Way			Madison	WI	53717
Phone # (include area code)	Fax # (include area code)		Email		
(608) 664-3553			Isaac.Wallace@iconicacreates.com		

The requester listed above: (select all that apply)

- ☐ Is currently the owner
- ☐ Is considering selling the Property
- ☐ Is renting or leasing the Property
- ☐ Is considering acquiring the Property
- ☐ Is a lender with a mortgagee interest in the Property
- ☒ Other. Explain the status of the Property with respect to the applicant:

Architect for ICONICA, Inc.

Contact Information (to be contacted with questions about this request)

☐ Select if same as requester

Contact Last Name	First	MI	Organization/ Business Name		
Wayner	Brian	D	OMNNI Associates, Inc.		
Mailing Address			City	State	ZIP Code
1 Systems Drive			Appleton	WI	54914-1654
Phone # (include area code)	Fax # (include area code)		Email		
(920) 830-6141	(920) 830-6100		bwayner@omnni.com		

Section 2. Property Information

Property Name			FID No. (if known)	
FOREMOST FARMS (FORMER) - Pelican's Nest				
BRRTS No. (if known)		Parcel Identification Number		
02-45-530084		311077201		
Street Address		City	State	ZIP Code
935 - 945 East John Street		Appleton	WI	54911
County	Municipality where the Property is located		Property is composed of:	Property Size Acres
Outagamie	◉ City ○ Town ○ Village of Appleton		○ Single tax parcel ◉ Multiple tax parcels	2

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

○ No ◉ Yes

Date requested by: 10/29/2018

Reason: Developer would like to start earthwork before soil begins to freeze.

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

◉ No. **Include the fee that is required for your request in Section 3, 4 or 5.**
○ Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:
Section 3. Technical Assistance or Post-Closure Modifications;
Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: **[Numbers in brackets are for WI DNR Use]**

☐ No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of $350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
☐ Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of $700.**
☐ Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of $1050.**
☐ Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of $1050.**
☐ Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of $1050.**
☐ Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of $1050.**
☐ Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of $350**
☐ Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of $425.**
☐ Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of $425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

☐ Schedule a Technical Assistance Meeting - **Include a fee of $700.**
☐ Hazardous Waste Determination - **Include a fee of $700.**
☒ Other Technical Assistance - **Include a fee of $700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

☐ Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of $1050, and:**

☐ Include a fee of $300 for sites with residual soil contamination; and

☐ Include a fee of $350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

☐ "Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of $700.**

Provide the following documentation:

(1) ownership status of the real Property, and/or the personal Property and fixtures;

(2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;

(3) the date the environmental assessment was conducted by the lender;

(4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.

(5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.

(6) a copy of the Property deed with the correct legal description; and,

(7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).

(8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292. 21(1)(c)2.,h.-i., Wis. Stats.:

h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.

i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

☐ "Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of $700.**

Provide the following documentation:

(1) ownership status of the Property;

(2) the date of Property acquisition by the representative;

(3) the means by which the Property was acquired;

(4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;

(5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and

(6) a copy of the Property deed with the correct legal description.

☐ Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

☐ hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];

☐ Perceived environmental contamination - [649];

☐ hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or

☐ solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of $700, a summary of the environmental liability clarification being requested, and the following:**

(1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).

(2) current and proposed ownership status of the Property;

(3) date and means by which the Property was acquired by the LGU, where applicable;

(4) a map and the ¼, ¼ section location of the Property;

(5) summary of current uses of the Property;

(6) intended or potential use(s) of the Property;

(7) descriptions of other investigations that have taken place on the Property; and

(8) (for solid waste clarifications) a summary of the license history of the facility.

Section 4. Request for Liability Clarification (cont.)

☐ Lease liability clarification - s. 292.55, Wis. Stats. [646]

- ❖ **Include a fee of $700 for a single Property, or $1400 for multiple Properties and the information listed below:**

(1) a copy of the proposed lease;

(2) the name of the current owner of the Property and the person who will lease the Property;

(3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;

(4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;

(5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and

(6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

- ❖ **Include a fee of $700 and an adequate summary of relevant environmental work to date.**

☐ No Action Required (NAR) - NR 716.05, [682]

- ❖ **Include a fee of $700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

☐ Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

- ❖ **Include a fee of $700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/lgu.html#tabx4.

☐ Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

- ❖ **Include a fee of $700, and the information listed below:**

(1) Phase I and II Environmental Site Assessment Reports,
(2) a copy of the Property deed with the correct legal description; and,
(3) a draft 75.105 agreement based on the DNR's model (dnr.wi.gov/topic/brownfields/documents/mod75-105agrmt.pdf).

☐ Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

- ❖ **Include a fee of $700, and the information listed below:**

(1) Phase I and II Environmental Site Assessment Reports,
(2) a copy of the Property deed with the correct legal description; and,
(3) a draft 75.105 agreement based on the DNR's model (dnr.wi.gov/topic/brownfields/documents/mod75-106agrmt.pdf).

☐ Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

- ❖ **Include a fee of $1400, and the information listed below:**

(1) a draft schedule for remediation; and,
(2) the name, mailing address, phone and email for each party to the agreement.

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

☐ Phase I Environmental Site Assessment Report - Date: _____

☐ Phase II Environmental Site Assessment Report - Date: _____

☐ Legal Description of Property (required for all liability requests and specialized agreements)

☐ Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

☐ Groundwater ☐ Soil ☐ Sediment ☐ Other medium - Describe: _____

Date of Collection: _____

☐ A copy of the closure letter and submittal materials

☐ Draft tax cancellation agreement

☐ Draft agreement for assignment of tax foreclosure judgment

☒ Other report(s) or information - Describe: Soil Management Plan-Addendum

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

◉ Yes - Date (if known): _____
○ No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at: dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf.

Section 7. Certification by the Person who completed this form

☐ I am the person submitting this request (requester)

☒ I prepared this request for: ICONICA, Inc.
Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

Brian D. Wayner
Signature

10/12/18
Date Signed

ENVIRONMENTAL MANAGER
Title

920/830-6141
Telephone Number (include area code)

Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a DNR regional brownfields specialist with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf.

DNR NORTHERN REGION
Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION
Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION
Attn: RR Program Assistant
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee WI 53212

DNR WEST CENTRAL REGION
Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702

Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer	Comments		
Fee Enclosed? ◯ Yes ◯ No	Fee Amount $	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

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OMNNI ASSOCIATES

OMNNI ASSOCIATES, INC.
ONE SYSTEMS DRIVE
APPLETON, WI 54914-1654
1-800-571-6677 920-735-6900
FAX 920-830-6100

October 12, 2018

R + R - OSH
RECEIVED
OCT 15 2018
TRACKED ☑ 97
REVIEWED ☐
e-copy + fee
received 10/16/18
AB

Ms. Jennifer Borski
Hydrogeologist
Wisconsin Department of Natural Resources
625 East County Road Y, Suite 700
Oshkosh, Wisconsin 54901-9731

Re: Pelican's Nest
Soil Management Plan – Addendum
BRRTS Number: 02-45-530084

Dear Ms. Borski:

Enclosed is a copy of the Soil Management Plan – Addendum for the proposed Pelican's Nest development. The development will be located at 935-945 East John Street, Appleton, Wisconsin. The enclosed report outlines the proposed methods for handling soil and waste during the development of the proposed Pelican's Nest development.

If you have any questions on the enclosed information, please contact me at 920/830-6141 or by email at bwayner@omnni.com.

Sincerely,
OMNNI Associates, Inc.

Brian D. Wayner

Brian D. Wayner, P.E.
Environmental Manager

Enclosure

cc: Mr. Patrick L. Eagan, Director of Engineering, ICONICA, Inc., 901 Deming Way, Madison, WI 53717
Mr. Grant Fulcer, Estimator/Project Manager, Gene Frederickson Trucking & Excavating, Inc., 4450 Fieldcrest Drive, Kaukauna, WI 54130

Soil Management Plan - Addendum

Pelican's Nest
935 - 945 East John Street
Appleton, WI 54911

October 12, 2018

DNR BRRTS Number 02-45-530084
OMNNI Project Number M1445E18

ENGINEERING • ARCHITECTURE • ENVIRONMENTAL

OMNNI ASSOCIATES

Soil Management Plan - Addendum

for the

Pelican's Nest

935 - 945 East John Street
Appleton, WI 54911

Prepared For

ICONICA, LLC

901 Deming Way, Suite 102
Madison, WI 53717

Prepared by:
OMNNI Associates, Inc.
One Systems Drive
Appleton, WI 54914-1654
(T) 920/735-6900
(F) 920/830-6100
www.omnni.com

October 12, 2018

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List of Acronyms and Abbreviations

BRRTS	Bureau for Remediation and Redevelopment Tracking System
CSM	Certified Survey Map
EPSL	Eagle Point Senior Living
ERP	Environmental Repair Program
ES	Enforcement Standard
ESA	Environmental Site Assessment
fbgs	Feet Below Ground Surface
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
mg/kg	Milligrams per kilogram
msl	Mean Sea Level
NFHL	National Flood Hazard Layer
OMNNI	OMNNI Associates, Inc.
PAH	Polycyclic Aromatic Hydrocarbon
PCBs	Polychlorinated Biphenyls
RECs	Recognized Environmental Conditions
RCRA	Resource Conservation and Recovery Act
RR	Remediation and Redevelopment
SMP	Soil Management Plan
UAV	Unmanned Aerial Vehicle
µg/L	Micrograms per liter
VOCs	Volatile Organic Compounds
VPLE	Voluntary Party Liability Exemption
DNR	Wisconsin Department of Natural Resources
WTM83	Wisconsin Transverse Mercater 1983

Introduction

This Soil Management Plan (SMP) for the Pelican's Nest development is an addendum to the Eagle Point Senior Living (EPSL) Soil and Waste Management Plan dated November 17, 2016. The EPSL Soil and Waste Management Plan was prepared for phase I of the redevelopment process on the former Foremost Farms site located in Appleton, Wisconsin. (Reference Figure 1 – Location Map, Appendix 1.) The first phase of construction began in March 2017 and was completed in July 2018, which consisted of the development of Lot 1, the EPSL facility.

On May 16, 2014, the Wisconsin Department of Natural Resources (DNR) issued a case closure letter for the former Foremost Farms property. Soil and groundwater contamination remained on-site at the time of closure. Closure conditions included complying with a Cap Maintenance Plan and Material Handling Plan, dated February 2014. On November 11, 2016 a Revised Soil and Waste Management Plan was submitted to the DNR for phase I of the redevelopment. On December 16, 2016 Conditional Approval for On-Site Management of Contaminated Soil was granted by the DNR.

OMNNI Associates, Inc. (OMNNI), on behalf of ICONICA, Inc., has prepared the following SMP as an addendum to the Soil and Waste Management Plan that was submitted to the DNR for the EPSL project. This addendum is being prepared to address handling contaminated soils and historic waste fill during the phase II redevelopment of the property.

General Information

Background

Various industries have operated at the site since the late 1800's. The site's location immediately above and below the Appleton lower dam provided a location for power generation. The early development of the site involved significant filling of the site, and construction of a raceway to direct water for energy production.

Early site operations involved papermaking, tanning, machining, and quilting. Most recently, from the 1950's until 2003, the property was used as a whey processing facility by Foremost Farms. (Reference Figure 2 – Historical Orthophotos – 1938 to 2010, Appendix 1.) When the Foremost Farms facility ceased operations at the site the majority of the machinery was removed. The aboveground storage tanks at the site were removed in 2002 and 2004. The site was placed in the Wisconsin DNR's Voluntary Party Liability Exemption (VPLE) program in 2004 (BRRTS # 06-45-523605) and underwent soil and groundwater investigations. (Reference Figure 3 – Detailed Site Map, Appendix 1.)

The City of Appleton acquired the property on June 28, 2011 and began to demolish buildings later that year, completing the process in June 2012. The DNR and the Appleton Redevelopment Authority agreed on procedures to manage demolition debris on-site wherever practicable and environmentally protective. The DNR issued approval for development at a historic fill site on April 25, 2012, to allow demolition of buildings (removal of the cap) and excavation of historic fill material. Environmental investigation and cleanup activities proceeded. The head raceway was filled in with building debris and topped with clean fill. A capping plan was carried out, in which direct contact with contaminated soils at the site was minimized by the placement of clean fill over contaminated areas. (Reference Cap Maintenance Plan and Material Handling Plan, Appendix 3.) An area of the property has been designated a "development zone" and has clean fill ranging in depth from five to eight feet overlying contaminated soil in that area. (Reference Figure 4 –Development Zones, Appendix 1.)

The DNR issued a Low Hazard Waste Grant of Exemption for Beneficial Reuse of Contaminated Materials on October 27, 2011, to allow placement of 1,200 cubic yards of lead-bearing painted concrete at the eastern face of the western building basement wall. A Low Hazard Waste Grant was also issued on June 26, 2012, to allow placement of 7,750 cubic yards of contaminated soils within the former building basement. In both cases, the materials were covered with five to eight feet of clean clay fill. These areas are located within the site's "development zone".

The site achieved closure on May 16, 2014[1]. The DNR issued a certificate of completion under the VPLE program on July 11, 2014[2]. The DNR is not requiring further investigation or remediation at the site. However, the following continuing obligations remain for current or future owners of the property:

- DNR approval is required prior to further development at the site, since the subsurface materials on the property consist of historic fill material.
- DNR approval is required prior to well construction on the property.
- Since contamination remains throughout the property, if soil is excavated in specified areas at the site in the future, it must be properly managed.
- DNR approval is required prior to any modifications to the engineered surface barriers and soil covers at the site. These caps must be inspected and maintained according to the terms of the site's cap maintenance plan.

[1] Reference Final Case Closure with Continuing Obligations correspondence from the DNR to the Appleton Redevelopment Authority, dated May 16, 2014.

[2] Reference Issuance of a Certificate of Completion under the Voluntary Party Liability Exemption Program for the Environmental Investigation and Cleanup of the Foremost Farms (Former) Redevelopment correspondence from the DNR to the Appleton Redevelopment Authority, dated July 11, 2014.

- If future construction at the site requires dewatering, a discharge permit may be required.
- Monitoring well FF-1, which is being used to monitor a nearby site, must be protected during future on-site activities from damage.

Project Title

Soil Management Plan – Addendum, Pelican's Nest

Project Identification Numbers

DNR Bureau for Remediation and Redevelopment (RR) Tracking System (BRRTS) Number[3]:

02-45-530084 Environmental Repair Program (ERP-closed) Foremost Farms (Former)

OMNNI Project Number:

M1445E18 Environmental Services

Purpose

The purpose of the SMP is to present the handling approach for impacted material encountered during the construction activities.

Contact Information

Developer:	ICONICA, Inc. Mr. Patrick L. Eagan, Director of Engineering 901 Deming Way, Madison, WI 53717 Telephone: 608/664-3573 Patrick.Eagan@iconicacreates.com
Regulatory Agency:	Wisconsin Department of Natural Resources Remediation and Redevelopment Program Ms. Jennifer Borski, Hydrogeologist 625 E. County Road Y, Suite 700, Oshkosh, WI 54901-9731 Telephone: (920) 424-7887 jennifer.borski@wisconsin.gov
Civil Engineer:	OMNNI Associates, Inc. Mr. Robert D. Givens, Project Manager One Systems Drive, Appleton, WI 54914-1654 Telephone: 920/735-6900 bob.givens@omnni.com

[3] Other Activity Numbers listed at this location include:
04-45-039420 (Historic Spill)
04-45-046425 (Historic Spill)
06-45-523605 (Closed VPLE)
07-45-552735 (General Property)
04-45-558444 (Closed Spill)

Environmental Consultant:	OMNNI Associates, Inc. Mr. Brian Wayner, Project Manager One Systems Drive, Appleton, WI 54914-1654 Telephone: (920) 735-6900 bwayner@omnni.com
Contractor:	Gene Frederickson Trucking & Excavating, Inc. Mr. Grant Fulcer, Estimator/Project Manager 4450 Fieldcrest Drive, Kaukauna, WI 54130 Telephone: 920/766-1100 grant@gftexc.com

Project Location

The proposed Pelican's Nest development would be constructed on the former Foremost Dairy property located in the SW ¼ of the SW ¼ of section 25, T 21N, R17E, Appleton, Outagamie County, WI. (Reference Figure 1 – Location Map, Appendix 1.) The property consists of three lots (Lot 1: parcel 311077200, Lot 2: parcel 311077201, and Lot 3: parcel 311077202). The Pelican's Nest parcel has the street address of 935 - 945[4] E. John Street, Appleton, WI 54911. The property is owned by EP Development, Inc. but will be sold to Pelican's Nest, LLC at the closing of the bank construction loan. The property is zoned R3, Multifamily District.

The legal description for the property taken from the City of Appleton geographic information system (GIS) website is certified survey map (CSM) 7281 LOT 2 (DOC2089713) BEING ALL OF LOT 1 CSM 6728; LOC SW1/4 SEC25 AND NW1/4 SEC36 T21N R17E. A copy of CSM 7281 has been included in Appendix 5.

The geographic coordinates of the approximate parcel center are 648390, 421981, using the Wisconsin Transverse Mercater 1983 (WTM 83) coordinate system. The coordinates were obtained from the DNR BRRTS RR Sites Map data for the property.

Surrounding Area Conditions

The approximately 1.8-acre property is bordered by the Fox River to the east, EPSL facility to the south, by a relatively steep slope along the west border with residential properties at the top of the slope, and generally wooded and shallower sloped residential property to the north. The College Avenue Bridge is also located north of the site. John Street dead-ends at the property's west border. (Reference Figure 1 – Location Map, Appendix 1 and site photographs, Appendix 4.)

There are approximately 18 residences within 300 feet of the site. There are approximately 110 residences between 300 feet and 1,000 feet of the site. The nearest known private well is 3,174 feet to the southwest of the site on the other side of the Fox River. The nearest building is 26 feet west of the site. (Reference Figure 5 – Distances Map, Appendix 1.)

With the exception some areas immediately adjacent to the Fox River, the property is not within a floodplain. Floodplain boundaries were imported from the National Flood Hazard Layer (NFHL) from the

[4] There are two units proposed for the Pelican's Nest development. One would be addressed 935 E. John Street and one would be addressed 945 E. John Street. The Eagle Point Senior Living development has a street address of 955 E. John Street. At the time the Soil and Waste Management Plan was prepared for the Eagle Point Senior Living development the street address was thought to be 935 E. John Street.

Federal Emergency Management Agency (FEMA) GIS web server. (Reference Figure 6 – Soil Management Plan Location Standards, Appendix 1.)

Current Property Conditions

The property[5] generally slopes from west to east toward the Fox River. The far west end of the property is generally a tree covered slope. East John Street enters the property from the west and a portion of the overall property borders the south side of East John Street for approximately 200 feet. This portion of the property is also relatively steeply sloped both in a north to south direction and east to west direction. (Reference site photographs, Appendix 4.)

The property has been divided into three (3) separate development lots. Lot 1 was the first lot to be developed and is now the EPSL facility. Lot 2 is the proposed Pelican's Nest development. Development of Lot 3 is anticipated in the future. (Reference Certified Survey Map, Appendix 5.)

Lot 1 is located in the central and southern regions of the property bordered by the steep slope along the western side of the property and the Fox River along the eastern and southern sides. The EPSL campus was built on Lot 1 and was designed for residents age 55+ seeking an active lifestyle. The facility consists of 99 units, including 73 congregate independent units, 25 assisted living units, and one guest suite. Common areas provide space for activities and socializing. Spaces include a lobby with seating, library, game room, dining room and pub, two activity rooms, theater/chapel, beauty/barbershop, exercise pool, locker rooms, spa and exercise room.

Lot 2 is located in the north/northeast region of the site and bordered by the Fox River along the eastern side. Lot 2 currently has no buildings or paved surfaces on it. Two soil piles are located on Lot 2. The northern stockpile, approximately 966 cubic yards, is topsoil that was salvaged from the top of Lot 1 before construction of the EPSL facility. The southern stockpile, approximately 247 cubic yards of clay soil, was taken from Lot 1 in the development zone above the geotextile barrier. The clay soil was going to be used as pond liner for the stormwater pond that was to be located on Lot 1. The stormwater pond was not constructed and therefore the clay liner was not required. (Reference Figure 2 – Current Lot 2 Conditions, Appendix 1.) In addition to the two stockpiles, approximately 3,874[6] cubic yards of excess clay soil from Lot 1, that was taken from the development zone above the geotextile barrier, was spread across Lot 2. (Reference Figure 8 – Lot 2 Filled Area, Appendix 1.)

Lot 3 is located on the northern region of the site, south of East John Street. Parking, student housing, or a residential development are possible future developments being considered for Lot 3.

A multi-level monitoring well, FF-1, was installed for the Kerwin Paper Company (Former) (BRRTS # 02-45-221348) site by the responsible party for that site. The multi-level well is for the investigation of chlorinated volatile organic compounds (VOCs) released from the former Kerwin Paper Company

[5] When the term "property" is used, it generally refers to the entire development area (Lots 1, 2, and 3). The Pelican's Nest development is proposed for Lot 2.

[6] The filled area was approximated from using elevations from a 2018 OMNNI unmanned aerial vehicle (UAV) flight and subtracting elevations of Lot 2 from 2016 survey data before the start of the EPSL development. Using that information, the total fill placed on Lot 2 was calculated to be 5,097 cubic yards. The soil spread across Lot 2 from Lot 1 (3,874 cubic yards) was calculated by subtracting the volumes of the soil piles (966 cubic yards and 247 cubic yards) from the total fill placed on Lot 2 (5,097 cubic yards).

property. The multi-level well needs to be maintained and monitored by the responsible party for the Kerwin Paper Company site. The multi-level well is located on the southern tip of the property on Lot 1.

Prior Studies

Investigation and remedial action plan reports summarized in Attachment B of the Certificate of Completion:

1) DNR site files for historic spills on the property BRRTS# 04-45-225402 (closed 8/6/1998), 04-45-557663 (closed 8/30/2011), and 04-45-557723 (closed 9/12/2011);
2) Phase I Environmental Site Assessment, Foremost Farms USA, 935 East John Street, Appleton, WI, by Northern Environmental Technologies, Inc., dated October 30, 2003 (BRRTS #02-45-530084 / 06-45-523605);
3) Phase II Environmental Site Assessment, Foremost Farms USA, 935 East John Street, Appleton, WI, by Northern Environmental Technologies, Inc., dated December 17, 2004 (BRRTS #02-45-530084 / 06-45-523605);
4) Site Investigation Report, Foremost Farms USA, 935 East John Street, Appleton, WI, BRRTS #06-45-523605, by Northern Environmental Technologies, Inc., dated October 25, 2005 with updated text, tables and appendices received December 6, 2005;
5) Phase I Environmental Site Assessment and Limited Subsurface Soil Assessment, Foremost Farms, Appleton, WI, by ARCADIS, dated December 2006 (PHP Project Development, LLC) (BRRTS #02-45-530084);
6) Phase I Environmental Site Assessment, Foremost Farms Facility, 935 East John Street, Appleton, WI, by ARCADIS, dated September 2011 (City of Appleton) (BRRTS #02-45-530084 / 06-45-523605);
7) Resubmittal Request for Closure, Former Foremost Farms, 935 East John Street, Appleton, WI, WDNR BRRTS #02-45-530084 / VPLE # 06-45-523605, by ARCADIS, dated November 14, 2012;
8) Case Closure Request, Former Foremost Farms, BRRTS #02-45-530084, by ARCADIS, dated January 4, 2013;
9) Addendum to Summary of Activities and Request for Case Closure, Former Foremost Farms,935 E. John Street, Appleton, Wisconsin, BRRTS #02-45-530084; VPLE #06-45-523605, by ARCADIS, dated January 8, 2013;
10) Summary of Activities and Request for Case Closure, Former Foremost Farms, 935 East John Street, Appleton, Wisconsin, BRRTS #02-45-530084; VPLE # 06-45-523605, by ARCADIS, dated November 13, 2012;
11) Response Case Closure Denial for Additional Investigation & Documentation, Foremost Farms (Former), 935 E. John St., Appleton, Wisconsin, WDNR BRRTS ERP #02-45-530084 / VPLE # 06-45-523605, by ARCADIS, dated May 16, 2013.

In April 2016, OMNNI was contracted by IconiCare to perform a Phase I Environmental Site Assessment (ESA) update on the property[7]. In March of 2017, OMNNI was contracted by ASHRE, LLC, to perform a

[7] Reference Phase I Environmental Site Assessment Update, Former Foremost Farms Property, Prepared by OMNNI, dated April 15, 2016.

Phase I ESA update on the property[8]. The updated Phase I ESAs provided a summary of the 2011 Phase I ESA recognized environmental conditions (RECs) and reported the resolution actions that took place.

1) REC – The fill material across the site contains contaminants at concentrations above regulatory limits.
   Resolution – The DNR closed the site, requiring no further investigation or remediation, with the understanding that the site may be redeveloped for either residential or recreational use. Building demolition and site restoration activities were carried out with the intent of isolating contaminated soil via capping, to prevent direct contact. A cap maintenance plan was approved, requiring DNR approval for any modifications to the cap. The DNR must review and approve any future construction at the site due to the presence of historic fill at the site.

2) REC – Sulfate is present in the groundwater in a localized area at the north end of the site above the enforcement standard (ES).
   Resolution – No further investigation was required. A discharge permit may be required if dewatering occurs in the area of concern.

3) REC – Chlorinated volatile organic compounds are migrating from the Kerwin Paper Company property to the subject property subsurface.
   Resolution – The groundwater contamination was identified in the sandstone aquifer at depths over 100 feet below the ground surface. The DNR has recognized that an off-site entity is responsible for this contamination. The responsibility of the owner of the subject property is limited to assuring that monitoring well FF-1 is not disturbed during future site activities, until abandonment by the off-site responsible party. Due to the presence of volatile compounds below the site, OMNNI has recommended to the developer to include at least the underground portion of a vapor mitigation system into the design.

4) REC – Sediment in the Fox River has been impacted with PCBs from upstream paper mills. (Sediment had not been sampled in the head raceway on the subject property at the time of the ARCADIS 2011 Phase I environmental site assessment.)
   Resolution – The head raceway was subsequently dewatered and the sediment sampled. PCBs were identified. With DNR approval, sediment in the head raceway was left in place and covered by a geotextile membrane marker, followed by four to ten feet of clean crushed concrete and clay. The DNR is not requiring any further investigation.

5) REC – High-capacity wells are located on the subject property, capable of acting as conduits for surface releases to the bedrock aquifer.
   Resolution – The wells were properly abandoned in November 2011.

6) REC – Asbestos-containing material, lead-based paint-containing material, and universal waste were present in the aged buildings at the site and were a potential source of release during demolition activities.
   Resolution – Asbestos, lead-based paint, and universal waste were outside the scope of the Phase I ESA update. Demolition records should be reviewed to determine how these items were managed during demolition.

[8] Reference Phase I Environmental Site Assessment Update, Eagle Point Property, Prepared by OMNNI, dated March 13, 2017.

The updated Phase I ESA also reported that a 100-gallon diesel fuel spill occurred on December 19, 2011, during site restoration activities, which was cleaned up and received closure.

Geology and Hydrogeology

The underlying bedrock is primarily Ordovician Carbonate Dolostone of the Sinnipee group, which consists of the Platteville and Galena formations, according to the Wisconsin Geological and Natural History Survey Preliminary Bedrock Geologic Map of Outagamie County, by Bruce A. Brown.

The property extends across three soil mapping units:

- Udorthents (Uo) – Variable fill material that is mainly loamy and clayey; permeability varies but is mostly slow or very slow.
- Kewaunee soils (KkE3) – Soils found on side slopes of till plains along rivers, slow permeability.
- Briggsville silt loam (BtB) – Soil with moderately slow permeability.

Due to the extensive land manipulation over time, significant fill now overlies native soils in the project area. (Reference Figure 9 – Soils Map, Appendix 1.)

Based on the geotechnical investigations, the native soils on the subject property consist generally of lean clay glacial till with varying amounts of sand and gravel, as well as some apparently discontinuous organic deposits. The bedrock in the subsurface of the subject property is dolomite of the Galena formation and is encountered at depths ranging from 14 to 35 fbgs.

Based on site investigations, the depth to groundwater ranged from 1.5 feet below ground surface (fbgs) along the eastern property boundary, adjacent to the Fox River, to 19 fbgs in the northwest portion of the site. In general, groundwater flow beneath the site was to the northeast and east towards the Fox River.

The topography of the property slopes steeply downward from the west side to the east side (Fox River). Current Lot 2 elevations range from 727 feet above mean sea level (msl) to 701 feet above msl. (Reference Figure 10 – Topographic Map, Appendix 1.)

Contaminants of Concern

Past investigations and remedial activities have provided soil data across the site. (See Figure 2 – Site Detail Map, Appendix 1 and ARCADIS Soil Tables, Appendix 2.)

Fill material throughout the entire site contains polycyclic aromatic hydrocarbons (PAHs) and select metals at concentrations that exceed direct contact criteria. Select VOCs, PAHs, and metals exceed applicable groundwater pathway criteria; however, groundwater monitoring indicated no VOCs, PAHs, and metals present in groundwater at concentrations above regulatory standards. Sediment within the abandoned head raceway contained polychlorinated biphenyls (PCBs), PAHs, and metals. The total PCB concentrations in sediment were below the United States Environmental Protection Agency Toxic Substances Control Act rule. All soils and sediments beneath the established engineered barriers should be considered impacted[9].

[9] Paraphrased from the Cap Maintenance Plan and Materials Handling Plan, dated February 2014.

Historical groundwater monitoring data at the site indicated exceedances of the Chapter (ch.) NR 140 Wisconsin Administrative Code (Wis. Adm. Code), enforcement standard for sulfate at monitoring well MW1. The DNR granted an exemption to sulfate in the groundwater[10].

Proposed Development

Lot 2 is owned by EP Development, Inc. but will be sold to Pelican's Nest, LLC at the closing of the bank construction loan[11]. The Pelican's Nest development will consist of two, five-unit town house style apartment buildings[12], 15,254 square feet each. Each unit will consist of three bedrooms, kitchen, dining room, living room, 2 ½ bathrooms, laundry room, attached garage, and walkout basement. (Reference Preliminary ICONICA Plans, Appendix 6.)

The first floor areas (6,437 sf) will consist of two bedrooms, 1 ½ bathrooms, kitchen, dining room, living room, and laundry room. The basement areas (6,204 square feet) will consist of a bedroom, full bathroom, and storage. The two-car attached garages (2,613 square feet) will be located on the west side of the buildings. There will be an under slab drain tile and PVC pipe exhaust for a future installation of a radon mitigation system.

Impermeable asphaltic pavement[13] will connect the two buildings to E. John Street and to the EPSL development. A path west of the two buildings will connect to the EPSL path. The path will be impermeable asphaltic pavement. Sidewalks will be concrete construction. New infrastructure including sewer, water, storm water, curb and gutter will be required on Lot 2.

Three stormwater bio-filters are proposed. The northern bio-filter bottom elevation is proposed at an approximate elevation 720 feet msl. The southern bio-filter bottom elevation is proposed at an approximate elevation 711.5 feet msl. The western bio-filter bottom elevation is proposed at an approximate elevation 719 feet msl. The bio-filters will have a 2-foot thick clay liner.

With the exception of some areas immediately adjacent to the Fox River, the Pelican's Nest development would not be placed within a floodplain. (Reference Figure 6 – Soil Management Plan Location Standards, Appendix 1.)

The Pelican's Nest development is bordered by the Fox River to the west. The Pelican's Nest development will be within 300 feet of a navigable river. Because the development will be within 300 feet of the Fox River, a variance from Wis. Adm. Code section NR 718.05 will be required.

The Pelican's Nest development would not occur within a 100 feet of any wetland or critical habitat area. Closure of the property required the site to be capped, so wetland conditions shouldn't exist if the cap was functioning properly.

[10] Reference NR140.28 Exemption for Sulfate in the Groundwater at Foremost Farms (Former) correspondence, dated January 17, 2013.
[11] ICONICA is the design-builder of Lot 1 (EPSL) and Lot 2 (Pelican's Nest). IconiCare no longer exists; Tukka Properties and The Alexander Company are the two developers of both EPSL and Pelican's Nest. The principals of Tukka Properties and The Alexander Company are also the owners of ASHRE, LLC and Pelican's Nest, LLC.
[12] The units will be rented as apartments initially but are designed so they could be converted to condominiums.
[13] The term "impermeable" was used to differentiate between the asphaltic pavement that is used in stormwater designs, which is permeable or porous.

The redevelopment would not be within 100 feet of the on-site water supply well or within 300 feet of any known offsite water supply well. Two water supply wells had existed on-site. Both water supply wells have been abandoned. (Reference Figure 5 –Distances Map and Figure 6 – Soil Management Plan Location Standards, Appendix 1.)

Depth to groundwater ranged from 1.5 fbgs along the eastern property boundary, adjacent to the Fox River, to 19 fbgs in the northwest portion of the property.

The materials requiring excavation to meet the site design would not be placed at a depth greater than the original excavation. The movement of materials on-site will not be placed in a location that poses a threat to public health, safety, or welfare, or the environment. Disturbed areas of the site will be capped with building, pavement, or clean fill. Access to the site will be restricted during construction.

East Side of Pelican's Nest Development (River Side)

West Side of Pelican's Nest Development

Management of Soil and Historic Waste Fill

A Development at Historic Fill Site or Licensed Landfill Exemption Application was submitted to the DNR prior to the EPSL development[14]. The Development at Historic Fill Site or Licensed Landfill Exemption Application addressed the entire property. The DNR provided a Conditional Case-by-Case Grant of Exemption for the site[15].

The site design of the Pelican's Nest development attempted to work within the development zones. (Reference Figure 11 – Development Soil Handling, Appendix 1.) The site design also factored in the contaminated materials on-site by raising the buildings and surrounding grade elevations. However, because of the grade changes across the site, including tying into the existing EPSL development and transitioning to the river's edge, there are still areas that are required to be cut and filled to allow the design to work. The final site design attempted to keep existing materials on-site and reduce the need for off-site relocation of materials.

Approximately 1,200 cubic yards of soil will need to be removed from the site to make the site design feasible. The northern stockpile, approximately 966 cubic yards, is topsoil that was salvaged from the top of Lot 1 before construction of the EPSL facility. The southern stockpile, approximately 247 cubic yards of clay soil, was taken from Lot 1 in the development zone above the geotextile barrier. Both stockpiles have been factored into the amount of material that will need to be removed.

Approximately, 525 cubic yards of topsoil from the northern stockpile will be used to create a 6-inch cover over greenspace areas on Lot 2. The remaining topsoil from the northern stockpile will be relocated to the grassed area of Lot 3, approximately 441 cubic yards.

The southern stockpile, approximately 247 cubic yards of clay soil will be transported to a Gene Frederickson Trucking & Excavating, Inc. property after the soil has been tested for PAHs and Resource Conservation and Recovery Act (RCRA) metals. An additional 500 – 600 cubic yards of clay soil from the development zone area above the geotextile barrier will be transported to a Gene Frederickson Trucking & Excavating, Inc. property after the soil has been tested for PAHs and RCRA metals.

Most of the grading to meet the site design will take place above the geotextile barrier assuming the geotextile barrier is located in the areas and at the depths indicated in previous site documentation. For those areas that contaminated soil is encountered, below the geotextile barrier or outside the development zone, the contaminated soil will be placed under paved surfaces or buildings.

Excavations will be required for the three-stormwater bio-filters. Each bio-filter will have two feet of compacted clay at the base. On top of the clay will be approximately one foot of pea gravel with a perforated pipe that will be connected to the storm sewer system. The perforated pipe will collect excess stormwater from the bio-filter. On top of the pea gravel will be approximately two feet of engineered soil. A vegetative mat will be placed on top of the engineered soil. The vegetative mat contains native plants that are grown in a green house and selected to work with bio-filters.

[14] Reference *Eagle Point Senior Living – Development at Historic Fill Site or Licensed Landfill Exemption Application*, prepared by OMNNI Associates, dated October 25, 2016 and a revised submittal dated November 21, 2016.
[15] Reference *Conditional Case-by-Case Grant of Exemption* from the DNR, dated December 16, 2016.

Depending on the actual depth and location of the geotextile barrier, contaminated soil may be encountered during the excavations for the bio-filters. If soil is removed outside of the development zone or from beneath the geotextile barrier that soil will be place under paved surfaces or the building.

In general, if during construction soil needs to be removed from outside of the development zone or from beneath the geotextile barrier that soil will be place under paved surfaces or the buildings. If there is excess soil from outside of the development zone or from beneath the geotextile barrier that cannot be placed under paved surfaces or the buildings, that soil will be landfilled[16]. Any clean fill that is removed from above the geotextile barrier will be used on-site. If there is excess clean fill, the fill will be taken to a Gene Frederickson Trucking & Excavating, Inc. property after the soil has been tested.

Summary

Early operations on the site involved papermaking, tanning, machining, and quilting. Most recently, from the 1950's until 2003, the property was used as a whey processing facility by Foremost Farms. The historic property uses involved filling areas of the property and construction of a raceway to direct water for energy production.

Because of the historic fill and operations at the site, all soils and sediments beneath the established engineered barriers or outside of development zones should be considered impacted.

The proposed Pelican's Nest development will consist of two, five-unit town house style apartment buildings that will complement the EPSL campus.

The proposed approach of the site design is to keep as much of the existing materials on-site as possible yet still have the proposed development suitable with the surrounding features. The existing Cap Maintenance Plan and Material Handling Plan will be amended to reflect the new development.

Schedule

Construction of Pelican's Nest will begin as soon as the SMP is approved.

Standard of Care

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

[16] Landfill acceptance of soil from the site has not been pre-approved. Testing of the soil, a landfill application, and review and approval of the submitted documentation by landfill staff will be required.

Signature of Environmental Professional

"I, Brian D. Wayner, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

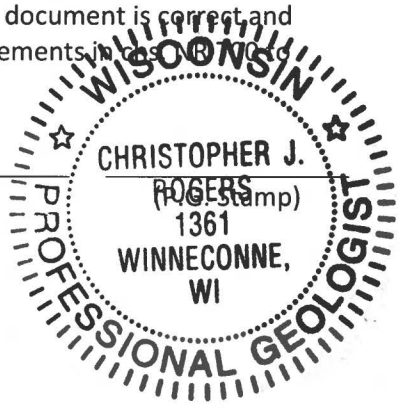
Prepared By: Brian D. Wayner

Brian D. Wayner, P.E.
Environmental Manager - Professional Engineer

"I, Chris Rogers, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

Reviewed By:

Christopher Rogers, P.G.
Hydrogeologist - Professional Geologist



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Appendix 1

WDNR BRRTS #: 0245530084
Site Name: FOREMOST FARMS (FORMER)

WDNR Facility ID: 445031510
PLSS: T21 R17E S25
Parcel No.: 311077201

Lat/Long:	44° 15' 35.092" N	88° 23' 29.697" W
Dec. Long/Lat:	-88.391582	44.259748
WTM83(91) (m):	648,390	421,981
County Coord (ft):	831,405	561,488

Note:
The City of Appleton has a municipal water supply system. There are no known potable wells within 1200 feet of the project location.

OMNNI ASSOCIATES
ONE SYSTEMS DRIVE PHONE (920) 735-6900
APPLETON, WI 54914 FAX (920) 830-6100

N W E S

PELICAN'S NEST

LOCATION MAP

935/945 E JOHN STREET
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

SCALE: AS SHOWN		BRRTS NO. **0245530084**
Drawn By: JCW Checked By: BDW		OMNNI PROJECT NO. **M1445E18**
Date: 10/10/2018		FIGURE NO. **1**

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\Location Map.mxd

Service Layer Credits: Esri, HERE, Garmin, © OpenStreetMap contributors
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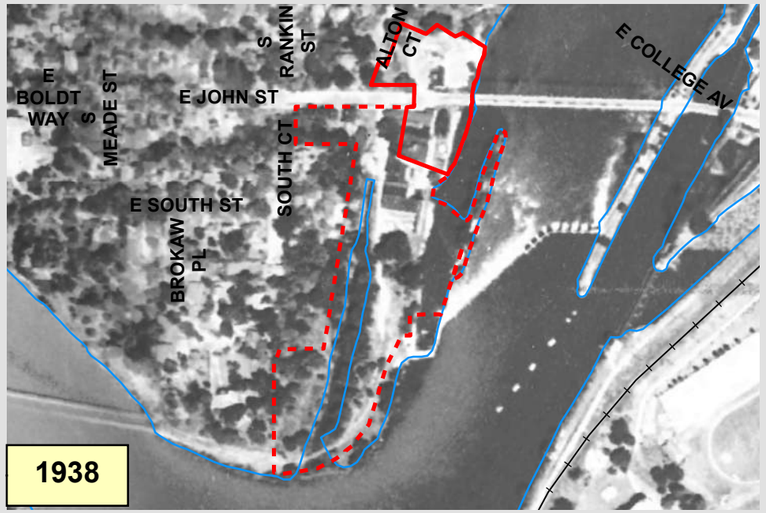

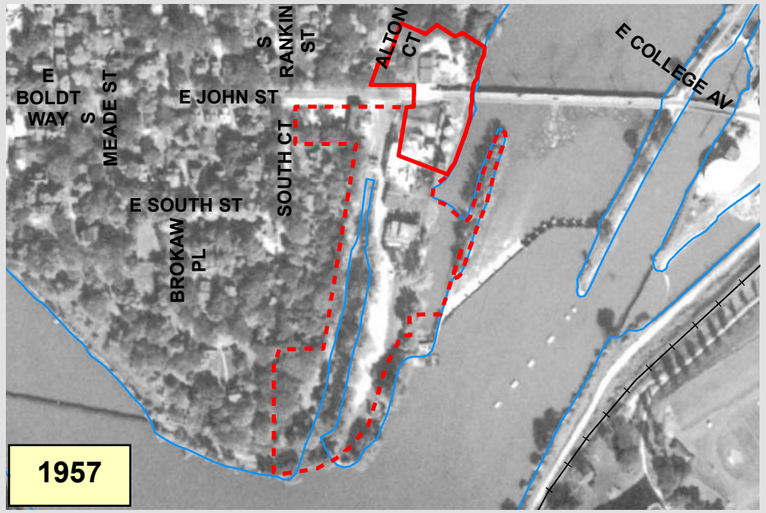

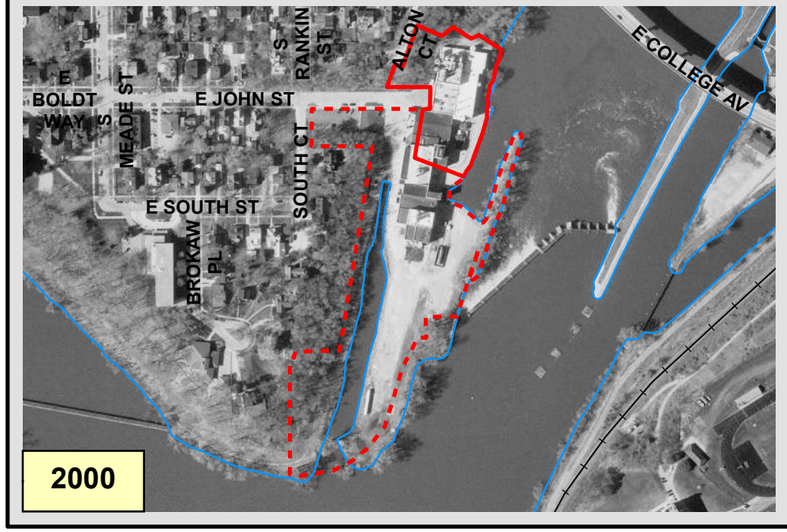

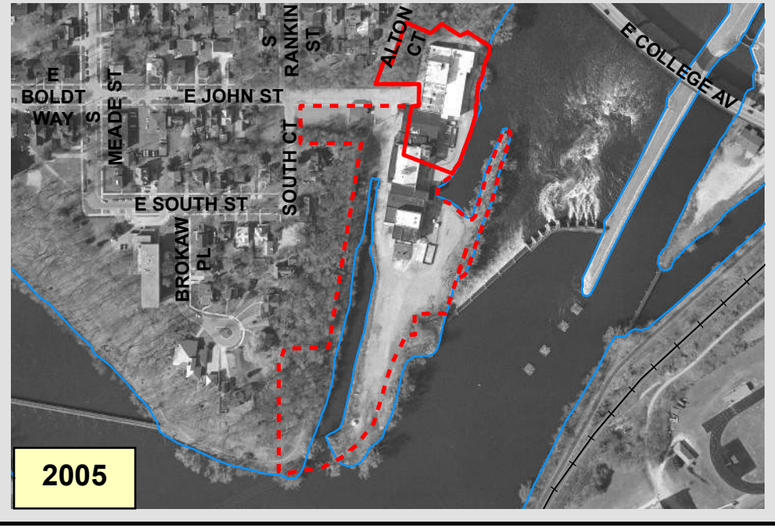

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Project Manager:
Project Engineer: JCW
Drawn By: BDW
Checked By:
Date: 10/10/2018

PELICAN'S NEST
HISTORICAL ORTHOPHOTOS - 1938 TO 2010

CITY OF APPLETON
OUTAGAMIE COUNTY, WISCONSIN

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PHONE (920) 735-6900
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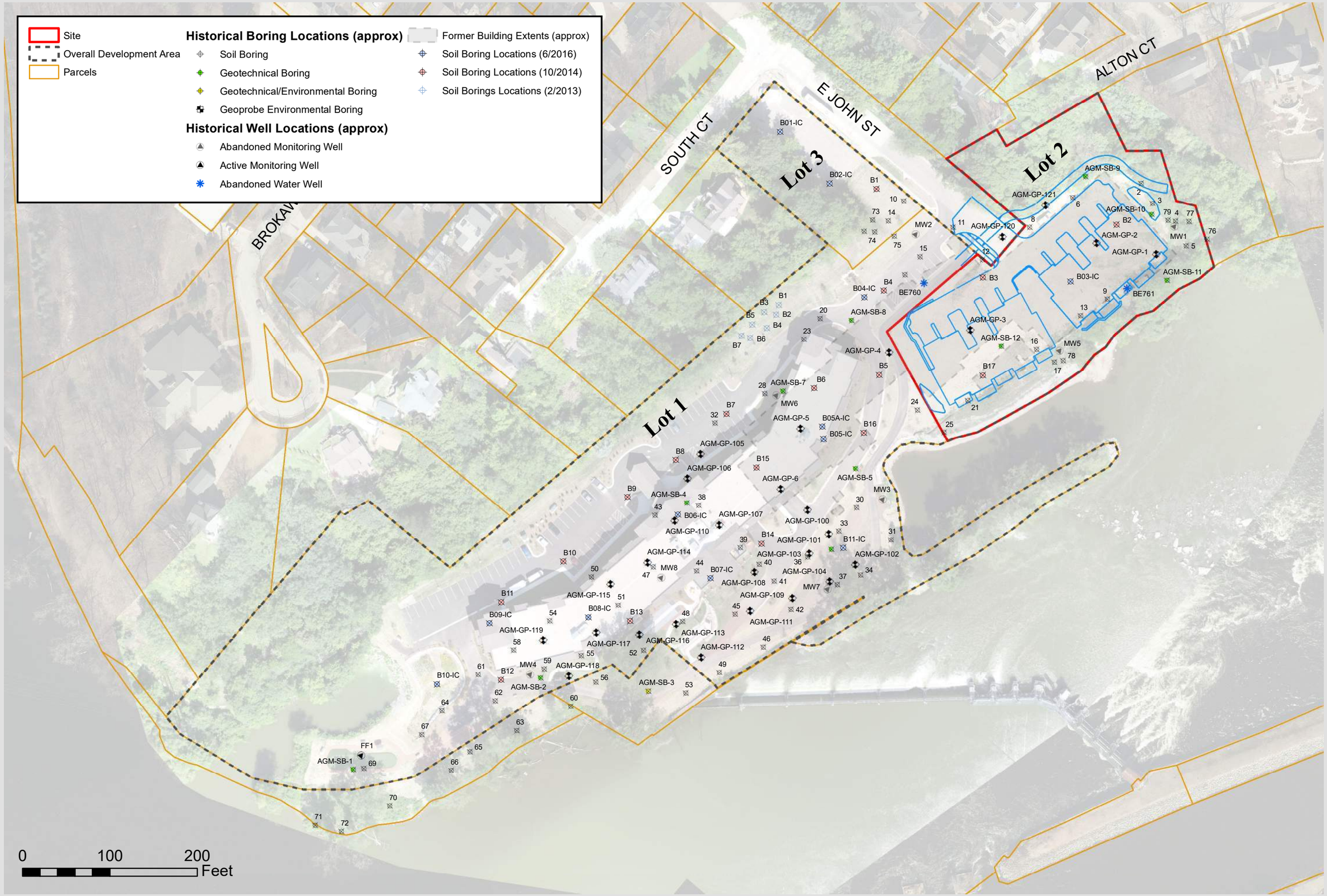
SCALE:
1 " = 417 '

PROJECT NO.
M1445E18

FIGURE NO.
2

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\Historical_3x3.mxd



Project Manager:
Project Engineer:
Drawn By: JCW
Checked By: BDW
Date: 10/11/2018

PELICAN'S NEST

DETAILED SITE MAP

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

OMNI ASSOCIATES
ONE SYSTEMS DRIVE PHONE (920) 735-6900
APPLETON, WI 54914 FAX (920) 830-6100

SCALE:
1 " = 100 '

PROJECT NO.
M1445E18

FIGURE NO.
3

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\Site Detail Map_withLayout.mxd

SOUTH CT

E JOHN ST

ALTON CT

0.5' clean soil

5-8' clean soil
w/ geotextile

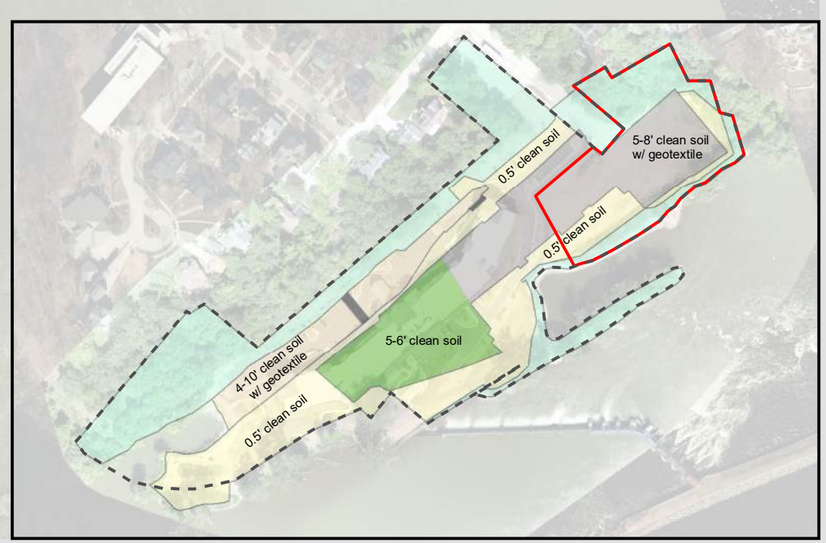
0.5' clean soil

0 50 100 Feet

Site
Overall Development Area
Parcels

Soil Management Plan Areas

Development Area Geotextile
Development Area
Outside Development
Outside Development Geotextile
Slurry Plug
Sloped River Bank



Project Manager:
Project Engineer: JCW
Drawn By: BDW
Checked By:
Date: 10/11/2018

PELICAN'S NEST

DEVELOPMENT ZONES

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

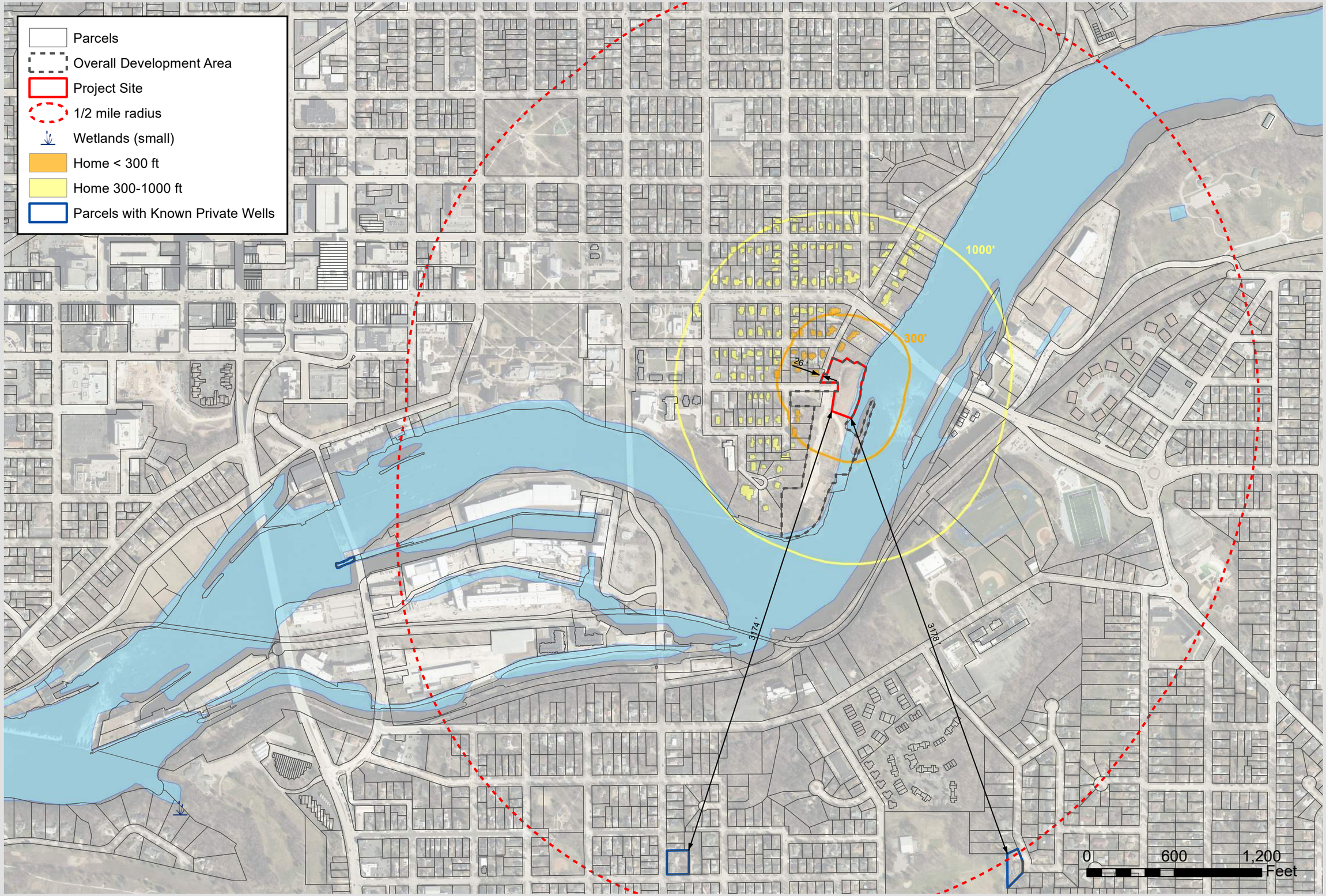
OMNI ASSOCIATES
ONE SYSTEMS DRIVE APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

SCALE:
1 " = 50 '

PROJECT NO.
M1445E18

FIGURE NO.
4

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\Site Detail Map_withZones.mxd



N
W E
S

Project Manager:
Project Engineer: JCW
Drawn By: BDW
Checked By:
Date: 10/11/2018

PELICAN'S NEST

DISTANCES MAP

CITY OF APPLETON
OUTAGAMIE COUNTY, WISCONSIN

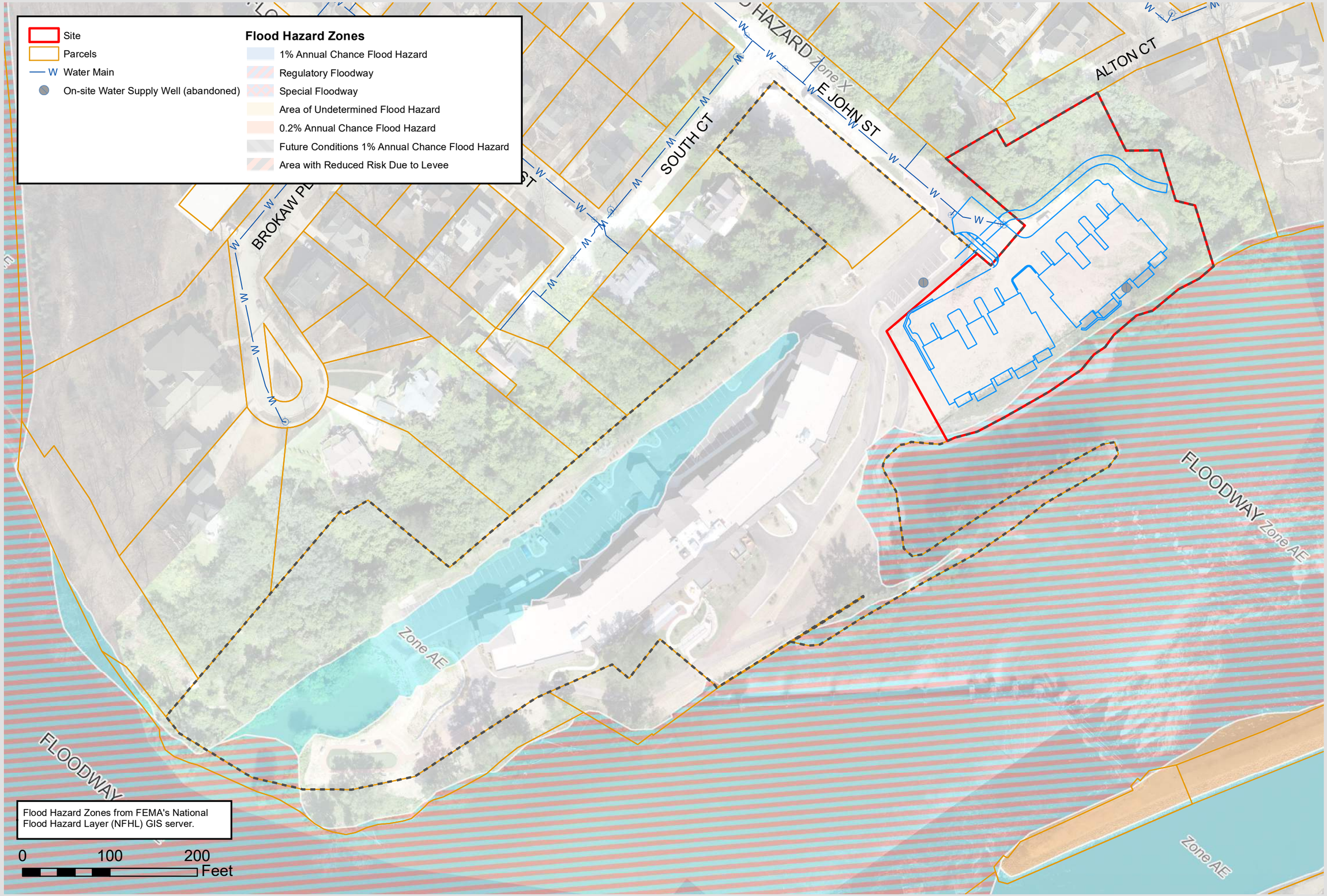
OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

SCALE:
1 " = 600 '

PROJECT NO.
M1445E18

FIGURE NO.
5

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\Distances.mxd



Project Manager:
Project Engineer: JCW
Drawn By: BDW
Checked By:
Date: 10/10/2018

PELICAN'S NEST

SOIL MANAGEMENT PLAN LOCATION STANDARDS

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

OMNI ASSOCIATES
ONE SYSTEMS DRIVE APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

SCALE: 1 " = 100 '

PROJECT NO. **M1445E18**

FIGURE NO. **6**

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\Location Standards.mxd

North Pile
966 CY

South Pile
247 CY

0 50 100 Feet

NOTES:

1. Orthomosaic imagery and photogrammetic data acquired 8/1/2018 by OMNNI Associates, Inc. UAV.

2. Stockpile volumes are estimated to be accurate within ±20% based on photogrammetric methods.

Project Manager:
Project Engineer: JCW
Drawn By: BDW
Checked By:
Date: 10/11/2018

PELICAN'S NEST

CURRENT LOT 2 CONDITIONS

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

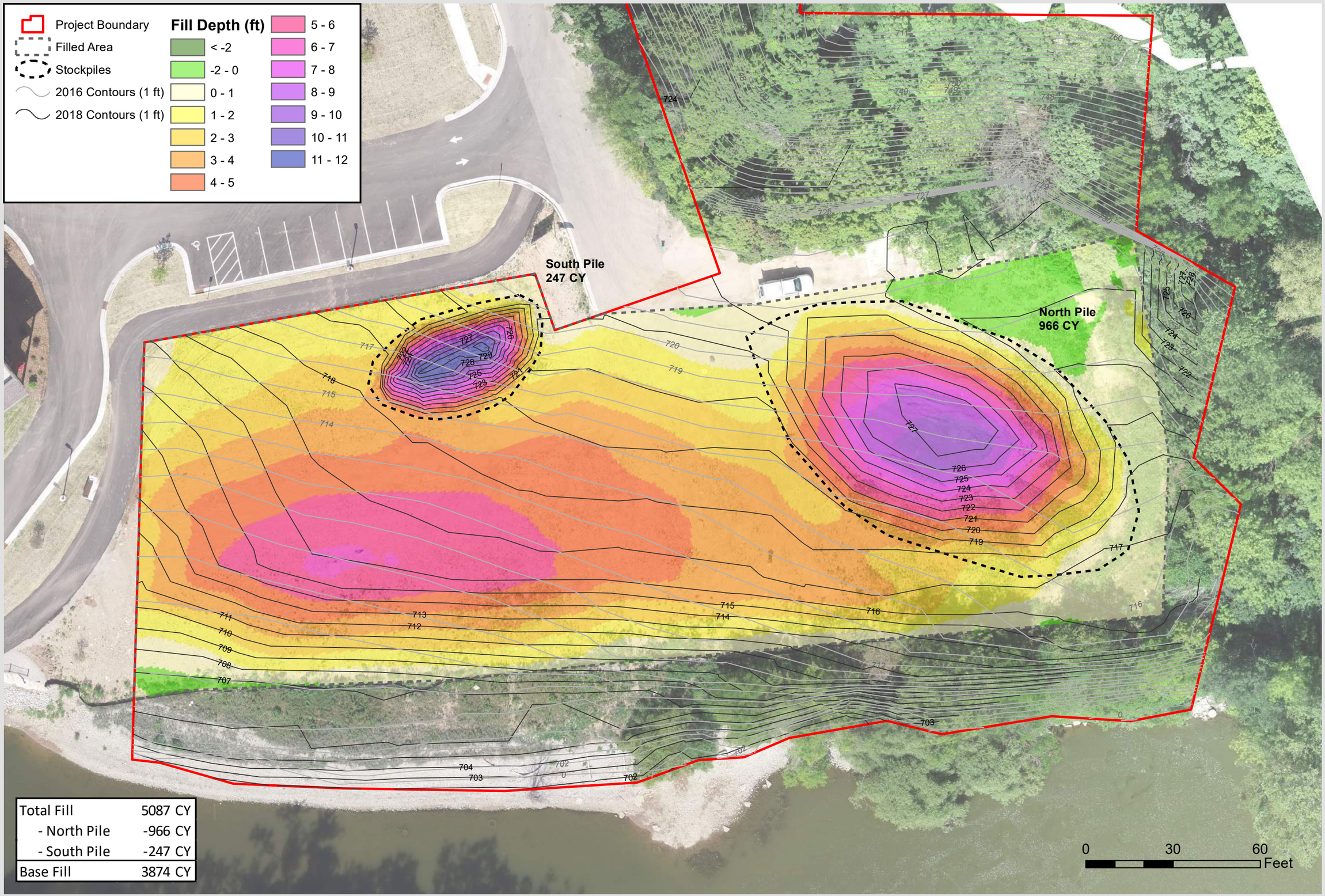
OMNNI ASSOCIATES
ONE SYSTEMS DRIVE PHONE (920) 735-6900
APPLETON, WI 54914 FAX (920) 830-6100

SCALE:
1 " = 50 '

PROJECT NO.
M1445E18

FIGURE NO.
7

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\CurrentConditions.mxd



N

S E

Project Manager:
Project Engineer: JCW
Drawn By:
Checked By:
Date: 10/11/2018

PELICAN'S NEST

LOT 2 FILLED AREA

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

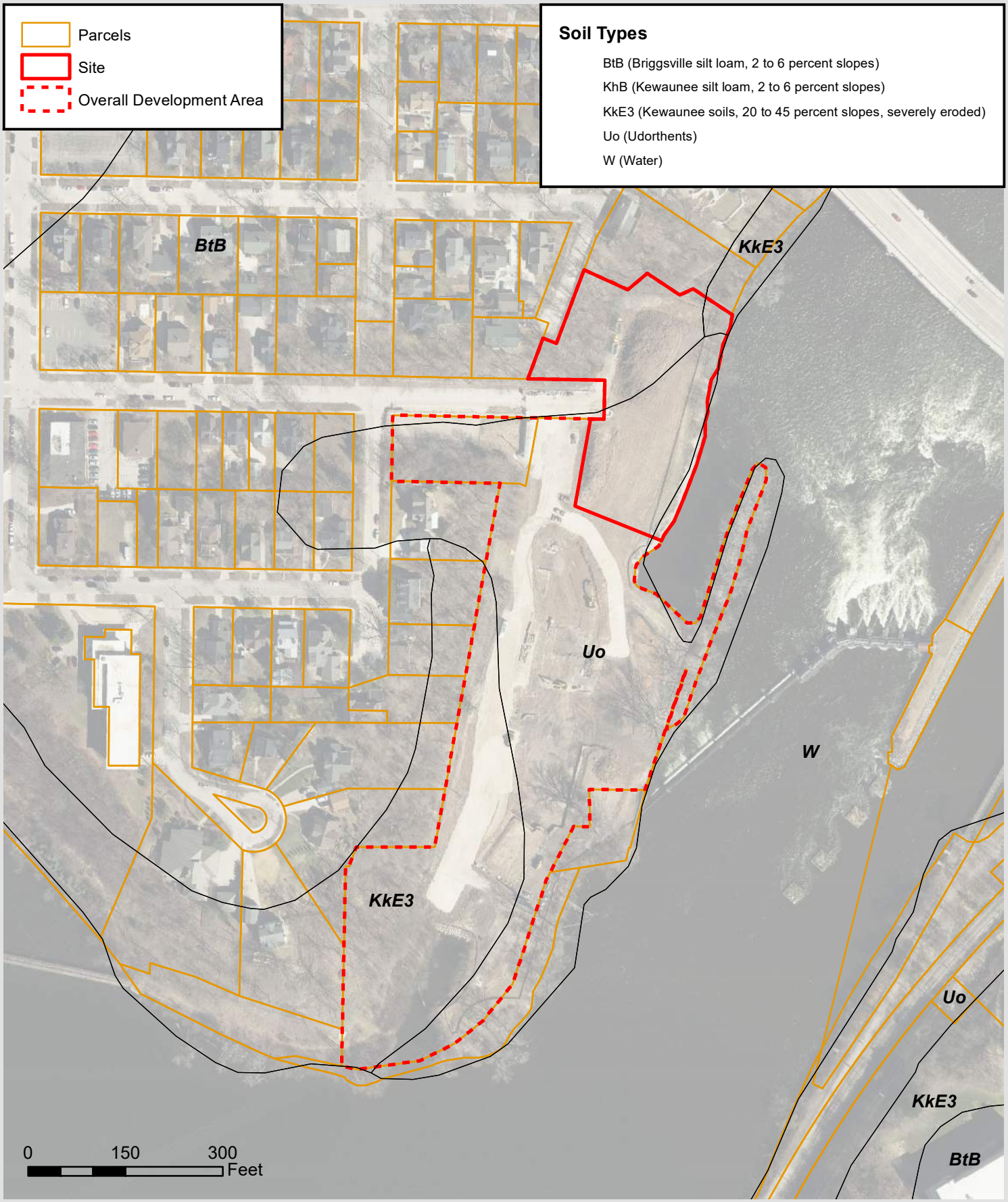
OMNI ASSOCIATES
ONE SYSTEMS DRIVE PHONE (920) 735-6900
APPLETON, WI 54914 FAX (920) 830-6100

SCALE:
1 " = 30 '

PROJECT NO.
M1445E18

FIGURE NO.
8

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\FillVolumeCalcResults.mxd



OMNI ASSOCIATES
ONE SYSTEMS DRIVE PHONE (920) 735-6900
APPLETON, WI 54914 FAX (920) 830-6100

N
W E
S

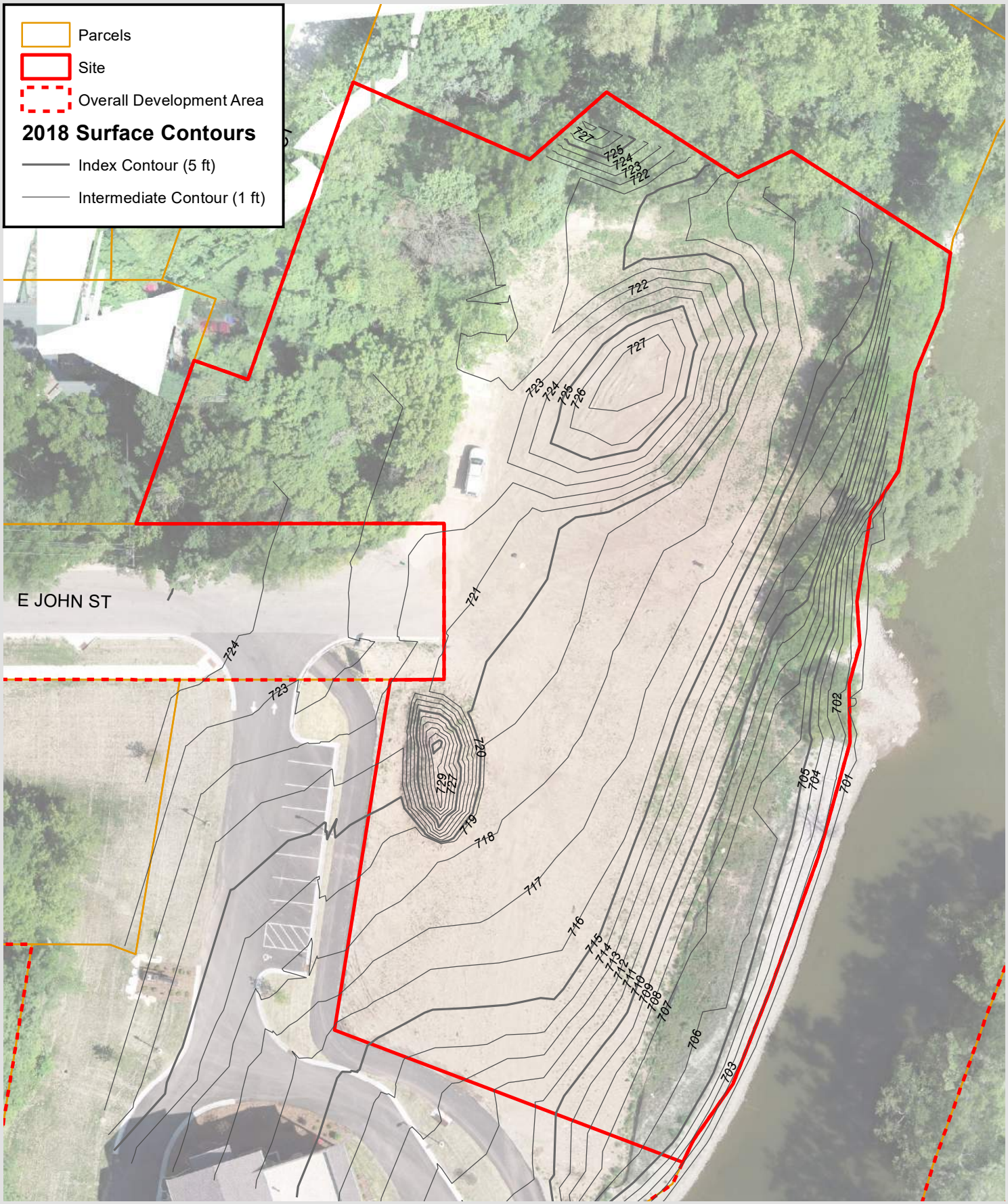
PELICAN'S NEST

SOILS MAP

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

Project Manager:	
Project Engineer:	
Drawn By:	JCW
Checked By:	BDW
Date:	10/10/2018
SCALE:	1 " = 200 '
PROJECT NO.	M1445E18
FIGURE NO.	9

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\Soil Map.mxd



OMNI ASSOCIATES
ONE SYSTEMS DRIVE PHONE (920) 735-6900
APPLETON, WI 54914 FAX (920) 830-6100

N
W E
S

PELICAN'S NEST

TOPOGRAPHIC MAP

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

Project Manager:		SCALE:	1 " = 50 '
Project Engineer:			
Drawn By:	JCW	PROJECT NO.	**M1445E18**
Checked By:	BDW		
Date:	10/11/2018	FIGURE NO.	**10**

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\Topographic Map 2018.mxd

SOUTH CT

E JOHN ST

ALTON CT

Excess Topsoil Location

0.5' clean soil

5-8' clean soil w/ geotextile

0.5' clean soil

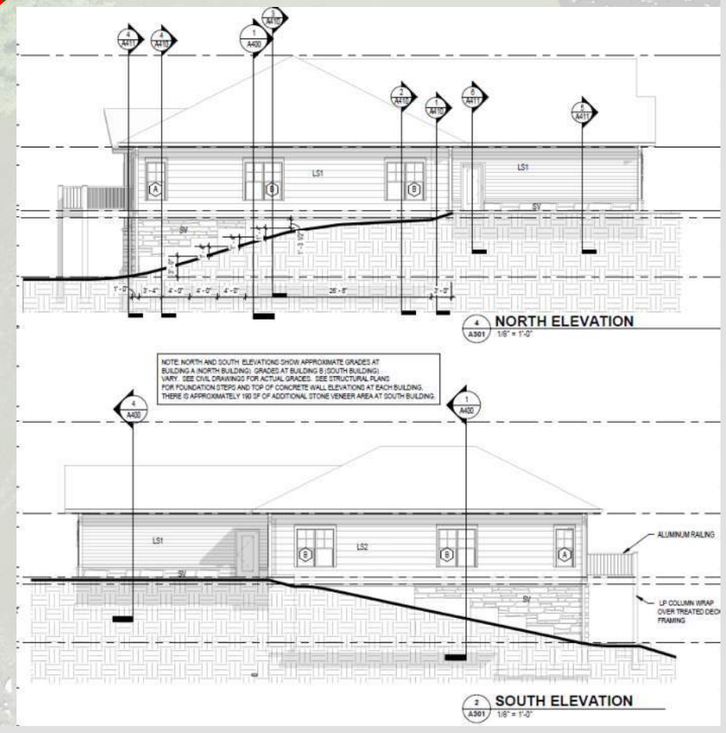
5-6' clean soil

0 50 100 Feet

Site
Overall Development Area
Parcels
Proposed Water
Proposed Storm Sewer
Proposed Sanitary Sewer
Proposed Gas
Proposed Biofilters

Soil Management Plan Areas

Development Area Geotextile
Development Area
Outside Development
Outside Development Geotextile
Slurry Plug
Sloped River Bank



Project Manager: JCW
Project Engineer: BDW
Drawn By:
Checked By:
Date: 10/12/2018

PELICAN'S NEST

DEVELOPMENT / SOIL HANDLING

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

OMNI ASSOCIATES
ONE SYSTEMS DRIVE APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

SCALE: 1 " = 50 '

PROJECT NO. **M1445E18**

FIGURE NO. **11**

F:\Municipal\Jobs\M1445E18 - Pelicans Nest\GIS\SoilExcavation2.mxd

Appendix 2

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-1	AGM-GP-2	AGM-GP-3	AGM-GP-4	AGM-GP-5	AGM-GP-6	
Sample Date				11/13/06	11/13/06	11/13/06	11/13/06	11/13/06	11/13/06	11/13/06
Pre-Demo. Depth Range[1]	NR 720	NR 720	GW	2 - 4'*	2 - 4'*	2 - 4'*	2 - 4'*	2 - 4'*	2 - 4'*	10 - 12*
Post-Demo. Depth Range[2]	IND DC	NON-IND DC[3]	Pathway[4]	13 - 15'	15 - 17'	10 - 12'	8 - 10'	9 - 11'	6 - 8'	12 - 14'
DRO (mg/kg)	--	--	100	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)										
Sulfate	--	--	--	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)										
Arsenic	1.6	0.039	--	**3.1**	**3.0**	**4.3**	**2.8**	**3.0**	**1.9**	**6.6**
Barium	4,500	344	330	62	19	30	49	66	10	83
Cadmium	510	8	1.5	<0.061	<0.058	<0.060	<0.073	<0.065	<0.053	0.19
Chromium	33,700	16,000	200,000	22	10	11	21	26	7.1	17
Lead	500	50	--	4.7	42	13	12	11	5.2	96
Mercury	6,880	4,920	0.21	0.012	0.051	0.29	0.061	0.048	0.0090	0.042
Selenium	11.2	8.6	1	<0.97	<0.93	<0.95	<1.2	<1.0	<0.85	<1.0
Silver	11.2	8.6	1.67	<0.29	<0.27	<0.28	<0.35	<0.31	<0.25	<0.31
VOCs (µg/kg)										
Cymene	--	--	--	<25	<25	<25	<25	<25	<25	<25
Naphthalene	110,000	20,000	400	<25	<25	<25	<25	<25	<25	<25
Toluene	--	--	1,500	<25	<25	<25	<25	<25	<25	<25
SVOCs (µg/kg)										
Acenaphthene	60,000,000	900,000	38,000	<3.6	<3.4	<3.5	<4.3	<3.8	<3.1	<3.8
Acenaphthylene	360,000	18,000	700	<3.5	<3.3	<3.4	<4.2	<3.7	<3.0	<3.7
Anthracene	300,000,000	5,000,000	3,000,000	<4.3	8.9	<4.2	<5.1	<4.6	<3.7	10
Benzo(a)Anthracene	3,900	88	17,000	<6.4	22	28	7.7	<6.8	<5.6	44
Benzo(a)Pyrene	390	8.8	48,000	<3.4	27	31	9.2	<3.7	<3.0	46
Benzo(b)fluoranthene	3,900	88	360,000	<3.4	24	26	7.8	<3.6	<2.9	43
Benzo(g,h,i)Perylene	39,000	1,800	6,800,000	<4.3	21	17	5.6	<4.6	<3.7	29
Benzo(k)Fluoranthene	39,000	880	870,000	<3.7	30	26	7.9	<3.9	<3.2	46

Footnotes on Page 2.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-1	AGM-GP-2	AGM-GP-3	AGM-GP-4	AGM-GP-5	AGM-GP-6	
Sample Date				11/13/06	11/13/06	11/13/06	11/13/06	11/13/06	11/13/06	11/13/06
Pre-Demo. Depth Range[1]	NR 720	NR 720	GW	2 - 4'*	2 - 4'*	2 - 4'*	2 - 4'*	2 - 4'*	2 - 4'*	10 - 12*
Post-Demo. Depth Range[2]	IND DC	NON-IND DC[3]	Pathway[4]	13 - 15'	15 - 17'	10 - 12'	8 - 10'	9 - 11'	6 - 8'	12 - 14'
SVOCs (µg/kg) (continued)										
Benzoic Acid	--	--	--	NA	NA	NA	NA	NA	NA	NA
Chrysene	390,000	8,800	37,000	<5.2	24	27	7.4	<5.6	<4.6	48
Dibenzo(a,h)Anthracene	390	8.8	38,000	<3.3	6.9	5.8	<4.0	<3.5	<2.9	9.7
Fluoranthene	40,000,000	600,000	500,000	<3.5	47	32	13	<3.7	<3.0	77
Fluorene	40,000,000	600,000	100,000	<4.1	<3.9	<4.0	<4.9	<4.4	<3.6	<4.4
Indeno(1,2,3-cd)Pyrene	3,900	88	680,000	<3.0	18	15	4.4	<3.2	<2.6	24
1-Methylnaphthalene	70,000,000	1,100,000	23,000	<3.6	<3.5	<3.6	<4.4	<3.9	<3.2	<3.9
2-Methylnaphthalene	40,000,000	600,000	20,000	<3.7	<3.6	<3.7	<4.5	<4.0	<3.3	<4.0
Naphthalene	110,000	20,000	400	<4.8	<4.6	<4.7	<5.8	<5.1	<4.2	<5.1
Phenanthrene	390,000	18,000	18,00	<3.5	13	6.4	6.3	<3.8	<3.1	24
Pyrene	30,000,000	500,000	8,700,000	<2.9	44	32	14	<3.1	<2.6	76

*	Feet below basement slab.
1	Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
2	Based on preliminary grade developed by ARCADIS dated September 23, 2011.
3	WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
4	WDNR NR720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR720 IND DC	WDNR NR720 Generic Industrial Direct Contact RCLs.
NR720 NON-IND DC	WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-103	AGM-GP-104	AGM-GP-106	AGM-GP-107	AGM-GP-108	AGM-GP-109	AGM-GP-110	AGM-GP-111
Sample Date	**10/17/11**	**10/17/11**	**10/17/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/20/11**
Pre-Demo. Depth Range[1]	**8 - 10'**	**4 - 6'**	**6 - 8'**	**6 - 8'**	**6 - 8'**	**6 - 8'**	**4 - 6'**	**4 - 6'**
Post-Demo. Depth Range[2]	**8 - 10'**	**4 - 6'**	**8 - 10'**	**7 - 9'**	**3 - 5'**	**6 - 8'**	**4 - 6'**	**4 - 6'**
DRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)								
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)								
Arsenic	**4.3**	**8.3**	**2.8**	**3.3**	**15.1**	**3.1**	**3.2**	**4.1**
Barium	51.1	38.6	38.0	43.9	44.7	52.2	64.2	48.3
Cadmium	0.12	0.23	0.079	0.17	0.29	0.13	0.085	0.16
Chromium	25.4	12.8	14.5	13.4	8.6	20.0	20.6	10.8
Lead	24.7	19.5	5.2	18.4	12.5	4.7	4.5	29.0
Mercury	0.037	0.16	0.022	0.056	0.036	0.025	0.0099	0.21
Selenium	<2.3	<2.5	<2.2	0.55	<2.2	<2.0	<2.2	0.37
Silver	0.12	0.18	0.11	<1.1	<1.1	<1.0	<1.1	0.20
VOCs (µg/kg)								
Cymene	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs (µg/kg)								
Acenaphthene	5.9	4.1	<19.4	3.7	7.9	191	<19.6	280
Acenaphthylene	<20.3	4.3	<19.4	35.4	4.3	572	<19.6	110
Anthracene	10.9	10.4	<19.4	44.5	22.7	1,140	<19.6	903
Benzo(a)Anthracene	16.2	16.1	<19.4	178	27.1	2,070	<19.6	1,690
Benzo(a)Pyrene	14.3	15.1	<19.4	241	20.4	**1,790**	<19.6	**1,540**
Benzo(b)fluoranthene	11.6	8.8	<19.4	203	11.0	1,290	<19.6	1,300
Benzo(g,h,i)Perylene	15.7	13.3	<19.4	175	15.9	1,070	<19.6	1,110
Benzo(k)Fluoranthene	10.8	11.4	<19.4	242	15.8	1,630	<19.6	1,230

Footnotes on Page 4.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-103	AGM-GP-104	AGM-GP-106	AGM-GP-107	AGM-GP-108	AGM-GP-109	AGM-GP-110	AGM-GP-111
Sample Date	**10/17/11**	**10/17/11**	**10/17/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/20/11**
Pre-Demo. Depth Range[1]	**8 - 10'**	**4 - 6'**	**6 - 8'**	**6 - 8'**	**6 - 8'**	**6 - 8'**	**4 - 6'**	**4 - 6'**
Post-Demo. Depth Range[2]	**8 - 10'**	**4 - 6'**	**8 - 10'**	**7 - 9'**	**3 - 5'**	**6 - 8'**	**4 - 6'**	**4 - 6'**
SVOCs (µg/kg) (continued)								
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	15.0	16.9	<19.4	248	27.2	1,920	<19.6	1,610
Dibenzo(a,h)Anthracene	8.6	8.4	<19.4	58.8	9.3	**489**	<19.6	**475**
Fluoranthene	42.6	25.9	<19.4	638	28.2	4,010	<19.6	4,330
Fluorene	5.6	<21.4	<19.4	15.8	7.9	602	<19.6	354
Indeno(1,2,3-cd)Pyrene	15.7	13.9	4.8	158	14.3	1,080	<19.6	1,110
1-Methylnaphthalene	6.1	74.2	<19.4	16.5	132	140	<19.6	262
2-Methylnaphthalene	9.2	87.8	<19.4	19.3	157	182	<19.6	325
Naphthalene	7.0	55.3	<19.4	30.9	99.1	390	5.3	372
Phenanthrene	62.2	54.4	<19.4	285	114	3,370	<19.6	3,580
Pyrene	41.6	39.0	<19.4	284	36.9	4,800	<19.6	3,710

*	Feet below basement slab.
1	Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
2	Based on preliminary grade developed by ARCADIS dated September 23, 2011.
3	WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
4	WDNR NR720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR720 IND DC	WDNR NR720 Generic Industrial Direct Contact RCLs.
NR720 NON-IND DC	WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-113	AGM-GP-114	AGM-GP-115	AGM-GP-116	AGM-GP-117	GP-6	GP-9	GP-13	GP-38	
Sample Date	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**	**04/27/04**	**04/26/04**	**04/26/04**	**04/29/04**	
Pre-Demo. Depth Range[1]	**6 - 8'**	**8 - 10'**	**6 - 8'**	**8 - 10'**	**6 - 8'**	**4 - 6'**	**2 - 4'**	**8 - 10'**	**6 - 8'**	**14 - 16'**
Post-Demo. Depth Range[2]	**3 - 5'**	**8 - 10'**	**5 - 7'**	**7 - 9'**	**6 - 8'**	**4 - 6'**	**6 - 8'**	**11 - 13**	**7 - 9'**	**15 - 17'**
DRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)										
Sulfate	NA	NA	NA	NA	NA	120	440	73	NA	NA
Metals (mg/kg)										
Arsenic	**2.4**	**2.9**	**2.7**	**5.7**	**2.3**	**1.7**	**2.1**	**3.0**	**2.5**	**7.1**
Barium	77.9	47.0	70.9	78.7	149	6.0	49	45	140	69
Cadmium	0.27	0.46	0.070	2.4	0.11	0.35	0.99	0.75	0.45	1.4
Chromium	20.1	11.7	24.8	12.3	15.4	3.9	15	10	6.0	6.5
Lead	6.1	9.5	6.7	50.5	114	1.5	14	22	46	88
Mercury	0.032	0.043	0.064	0.018	0.081	<0.0200	0.029	1.4	0.028	0.054
Selenium	0.42	0.42	<2.2	1.0	<2.2	9.2	8.4	7.2	**14**	9.5
Silver	<1.2	<1.1	<1.1	0.55	0.25	<0.25	<0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)										
Cymene	NA	NA	NA	NA	NA	<8	<8	<8	<8	<8
Naphthalene	NA	NA	NA	NA	NA	<17	<17	<17	<17	40
Toluene	NA	NA	NA	NA	NA	<4.30	<4.30	<4.30	<4.30	27
SVOCs (µg/kg)										
Acenaphthene	<21.8	<20.0	<20.2	7.6	<20.9	<28	<28	29	<28	2,000
Acenaphthylene	<21.8	<20.0	<20.2	19.0	<20.9	<32	<32	83	<32	1,500
Anthracene	<21.8	<20.0	<20.2	36.4	<20.9	<46	<46	240	<46	8,100
Benzo(a)Anthracene	<21.8	16.1	<20.2	35.3	6.0	<33	68	400	85	**13,000**
Benzo(a)Pyrene	<21.8	16.4	<20.2	26.8	6.6	<43	76	350	110	**12,000**
Benzo(b)fluoranthene	<21.8	12.6	<20.2	18.5	5.4	<42	100	450	190	**18,000**
Benzo(g,h,i)Perylene	<21.8	10.5	<20.2	23.7	7.6	<32	32	81	<32	2,800
Benzo(k)Fluoranthene	<21.8	15.3	<20.2	18.7	7.0	<45	53	180	50	6,100

Footnotes on Page 6.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-113	AGM-GP-114	AGM-GP-115	AGM-GP-116	AGM-GP-117	GP-6	GP-9	GP-13	GP-38	
Sample Date	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**	**04/27/04**	**04/26/04**	**04/26/04**	**04/29/04**	
Pre-Demo. Depth Range[1]	**6 - 8'**	**8 - 10'**	**6 - 8'**	**8 - 10'**	**6 - 8'**	**4 - 6'**	**2 - 4'**	**8 - 10'**	**6 - 8'**	**14 - 16'**
Post-Demo. Depth Range[2]	**3 - 5'**	**8 - 10'**	**5 - 7'**	**7 - 9'**	**6 - 8'**	**4 - 6'**	**6 - 8'**	**11 - 13**	**7 - 9'**	**15 - 17'**
SVOCs (µg/kg) (continued)										
Benzoic Acid	NA	NA	NA	NA	NA	<40	120	NA	NA	NA
Chrysene	<21.8	18.3	<20.2	47.6	7.9	<46	61	370	110	13,000
Dibenzo(a,h)Anthracene	<21.8	<20.0	<20.2	10.7	5.9	<47	<47	<47	<47	**1,000**
Fluoranthene	<21.8	32.5	<20.2	80.5	<20.9	85	160	720	200	32,000
Fluorene	<21.8	<20.0	<20.2	9.6	<20.9	<32	<32	60	<32	5,200
Indeno(1,2,3-cd)Pyrene	<21.8	9.2	<20.2	16.9	10.4	<56	<56	90	<56	2,800
1-Methylnaphthalene	<21.8	3.4	<20.2	351	<20.9	<47	<47	<47	<47	<940
2-Methylnaphthalene	<21.8	4.5	<20.2	503	<20.9	<22	<22	28	23	660
Naphthalene	<21.8	5.6	<20.2	250	4.2	<39	<39	<39	<39	1,200
Phenanthrene	<21.8	18.4	<20.2	309	6.0	76	93	450	110	28,000
Pyrene	<21.8	29.9	<20.2	129	7.9	66	140	630	260	30,000

*	Feet below basement slab.
1	Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
2	Based on preliminary grade developed by ARCADIS dated September 23, 2011.
3	WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
4	WDNR NR720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR720 IND DC	WDNR NR720 Generic Industrial Direct Contact RCLs.
NR720 NON-IND DC	WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-43	GP-47	GP-48
Sample Date	**04/28/04**	**04/28/04**	**04/28/04**
Pre-Demo. Depth Range[1]	**4 - 6'**	**8 - 10'**	**8 - 10'**
Post-Demo. Depth Range[2]	**4 - 6'**	**8 - 10'**	**6 - 8'**
DRO (mg/kg)	NA	NA	NA
Anions (mg/kg)			
Sulfate	NA	NA	NA
Metals (mg/kg)			
Arsenic	<0.5	<0.5	**2.0**
Barium	88	24	9.8
Cadmium	0.85	0.36	<0.25
Chromium	21	10	11
Lead	5.4	2.9	0.39
Mercury	0.045	<0.0200	<0.0200
Selenium	**12**	6.9	1.2
Silver	<0.25	<0.25	<0.25
VOCs (µg/kg)			
Cymene	<8	<8	<8
Naphthalene	<17	<17	<17
Toluene	<4.30	<4.30	<4.30
SVOCs (µg/kg)			
Acenaphthene	<28	<28	51
Acenaphthylene	<32	<32	<32
Anthracene	<46	<46	170
Benzo(a)Anthracene	<33	<33	410
Benzo(a)Pyrene	<43	<43	390
Benzo(b)fluoranthene	<42	<42	450
Benzo(g,h,i)Perylene	<32	<32	280
Benzo(k)Fluoranthene	<45	<45	180

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Table 1. Summary of Analytical Results for Soil within Development Area and Post-Demolition Depths, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-43	GP-47	GP-48
Sample Date	**04/28/04**	**04/28/04**	**04/28/04**
Pre-Demo. Depth Range[1]	**4 - 6'**	**8 - 10'**	**8 - 10'**
Post-Demo. Depth Range[2]	**4 - 6'**	**8 - 10'**	**6 - 8'**
SVOCs (µg/kg) (continued)			
Benzoic Acid	<40	NA	NA
Chrysene	<46	<46	410
Dibenzo(a,h)Anthracene	<47	<47	75
Fluoranthene	30	<30	1100
Fluorene	<32	<32	43
Indeno(1,2,3-cd)Pyrene	<56	<56	220
1-Methylnaphthalene	<47	<47	<47
2-Methylnaphthalene	<22	<22	42
Naphthalene	<39	<39	78
Phenanthrene	76	<36	840
Pyrene	66	<39	960

*	Feet below basement slab.
1	Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
2	Based on preliminary grade developed by ARCADIS dated September 23, 2011.
3	WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
4	WDNR NR720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR720 IND DC	WDNR NR720 Generic Industrial Direct Contact RCLs.
NR720 NON-IND DC	WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

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Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-103	AGM-GP-104	AGM-GP-106	AGM-GP-107	AGM-GP-108
Sample Date				10/17/11	10/17/11	10/17/11	10/18/11	10/18/11
Pre-Demo. Depth Range[1]	NR 720	NR 720	GW	2 - 4'	2 - 4'	2 - 4'	0 - 2'	0 - 2'
Post-Demo. Depth Range[2]	IND DC	NON-IND DC[3]	Pathway[4]	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
DRO (mg/kg)	--	--	100	NA	NA	NA	NA	NA
Anions (mg/kg)								
Sulfate	--	--	--	NA	NA	NA	NA	NA
Metals (mg/kg)								
Arsenic	1.6	0.039	--	**3.3**	**17.5**	**7.6**	**3.4**	**4.8**
Barium	4,500	344	330	54.3	75.4	73.4	50.6	73.1
Cadmium	510	8	1.5	0.13	0.22	0.29	0.19	0.32
Chromium	33,700	16,000	200,000	22.7	21.3	13.9	95.5	11.9
Lead	500	50	--	11.4	64.6	58.8	26.8	67.4
Mercury	6,880	4,920	0.21	0.024	0.082	0.16	0.064	0.93
Selenium	11.2	8.6	1	<2.2	<2.2	0.53	<2.0	<2.2
Silver	11.2	8.6	1.67	<1.1	0.18	0.28	0.14	<1.1
VOCs (µg/kg)								
Benzene	--	1,100	5.5	NA	NA	NA	NA	NA
N-Butylbenzene	--	--	--	NA	NA	NA	NA	NA
Cymene	--	--	--	NA	NA	NA	NA	NA
Ethylbenzene	--	--	2,900	NA	NA	NA	NA	NA
Isopropylbenzene	--	--	--	NA	NA	NA	NA	NA
Naphthalene	110,000	20,000	400	NA	NA	NA	NA	NA
2-Phenylbutane	--	--	--	NA	NA	NA	NA	NA
N-Propylbenzene	--	--	--	NA	NA	NA	NA	NA
Toluene	--	--	1,500	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	--	--	83,000	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	--	--	11,000	NA	NA	NA	NA	NA
m,p-Xylene	--	--	--	NA	NA	NA	NA	NA
o-Xylene	--	--	--	NA	NA	NA	NA	NA
Xylenes (total)	--	--	4,100	NA	NA	NA	NA	NA
SVOCs (µg/kg)								
Acenaphthene	60,000,000	900,000	38,000	<18.8	5.9	14.5	<18.4	8.3
Acenaphthylene	360,000	18,000	700	5.7	38.0	91.3	5.9	76.6
Anthracene	300,000,000	5,000,000	3,000,000	9.4	34.2	103	6.3	139
Benzo(a)Anthracene	3,900	88	17,000	28.2	116	312	37.5	355
Benzo(a)Pyrene	390	8.8	48,000	33.9	161	**492**	40.4	370
Benzo(b)fluoranthene	3,900	88	360,000	25.6	128	329	32.6	293

Footnotes on Page 2.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-103	AGM-GP-104	AGM-GP-106	AGM-GP-107	AGM-GP-108
Sample Date				10/17/11	10/17/11	10/17/11	10/18/11	10/18/11
Pre-Demo. Depth Range[1]	NR 720	NR 720	GW	2 - 4'	2 - 4'	2 - 4'	0 - 2'	0 - 2'
Post-Demo. Depth Range[2]	IND DC	NON-IND DC[3]	Pathway[4]	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
SVOCs (µg/kg)								
Benzo(g,h,i)Perylene	39,000	1,800	6,800,000	45.6	167	347	34.0	253
Benzo(k)Fluoranthene	39,000	880	870,000	21.8	111	349	32.3	301
Benzoic Acid	--	--	--	NA	NA	NA	NA	NA
Carbazole	--	--	--	NA	NA	NA	NA	NA
Chrysene	390,000	8,800	37,000	33.6	130	380	40.0	400
Dibenzo(a,h)Anthracene	390	8.8	38,000	14.6	51.2	120	14.5	95.7
Dibenzofuran	--	--	--	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	--	--	--	NA	NA	NA	NA	NA
Fluoranthene	40,000,000	600,000	500,000	30.4	154	469	49.0	637
Fluorene	40,000,000	600,000	100,000	<18.8	5.3	22.5	<18.4	14.7
Indeno(1,2,3-cd)Pyrene	3,900	88	680,000	28.8	134	320	33.5	227
1-Methylnaphthalene	70,000,000	1,100,000	23,000	8.4	14.8	55.2	<18.4	73.3
2-Methylnaphthalene	40,000,000	600,000	20,000	10.6	19.6	60.9	2.8	94.6
Naphthalene	110,000	20,000	400	8.2	20.2	39.7	3.7	99.2
Phenanthrene	390,000	18,000	18,00	28.2	78.1	366	16.7	306
Pyrene	30,000,000	500,000	8,700,000	32.5	232	554	61.3	711

*	Depth below basement slab.
1	Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
2	Based on preliminary grade developed by ARCADIS dated September 23, 2011.
3	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
4	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-109	AGM-GP-110	AGM-GP-111	AGM-GP-113	AGM-GP-114	AGM-GP-115	AGM-GP-116
Sample Date	**10/18/11**	**10/18/11**	**10/20/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**
Pre-Demo. Depth Range[1]	**2 - 4'**	**0 - 2'**	**2 - 4'**	**2 - 4'**	**2 - 4'**	**2 - 4'**	**2 - 4'**
Post-Demo. Depth Range[2]	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**
DRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)							
Sulfate	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)							
Arsenic	**4.9**	**3.0**	**4.1**	**2.1**	**4.5**	**2.0**	**7.0**
Barium	85.5	31.8	92.9	68.9	74.5	51.7	80.7
Cadmium	0.17	0.17	0.29	0.11	0.28	0.042	0.37
Chromium	21.4	7.1	21.0	30.0	23.3	25.1	15.3
Lead	12.8	19.4	39.4	11.4	23.1	11.1	84.4
Mercury	0.13	0.022	0.25	0.072	0.11	0.23	0.067
Selenium	<1.9	<2.1	<2.5	0.31	0.33	<2.3	1.3
Silver	<0.95	<1.0	0.23	0.18	0.21	<1.1	0.58
VOCs (µg/kg)							
Benzene	NA	NA	NA	NA	NA	NA	NA
N-Butylbenzene	NA	NA	NA	NA	NA	NA	NA
Cymene	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA
Naphthalene	NA	NA	NA	NA	NA	NA	NA
2-Phenylbutane	NA	NA	NA	NA	NA	NA	NA
N-Propylbenzene	NA	NA	NA	NA	NA	NA	NA
Toluene	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA
m,p-Xylene	NA	NA	NA	NA	NA	NA	NA
o-Xylene	NA	NA	NA	NA	NA	NA	NA
Xylenes (total)	NA	NA	NA	NA	NA	NA	NA
SVOCs (µg/kg)							
Acenaphthene	<18.6	<17.7	739	<19.1	16.2	<19.5	34.5
Acenaphthylene	8.0	<17.7	112	<19.1	8.8	<19.5	143
Anthracene	12.1	4.4	2,170	<19.1	47.8	<19.5	168
Benzo(a)Anthracene	43.0	20.5	**4,520**	11.6	82.0	6.3	225
Benzo(a)Pyrene	43.7	19.2	**4,630**	11.6	91.0	6.3	211
Benzo(b)fluoranthene	37.4	15.3	3,570	7.6	68.3	4.7	190

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Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-109	AGM-GP-110	AGM-GP-111	AGM-GP-113	AGM-GP-114	AGM-GP-115	AGM-GP-116
Sample Date	**10/18/11**	**10/18/11**	**10/20/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**
Pre-Demo. Depth Range[1]	**2 - 4'**	**0 - 2'**	**2 - 4'**	**2 - 4'**	**2 - 4'**	**2 - 4'**	**2 - 4'**
Post-Demo. Depth Range[2]	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**	**>5' Below Cap**
SVOCs (µg/kg)							
Benzo(g,h,i)Perylene	43.7	12.6	2,830	7.0	90.3	3.7	205
Benzo(k)Fluoranthene	43.2	15.8	3,490	10.8	67.3	5.9	220
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA
Chrysene	55.9	21.0	4,590	12.3	90.7	7.2	345
Dibenzo(a,h)Anthracene	17.5	<17.7	**1,180**	<19.1	28.3	<19.5	69.4
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	56.0	42.1	10,900	13.0	188	<19.5	732
Fluorene	<18.6	<17.7	705	<19.1	19.6	<19.5	51.2
Indeno(1,2,3-cd)Pyrene	39.2	10.9	2,890	6.5	65.8	3.3	171
1-Methylnaphthalene	29.3	11.0	252	<19.1	22.1	<19.5	353
2-Methylnaphthalene	35.3	14.1	327	<19.1	29.3	<19.5	448
Naphthalene	20.6	6.3	516	4.4	26.8	<19.5	471
Phenanthrene	49.2	15.6	7,670	8.6	172	5.0	1,070
Pyrene	79.7	24.7	10,400	14.0	226	9.4	962

*	Depth below basement slab.
1	Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
2	Based on preliminary grade developed by ARCADIS dated September 23, 2011.
3	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
4	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-117	GP-36	GP-37	GP-39	GP-40	GP-41
Sample Date	10/18/11	04/29/04	04/29/04	04/29/04	04/29/04	04/29/04
Pre-Demo. Depth Range[1]	2 - 4'	0 - 2'	0 - 2'	0 - 2'	0 - 2'	2 - 4'
Post-Demo. Depth Range[2]	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
DRO (mg/kg)	NA	<2.40	<2.40	<2.40	54	34
Anions (mg/kg)						
Sulfate	NA	NA	NA	NA	NA	NA
Metals (mg/kg)						
Arsenic	**2.5**	1.8	**23**	<0.5	**2.2**	**3.7**
Barium	44.1	46	53	20	74	62
Cadmium	0.097	0.57	0.47	0.52	0.67	0.64
Chromium	14.0	13	15	12	11	15
Lead	4.0	16	27	2.6	24	19
Mercury	0.013	0.063	0.050	<0.0200	0.052	0.054
Selenium	<2.1	14	7.5	11	11	9.6
Silver	<1.0	<0.25	<0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)						
Benzene	NA	31	<4.80	<4.80	26	<6.20
N-Butylbenzene	NA	<5.80	<5.80	<5.80	42	<8.10
Cymene	NA	<8	<8	<8	<8	<3.60
Ethylbenzene	NA	<3.60	<3.60	<3.60	65	<6.70
Isopropylbenzene	NA	29	<6.70	<6.70	37	<10
Naphthalene	NA	50	<17	<17	193	<5.80
2-Phenylbutane	NA	<5.10	<5.10	<5.10	32	<4.80
N-Propylbenzene	NA	<8.10	<8.10	<8.10	45	<6.10
Toluene	NA	113	<4.30	<4.30	110	<4.80
1,2,4-Trimethylbenzene	NA	43	<9.80	<9.80	164	<8.80
1,3,5-Trimethylbenzene	NA	<3.80	<3.80	<3.80	57	<5.10
m,p-Xylene	NA	<10	<10	<10	199	<17
o-Xylene	NA	<6.10	<6.10	<6.10	128	<8.70
Xylenes (total)	NA	<16.10	<16.10	<16.10	327	<25.70
SVOCs (µg/kg)						
Acenaphthene	<18.5	<28	<28	<28	990	<28
Acenaphthylene	<18.5	<32	65	<32	<32	<32
Anthracene	<18.5	<46	85	<46	3,400	<46
Benzo(a)Anthracene	<18.5	47	500	<33	**4,600**	62
Benzo(a)Pyrene	<18.5	45	**560**	<43	**4,500**	80
Benzo(b)fluoranthene	<18.5	56	780	<42	**4,900**	110

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Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-117	GP-36	GP-37	GP-39	GP-40	GP-41
Sample Date	10/18/11	04/29/04	04/29/04	04/29/04	04/29/04	04/29/04
Pre-Demo. Depth Range[1]	2 - 4'	0 - 2'	0 - 2'	0 - 2'	0 - 2'	2 - 4'
Post-Demo. Depth Range[2]	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
SVOCs (µg/kg)						
Benzo(g,h,i)Perylene	<18.5	<32	300	<32	450	34
Benzo(k)Fluoranthene	<18.5	<45	280	<45	2,300	<45
Benzoic Acid	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA
Chrysene	<18.5	<46	550	<46	4,200	67
Dibenzo(a,h)Anthracene	<18.5	<47	88	<47	170	<47
Dibenzofuran	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA
Fluoranthene	<18.5	75	770	<30	9,200	130
Fluorene	<18.5	<32	<32	<32	960	<32
Indeno(1,2,3-cd)Pyrene	<18.5	<56	280	<56	510	<56
1-Methylnaphthalene	<18.5	<47	<47	<47	240	<47
2-Methylnaphthalene	<18.5	41	<22	<22	350	<22
Naphthalene	<18.5	<39	<39	<39	690	<39
Phenanthrene	<18.5	67	260	<36	8,100	76
Pyrene	<18.5	59	740	<39	7,500	110

*	Depth below basement slab.
1	Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
2	Based on preliminary grade developed by ARCADIS dated September 23, 2011.
3	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
4	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-44	GP-45	GP-50	GP-51
Sample Date	04/28/04	04/28/04	04/28/04	04/28/04
Pre-Demo. Depth Range[1]	2 - 4'	2 - 4'	2 - 4'	2 - 4'
Post-Demo. Depth Range[2]	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
DRO (mg/kg)	NA	20	NA	NA
Anions (mg/kg)				
Sulfate	NA	NA	NA	NA
Metals (mg/kg)				
Arsenic	**3.6**	**3.7**	**3.9**	**8.4**
Barium	51	60	40	130
Cadmium	0.53	0.43	0.67	0.79
Chromium	11	16	11	21
Lead	110	6.2	**990**	59
Mercury	0.062	0.022	0.046	0.039
Selenium	7.9	7.7	**13**	9.1
Silver	<0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)				
Benzene	<4.80	<4.80	<4.80	<4.80
N-Butylbenzene	<5.80	<5.80	<5.80	<5.80
Cymene	<8	<8	<8	<8
Ethylbenzene	<3.60	<3.60	<3.60	35
Isopropylbenzene	<6.70	<6.70	<6.70	<6.70
Naphthalene	<17	<17	<17	153
2-Phenylbutane	<5.10	<5.10	<5.10	<5.10
N-Propylbenzene	<8.10	<8.10	<8.10	<8.10
Toluene	<4.30	<4.30	<4.30	134
1,2,4-Trimethylbenzene	<9.80	<9.80	<9.80	78
1,3,5-Trimethylbenzene	<3.80	<3.80	<3.80	36
m,p-Xylene	<10	<10	<10	130
o-Xylene	<6.10	<6.10	<6.10	70
Xylenes (total)	<16.10	<16.10	<16.10	200
SVOCs (µg/kg)				
Acenaphthene	<28	<28	<28	<39.2
Acenaphthylene	<32	<32	<32	<44.8
Anthracene	<46	<46	<46	210
Benzo(a)Anthracene	<33	97	69	220
Benzo(a)Pyrene	<43	110	86	230
Benzo(b)fluoranthene	<42	150	130	420

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Table 2. Summary of Analytical Results for Soil Relocated to within Building Footprint Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-44	GP-45	GP-50	GP-51
Sample Date	04/28/04	04/28/04	04/28/04	04/28/04
Pre-Demo. Depth Range[1]	2 - 4'	2 - 4'	2 - 4'	2 - 4'
Post-Demo. Depth Range[2]	>5' Below Cap	>5' Below Cap	>5' Below Cap	>5' Below Cap
SVOCs (µg/kg)				
Benzo(g,h,i)Perylene	<32	<32	40	74
Benzo(k)Fluoranthene	<45	67	48	170
Benzoic Acid	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA
Chrysene	<46	110	89	300
Dibenzo(a,h)Anthracene	<47	<47	<47	<65.8
Dibenzofuran	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA
Fluoranthene	42	220	190	470
Fluorene	<32	<32	<32	49
Indeno(1,2,3-cd)Pyrene	<56	<56	<56	<78.4
1-Methylnaphthalene	<47	<47	<47	110
2-Methylnaphthalene	<22	<22	<22	170
Naphthalene	<39	<39	<39	120
Phenanthrene	<36	110	120	<50.4
Pyrene	45	190	150	520

*	Depth below basement slab.
1	Based on existing grade determined by Point of Beginning (POB) survey dated November 29, 2011.
2	Based on preliminary grade developed by ARCADIS dated September 23, 2011.
3	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
4	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-100		AGM-GP-101		AGM-GP-102		AGM-GP-105	
Sample Date	NR 720	NR 720	GW	10/20/11	10/20/11	10/17/11	10/17/11	10/17/11	10/17/11	10/18/11	10/18/11
Depth Range[1]	IND DC	NON-IND DC[2]	Pathway[3]	2 - 4	4 - 6	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8
GRO (mg/kg)	--	--	100	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)											
Sulfate	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)											
Arsenic	1.6	0.039	--	**11.2**	**7**	**3.9**	**29.9**	**3.9**	**8.7**	**3.6**	**2.8**
Barium	4,500	344	330	78.4	117	11.8	39.3	74.1	77.4	68.3	54.2
Cadmium	510	8	1.5	0.19	0.25	0.095	0.48	0.14	0.25	0.12	0.068
Chromium	33,700	16,000	200,000	17.7	23	12	11.9	26.4	20.3	25.1	18
Lead	500	50	--	57.5	35.4	10	29.3	16.4	47.6	8.1	4.5
Mercury	6,880	4,920	0.21	0.083	0.11	0.13	0.78	0.031	0.055	0.025	0.0068
Selenium	11.2	8.6	1	0.77	0.67	<2.1	<2.4	<2.4	<2.2	<2.0	<2.1
Silver	11.2	8.6	1.67	0.16	0.2	<1.1	0.11	0.15	0.15	0.11	0.096
VOCs (µg/kg)											
Benzene	--	1,100	5.5	NA	NA	NA	NA	NA	NA	NA	NA
N-Butylbenzene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Cymene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	--	--	2,900	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	110,000	20,000	400	NA	NA	NA	NA	NA	NA	NA	NA
2-Phenylbutane	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
N-Propylbenzene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	--	--	1,500	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	--	--	83,000	NA	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	--	--	11,000	NA	NA	NA	NA	NA	NA	NA	NA
m,p-Xylene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
o-Xylene	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Xylenes (total)	--	--	4,100	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs (µg/kg)											
Acenaphthene	60,000,000	900,000	38,000	<21.9	<21.7	2.9	12.7	35.4	15.4	13.4	<19.5
Acenaphthylene	360,000	18,000	700	4.8	4.3	4.7	9.6	41.5	34.7	23.5	<19.5

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Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-100		AGM-GP-101		AGM-GP-102		AGM-GP-105	
Sample Date	NR 720	NR 720	GW	10/20/11	10/20/11	10/17/11	10/17/11	10/17/11	10/17/11	10/18/11	10/18/11
Depth Range[1]	IND DC	NON-IND DC[2]	Pathway[3]	2 - 4	4 - 6	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8
SVOCs (µg/kg) (continued)											
Anthracene	300,000,000	5,000,000	3,000,000	<21.9	<21.7	8.2	35.9	159	70.2	<19.5	<19.5
Benzo(a)Anthracene	3,900	88	17,000	7.7	15.5	22.8	36.9	291	184	75.4	<19.5
Benzo(a)Pyrene	390	8.8	48,000	9.4	14.1	29.6	30.7	276	236	90.5	<19.5
Benzo(b)fluoranthene	3,900	88	360,000	8.6	11.9	23.8	19.7	211	197	75.8	<19.5
Benzo(g,h,i)Perylene	39,000	1,800	6,800,000	27.9	12.3	34.9	21.8	195	255	79.4	<19.5
Benzo(k)Fluoranthene	39,000	880	870,000	8.5	11.5	20.8	22.1	217	164	70.1	<19.5
Benzoic Acid	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	390,000	8,800	37,000	9	20.8	27.6	45.7	311	230	94.4	<19.5
Dibenzo(a,h)Anthracene	390	8.8	38,000	9.8	8.7	12.3	11.7	67.4	74	21.2	<19.5
Dibenzofuran	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	40,000,000	600,000	500,000	12.6	24.2	43.9	65.6	612	307	172	<19.5
Fluorene	40,000,000	600,000	100,000	<21.9	<21.7	<18.0	12.7	63.3	17.7	5.7	<19.5
Indeno(1,2,3-cd)Pyrene	3,900	88	680,000	20.3	14	27.2	18	165	188	59.8	<19.5
1-Methylnaphthalene	70,000,000	1,100,000	23,000	8	14.4	10.8	169	203	24.8	29.6	<19.5
2-Methylnaphthalene	40,000,000	600,000	20,000	10.5	20.3	13.2	210	261	36.9	37.1	<19.5
Naphthalene	110,000	20,000	400	10.9	19.5	10.4	142	214	56.5	34.8	<19.5
Phenanthrene	390,000	18,000	18,00	11.5	17.1	41.3	187	829	186	110	<19.5
Pyrene	30,000,000	500,000	8,700,000	16.2	29.1	51.2	91.4	718	372	174	<19.5

1	Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
2	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
3	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-112		AGM-GP-118		AGM-GP-119		AGM-121			GP-2	GP-3
Sample Date	**10/20/11**	**10/20/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/17/11**	**10/17/11**	**10/17/11**	**04/26/04**	**04/26/04**
Depth Range[1]	**0 - 2**	**4 - 6**	**2 - 4'**	**6 - 8'**	**2 - 4'**	**8 - 10'**	**0 - 2'**	**2 - 4'**	**6 - 8'**	**2 - 4**	**0 - 2**
GRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)											
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA	NA	29	320
Metals (mg/kg)											
Arsenic	**5.6**	**6**	**4.0**	**2.4**	**2.4**	**2.5**	**3.5**	**3.6**	**2.9**	**1.8**	**2.4**
Barium	69	81.7	67.5	67.0	43.0	35.0	67.7	64.1	61.0	8.6	63
Cadmium	0.23	0.36	0.38	0.092	0.10	0.075	0.098	0.098	0.096	0.47	1.1
Chromium	18.6	10.5	19.9	21.0	17.7	16.9	24.1	26.0	22.4	4.5	25
Lead	45.7	98.9	17.7	9.9	5.6	4.2	5.2	5.2	4.9	2.7	3.5
Mercury	0.16	0.32	0.074	0.095	0.047	0.018	0.0075	0.0099	0.0073	<0.0200	<0.0200
Selenium	0.5	0.55	0.52	<2.3	<2.2	<2.2	<2.3	<2.2	<2.3	**13**	10
Silver	0.17	0.16	<1.1	<1.2	<1.1	<1.1	0.14	0.12	0.10	0.34	0.36
VOCs (µg/kg)											
Benzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.80	<4.80
N-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5.80	<5.80
Cymene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8	<8
1,2-Dichlorobenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8.80	<8.80
Ethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.60	<3.60
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<6.70	<6.70
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<17	<17
2-Phenylbutane	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5.10	<5.10
N-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8.10	<8.10
Tetrachloroethene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8.70	<8.70
Toluene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.30	<4.30
1,1,1-Trichloroethane	NA	NA	NA	NA	NA	NA	NA	NA	NA	<12	<12
1,2,4-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.80	<9.80
1,3,5-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.80	<3.80
m,p-Xylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<10	<10
o-Xylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	<6.10	<6.10
Xylenes (total)	NA	NA	NA	NA	NA	NA	NA	NA	NA	<16.10	<16.10
SVOCs (µg/kg)											
Acenaphthene	44.2	1,360	4.3	3.4	<18.8	<19.5	<19.5	<19.7	<20.1	<28	<28
Acenaphthylene	64.9	319	4.3	3.8	<18.8	<19.5	<19.5	<19.7	<20.1	<32	<32

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Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	AGM-GP-112		AGM-GP-118		AGM-GP-119		AGM-121			GP-2	GP-3
Sample Date	**10/20/11**	**10/20/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/18/11**	**10/17/11**	**10/17/11**	**10/17/11**	**04/26/04**	**04/26/04**
Depth Range[1]	**0 - 2**	**4 - 6**	**2 - 4'**	**6 - 8'**	**2 - 4'**	**8 - 10'**	**0 - 2'**	**2 - 4'**	**6 - 8'**	**2 - 4**	**0 - 2**
SVOCs (µg/kg) (continued)											
Anthracene	193	3,350	10.1	26.3	<18.8	<19.5	<19.5	<19.7	<20.1	<46	<46
Benzo(a)Anthracene	491	**4,050**	15.3	38.0	3.4	<19.5	<19.5	<19.7	<20.1	<33	<33
Benzo(a)Pyrene	**518**	**3,920**	13.5	29.4	3.3	<19.5	<19.5	<19.7	<20.1	<43	<43
Benzo(b)fluoranthene	378	3,240	12.5	18.6	<18.8	<19.5	<19.5	<19.7	<20.1	<42	<42
Benzo(g,h,i)Perylene	354	2,870	11.0	16.7	<18.8	<19.5	<19.5	<19.7	<20.1	<32	<32
Benzo(k)Fluoranthene	394	3,010	10.7	24.2	<18.8	<19.5	<19.5	<19.7	<20.1	<45	<45
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA	NA	110	120
Carbazole	NA	NA	NA	NA	NA	NA	NA	NA	NA	<57	<57
Chrysene	528	4,380	22.0	36.2	<18.8	<19.5	<19.5	<19.7	<20.1	<46	<46
Dibenzo(a,h)Anthracene	129	**1,030**	<21.4	10.9	<18.8	<19.5	<19.5	<19.7	<20.1	<47	<47
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	NA	NA	<39	<39
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	NA	NA	31	110
Fluoranthene	1,090	11,000	34.4	75.2	<18.8	<19.5	<19.5	<19.7	<20.1	<30	<30
Fluorene	67.1	1,650	<21.4	7.5	<18.8	<19.5	<19.5	<19.7	<20.1	<32	<32
Indeno(1,2,3-cd)Pyrene	321	2,530	8.5	20.4	<18.8	<19.5	4.5	<19.7	4.4	<56	<56
1-Methylnaphthalene	25.8	621	63.0	14.9	<18.8	<19.5	<19.5	<19.7	<20.1	<47	<47
2-Methylnaphthalene	27.9	778	84.0	22.0	<18.8	<19.5	<19.5	<19.7	4.3	<22	<22
Naphthalene	33.7	1,240	59.0	11.8	<18.8	<19.5	<19.5	<19.7	5.2	<39	<39
Phenanthrene	739	15,200	76.4	59.0	<18.8	<19.5	<19.5	<19.7	<20.1	<36	<36
Pyrene	1,020	11,800	36.6	113	4.5	<19.5	<19.5	<19.7	<20.1	<39	<39

1	Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
2	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
3	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-4	GP-5	GP-8	GP-10	GP-12	GP-14		GP-15	GP-16		GP-17	GP-18	GP-19	GP-20
Sample Date	04/26/04	04/26/04	04/27/04	04/27/04	04/27/04	04/27/04	04/27/04	04/27/04	04/26/04		04/26/04	04/27/04	04/27/04	04/27/04
Depth Range[1]	12 - 14	2 - 4	2 - 4	4 - 6	8 - 10'	8 - 10	12 - 14	0 - 2	2 - 4	12 - 14	4 - 6	10 - 12	0 - 2	2 - 4
GRO (mg/kg)	NA	NA	NA	NA	NA	16	<2.90	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)														
Sulfate	300	130	220	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)														
Arsenic	**5.6**	**5**	**2.1**	1.3	**3.3**	1.5	NA	**3.3**	**2.2**	**2.1**	**2.1**	1.4	**1.9**	**1.7**
Barium	340	32	55	52	50	57	NA	42	11	19	39	65	52	8
Cadmium	3.6	1.8	1.1	1	0.43	1.2	NA	0.98	0.39	0.46	0.97	0.58	0.66	<0.25
Chromium	10	9.8	17	18	16	21	NA	3.8	3.7	4.2	110	24	6.3	3.4
Lead	490	22	17	3.7	7.1	3.6	NA	21	4	12	67	4.5	28	6.7
Mercury	0.078	0.031	<0.0200	<0.0200	0.022	<0.0200	NA	<0.0200	0.03	0.23	3.7	<0.0200	0.077	<0.0200
Selenium	**34**	**18**	7.8	8.2	7.8	11	NA	10	**14**	5.6	11	**12**	3.9	**13**
Silver	0.46	0.27	<0.25	<0.25	<0.25	<0.25	NA	<0.25	0.34	<0.25	0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)														
Benzene	<48	<3.60	<4.80	<4.80	<4.80	<4.80	NA	<3.60	<4.80	<4.80	<4.80	<4.80	<3.60	<3.60
N-Butylbenzene	<58	<9.80	<5.80	<5.80	<5.80	134	NA	<9.80	<5.80	<5.80	<5.80	<5.80	<9.80	<9.80
Cymene	<80	<6.70	<8	<8	<8	58	NA	<6.70	<8	<8	<8	<8	<6.70	<6.70
1,2-Dichlorobenzene	<88	<5.80	<5.80	<8.80	<8.80	38	NA	<5.80	<8.80	<8.80	<8.80	<8.80	<5.80	<5.80
Ethylbenzene	<36	<17	<3.60	<3.60	<3.60	48	NA	<17	<3.60	<3.60	<3.60	<3.60	34	<17
Isopropylbenzene	<67	<5.10	<6.70	<6.70	<6.70	172	NA	<5.10	<6.70	<6.70	<6.70	<6.70	<5.10	<5.10
Naphthalene	23,500	<4.30	36	<17	<17	388	NA	<4.30	<17	63	<17	<17	<4.30	<4.30
2-Phenylbutane	<51	<8	<5.10	<5.10	<5.10	62	NA	<8	<5.10	<5.10	<5.10	<5.10	<8	<8
N-Propylbenzene	<81	<3.80	<8.10	<8.10	<8.10	337	NA	<3.80	<8.10	<8.10	<8.10	<8.10	<3.80	<3.80
Tetrachloroethene	<87	<6.10	<6.10	<8.70	<8.70	<8.70	NA	<6.10	<8.70	<8.70	<8.70	<8.70	<6.10	<6.10
Toluene	<43	<16.10	<4.30	<4.30	<4.30	<4.30	NA	<16.10	<4.30	25	<4.30	<4.30	<16.10	<16.10
1,1,1-Trichloroethane	<120	<12	<12	<12	<12	<12	NA	<12	<12	<12	<12	<12	<12	<12
1,2,4-Trimethylbenzene	<98	<4.80	<9.80	<9.80	<9.80	809	NA	<4.80	<9.80	<9.80	<9.80	<9.80	<4.80	<4.80
1,3,5-Trimethylbenzene	<38	<6.20	<3.80	<3.80	<3.80	303	NA	<6.20	<3.80	<3.80	<3.80	<3.80	<6.20	<6.20
m,p-Xylene	<100	<8.10	<10	<10	<10	110	NA	<8.10	<10	<10	<10	<10	<8.10	<8.10
o-Xylene	<61	<10	<6.10	<6.10	<6.10	<6.10	NA	<10	<6.10	<6.10	<6.10	<6.10	<10	<10
Xylenes (total)	<161	<18.10	<16.10	<16.10	<16.10	<116.10	NA	<18.10	<16.10	<16.10	<16.10	<16.10	<18.10	<18.10
SVOCs (µg/kg)														
Acenaphthene	6,500	33	<28	<28	<28	<28	NA	<112	<28	1,200	29	<28	<32	<32
Acenaphthylene	19,000	95	89	<32	<32	<32	NA	<128	<32	390	73	<32	<46	<46

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Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-4	GP-5	GP-8	GP-10	GP-12	GP-14		GP-15	GP-16		GP-17	GP-18	GP-19	GP-20
Sample Date	04/26/04	04/26/04	04/27/04	04/27/04	04/27/04	04/27/04	04/27/04	04/27/04	04/26/04		04/26/04	04/27/04	04/27/04	04/27/04
Depth Range[1]	12 - 14	2 - 4	2 - 4	4 - 6	8 - 10'	8 - 10	12 - 14	0 - 2	2 - 4	12 - 14	4 - 6	10 - 12	0 - 2	2 - 4
SVOCs (µg/kg) (continued)														
Anthracene	54,000	180	100	<46	<46	<46	NA	<184	<46	1,500	146	<46	<46	<46
Benzo(a)Anthracene	**110,000**	190	380	<33	<33	<33	NA	150	<33	2,500	570	<33	<33	<33
Benzo(a)Pyrene	**110,000**	270	**490**	<43	<43	<43	NA	210	<43	**2,000**	**680**	<43	<43	<43
Benzo(b)fluoranthene	**150,000**	80	700	<42	<42	<42	NA	<168	<42	2,400	890	<42	<42	<42
Benzo(g,h,i)Perylene	**44,000**	110	150	<32	<32	<32	NA	210	<32	900	190	<32	<32	<32
Benzo(k)Fluoranthene	**50,000**	130	320	<45	<45	<45	NA	<180	<45	750	470	<45	<45	<45
Benzoic Acid	<8000	120	130	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	65,000	180	200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	110,000	<47	440	<46	<46	<46	NA	230	<46	2,400	610	<46	<46	<46
Dibenzo(a,h)Anthracen	**15,000**	39	51	<47	<47	<47	NA	<188	<47	<470	60	<47	<47	<47
Dibenzofuran	19,000	33	47	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	<4200	530	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	280,000	37	1000	<30	<30	<30	NA	<120	<30	4,700	1,050	<30	<30	<30
Fluorene	24,000	79	45	<32	<32	<32	NA	<128	<32	850	46	<32	<32	<32
Indeno(1,2,3-cd)Pyrene	**46,000**	<47	150	<56	<56	<56	NA	<224	<56	790	180	<56	<56	<56
1-Methylnaphthalene	<9400	32	50	<47	<47	<47	NA	<188	<47	650	<47	<47	<47	<47
2-Methylnaphthalene	8,500	<39	78	<22	<22	<22	NA	<88	<22	550	<22	<22	<22	<22
Naphthalene	21,000	510	77	<39	<39	68	NA	<156	<39	<390	<39	<39	<39	<39
Phenanthrene	270,000	440	830	<36	<36	<36	NA	<144	<36	4,600	540	<36	<36	<36
Pyrene	230,000	440	930	<39	<39	<39	NA	1300	<39	480	1,100	<39	<39	<39

1	Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
2	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
3	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-23	GP-24	GP-25	GP-28	GP-30	GP-31	GP-32	GP-33	GP-34	GP-42	GP-46	GP-49
Sample Date	04/27/04	04/26/04	04/26/04	04/27/04	04/29/04	04/29/04	04/27/04	04/29/04	04/29/04	04/29/04	04/28/04	04/28/04
Depth Range[1]	6 - 8	2 - 4	0 - 2	2 - 4	0 - 2	0 - 2	4 - 6	4 - 6	2 - 4	2 - 4	2 - 4	2 - 4
GRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)												
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)												
Arsenic	**2.6**	**3.6**	**3.8**	**2.9**	**8.5**	**6.9**	**2.8**	<0.5	**2.9**	**2.2**	**3.8**	**11**
Barium	42	260	18	37	200	16	56	61	38	39	7.2	54
Cadmium	0.34	0.92	0.34	0.26	1.3	0.42	0.46	1	0.44	0.46	<0.25	0.54
Chromium	15	5	7.5	3.7	3.6	10	19	10	13	14	3.8	9.9
Lead	3.5	65	110	25	43	18	4	21	13	6.6	7.8	69
Mercury	<0.0200	0.44	0.11	0.075	0.11	<0.0200	<0.0200	0.027	0.041	0.031	0.021	0.035
Selenium	6.5	**14**	**14**	**15**	**19**	**22**	8.9	**17**	11	8.5	**16**	10
Silver	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
VOCs (µg/kg)												
Benzene	<3.60	<4.80	<48	<3.60	380	<4.80	<6.70	<4.80	<4.80	47	<4.80	<4.80
N-Butylbenzene	<9.80	<5.80	<58	95	29	<5.80	<8.80	<5.80	<5.80	<5.80	351	<5.80
Cymene	<6.70	<8	<80	<6.70	<8	<8	<10	<8	<8	<8	46	<8
1,2-Dichlorobenzene	<5.80	<8.80	<88	49	<8.80	<8.80	<8.10	<8.80	<8.80	<8.80	<8.80	<8.80
Ethylbenzene	<17	<3.60	<36	903	130	<3.60	<5.80	<3.60	<3.60	94	<3.60	<3.60
Isopropylbenzene	<5.10	<6.70	<67	<5.10	37	<6.70	<4.80	<6.70	<6.70	51	<6.70	<6.70
Naphthalene	<4.30	56	<170	33	245	<17	<4.80	46	<17	165	137	<17
2-Phenylbutane	<8	<5.10	<51	<8	<5.10	<5.10	<3.60	<5.10	<5.10	<5.10	133	<5.10
N-Propylbenzene	<3.80	<8.10	<81	48	52	<8.10	<5.10	<8.10	<8.10	58	<8.10	<8.10
Tetrachloroethene	<6.10	<8.70	<87	48	102	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70
Toluene	<16.10	54	<43	99	1,360	<4.30	<25.70	170	<4.30	257	<4.30	<4.30
1,1,1-Trichloroethane	<12	<12	<120	<12	84	<12	<12	<12	<12	<12	<12	<12
1,2,4-Trimethylbenzene	<4.80	26	<98	<4.80	247	<9.80	<6.20	65	<9.80	140	49	<9.80
1,3,5-Trimethylbenzene	<6.20	<3.80	<38	<6.20	48	<3.80	<8	<3.80	<3.80	28	295	<3.80
m,p-Xylene	<8.10	58	<100	<8.10	751	<10	<6.10	71	<10	251	<10	<10
o-Xylene	<10	43	<61	51	399	<6.10	<17	60	<6.10	217	<6.10	<6.10
Xylenes (total)	<18.10	<101	<161	<59.10	1,150	<16.10	<23.10	131	<16.10	468	<16.10	<16.10
SVOCs (µg/kg)												
Acenaphthene	<32	<28	260	<32	<28	<28	<320	<28	<28	<28	<560	<28
Acenaphthylene	<46	76	93	<46	<32	<32	1,700	<32	<32	<32	<640	35

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Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-23	GP-24	GP-25	GP-28	GP-30	GP-31	GP-32	GP-33	GP-34	GP-42	GP-46	GP-49
Sample Date	**04/27/04**	**04/26/04**	**04/26/04**	**04/27/04**	**04/29/04**	**04/29/04**	**04/27/04**	**04/29/04**	**04/29/04**	**04/29/04**	**04/28/04**	**04/28/04**
Depth Range[1]	**6 - 8**	**2 - 4**	**0 - 2**	**2 - 4**	**0 - 2**	**0 - 2**	**4 - 6**	**4 - 6**	**2 - 4**	**2 - 4**	**2 - 4**	**2 - 4**
SVOCs (µg/kg) (continued)												
Anthracene	<46	<46	290	<46	77	<46	<46	<46	<46	80	<920	62
Benzo(a)Anthracene	<33	490	270	<33	120	<33	2,200	<33	49	220	720	200
Benzo(a)Pyrene	<43	**640**	<43	<43	100	<43	**2,100**	<43	65	200	**1,200**	230
Benzo(b)fluoranthene	<42	1,500	200	<42	170	<42	1,900	<42	95	310	<840	300
Benzo(g,h,i)Perylene	<32	230	<32	<32	<32	<32	920	<32	<32	76	<640	130
Benzo(k)Fluoranthene	<45	570	64	<45	47	<45	<450	<45	<45	120	<900	80
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	<40	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA	<57	NA	NA	NA	NA
Chrysene	<46	620	280	<46	140	<46	3,200	<46	55	220	1,400	220
Dibenzo(a,h)Anthracene	<47	110	<47	<47	<47	<47	<470	<47	<47	<47	<940	<47
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	45	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	53	NA	NA	NA	NA
Fluoranthene	<30	170	510	<30	260	<30	2,200	44	92	370	<600	410
Fluorene	<32	<32	220	<32	<32	<32	1,200	<32	<32	<32	<640	<32
Indeno(1,2,3-cd)Pyrene	<56	250	62	<56	<56	<56	<560	<56	<56	56	<1,120	110
1-Methylnaphthalene	<47	170	410	<47	150	<47	<390	<47	<47	140	<940	<47
2-Methylnaphthalene	<22	210	430	<22	210	<22	1,900	76	<22	180	<440	<22
Naphthalene	<39	130	140	<39	130	<39	470	70	<39	100	<780	<39
Phenanthrene	<36	250	570	<36	310	<36	11,000	110	<36	310	<720	240
Pyrene	<39	230	87	<39	230	<39	17,000	<39	91	350	<780	380

1	Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
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--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-52	GP-54	GP-55	GP-58	GP-59	GP-61	GP-62		GP-64	GP-67	GP-69
Sample Date	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04		04/27/04	04/27/04	04/27/04
Depth Range[1]	4 - 6'	2 - 4'	0 - 2'	2 - 4'	8 - 10'	2 - 4	2 - 4	10 - 12	8 - 10	0 - 2	4 - 6
GRO (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anions (mg/kg)											
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)											
Arsenic	**6.3**	<0.5	**2.2**	**3.6**	**1.7**	**4**	**38**	<0.5	<0.5	**1.9**	**2**
Barium	90	26	19	140	18	48	34	20	30	28	26
Cadmium	1.2	0.26	<0.25	0.68	<0.25	0.41	1.1	0.3	0.53	0.78	0.74
Chromium	11	8.2	6.8	12	8.2	12	9.5	11	7.5	10	8.4
Lead	73	2.5	9.3	240	3.4	34	58	2.6	2.6	3.6	3.4
Mercury	0.25	<0.0200	<0.0200	0.42	<0.0200	0.079	0.44	<0.0200	<0.0200	0.05	<0.0200
Selenium	**18**	5.0	**14**	9.9	10	**14**	**27**	6.4	4.2	**13**	**13**
Silver	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	0.28	0.3
VOCs (µg/kg)											
Benzene	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80
N-Butylbenzene	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80
Cymene	93	<8	112	25	16,300	<8	<8	14,000	<8	<8	<8
1,2-Dichlorobenzene	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80
Ethylbenzene	29	29	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60
Isopropylbenzene	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70
Naphthalene	<17	<17	<17	90	<17	116	<17	<17	<17	<17	<17
2-Phenylbutane	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10
N-Propylbenzene	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10
Tetrachloroethene	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70
Toluene	111	<4.30	<4.30	26	45	27	<4.30	<4.30	<4.30	<4.30	<4.30
1,1,1-Trichloroethane	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12
1,2,4-Trimethylbenzen	<9.80	<9.80	<9.80	49	<9.80	72	<9.80	<9.80	<9.80	<9.80	<9.80
1,3,5-Trimethylbenzen	<3.80	<3.80	<3.80	<3.80	<3.80	26	<3.80	<3.80	<3.80	<3.80	<3.80
m,p-Xylene	<10	<10	<10	<10	<10	77	<10	<10	<10	<10	<10
o-Xylene	<6.10	<6.10	<6.10	53	<6.10	73	<6.10	<6.10	<6.10	<6.10	<6.10
Xylenes (total)	<16.10	<16.10	<16.10	<63	<16.10	150	<16.10	<16.10	<16.10	<16.10	<16.10
SVOCs (µg/kg)											
Acenaphthene	<280	<28	<28	95	<28	<28	<28	<28	<28	<28	<28
Acenaphthylene	<320	<32	48	<32	<32	<32	<32	<32	<32	<32	<32

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Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-52	GP-54	GP-55	GP-58	GP-59	GP-61	GP-62		GP-64	GP-67	GP-69
Sample Date	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04	04/28/04		04/27/04	04/27/04	04/27/04
Depth Range[1]	4 - 6'	2 - 4'	0 - 2'	2 - 4'	8 - 10'	2 - 4	2 - 4	10 - 12	8 - 10	0 - 2	4 - 6
SVOCs (µg/kg) (continued)											
Anthracene	460	<46	150	350	<46	<46	<46	<46	<46	<46	<46
Benzo(a)Anthracene	930	<33	320	630	<33	36	<33	<33	<33	<33	<33
Benzo(a)Pyrene	**820**	<43	270	**570**	<43	<43	<43	<43	<43	<43	<43
Benzo(b)fluoranthene	1,100	<42	470	1,100	<42	57	<42	<42	<42	<42	<42
Benzo(g,h,i)Perylene	540	<32	63	120	<32	<32	<32	<32	<32	<32	<32
Benzo(k)Fluoranthene	<450	<45	180	310	<45	<45	<45	<45	<45	<45	<45
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	900	<46	290	600	<46	<46	<46	<46	<46	<46	<46
Dibenzo(a,h)Anthracer	<470	<47	<47	48	<47	<47	<47	<47	<47	<47	<47
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	2,100	<30	610	1,400	<30	73	<30	<30	<30	<30	<30
Fluorene	<320	<32	69	120	<32	<32	<32	<32	<32	<32	<32
Indeno(1,2,3-cd)Pyren	<560	<56	63	120	<56	<56	<56	<56	<56	<56	<56
1-Methylnaphthalene	<470	<47	67	<47	<47	<47	<47	<47	<47	<47	<47
2-Methylnaphthalene	<220	<22	110	36	<22	<22	<22	<22	<22	<22	<22
Naphthalene	<390	<39	49	42	<39	<39	<39	<39	<39	<39	<39
Phenanthrene	1,600	<36	570	1,200	<36	41	<36	<36	<36	<36	<36
Pyrene	1,800	<39	840	1,700	<39	83	<39	<39	<39	<39	<39

1	Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
2	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
3	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-73	GP-74	GP-75	GP-76	GP-77		GP-78	GP-79
Sample Date	04/29/04	04/29/04	04/29/04	03/18/05	03/18/05	03/18/05	09/30/05	09/30/05
Depth Range[1]	8 - 10	12 - 14	8 - 10	12 - 14	10 - 12	12 - 14	2 - 4	2 - 4
GRO (mg/kg)	<2.90	<2.90	<2.90	NA	NA	NA	NA	NA
Anions (mg/kg)								
Sulfate	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)								
Arsenic	NA	NA	NA	<0.150	<0.150	0.27	<0.25	<0.25
Barium	NA	NA	NA	52	31	74	58	35
Cadmium	NA	NA	NA	0.48	0.3	0.62	NA	NA
Chromium	NA	NA	NA	23	10	23	NA	NA
Lead	NA	NA	NA	1.2	6.2	0.77	2.8	31
Mercury	NA	NA	NA	0.02	0.014	0.023	NA	NA
Selenium	NA	NA	NA	<0.210	<2.10	<0.210	NA	NA
Silver	NA	NA	NA	<0.0370	<0.0370	<0.0370	NA	NA
VOCs (µg/kg)								
Benzene	NA	NA	NA	NA	NA	NA	NA	NA
N-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Cymene	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA
2-Phenylbutane	NA	NA	NA	NA	NA	NA	NA	NA
N-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzen	NA	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzen	NA	NA	NA	NA	NA	NA	NA	NA
m,p-Xylene	NA	NA	NA	NA	NA	NA	NA	NA
o-Xylene	NA	NA	NA	NA	NA	NA	NA	NA
Xylenes (total)	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs (µg/kg)								
Acenaphthene	NA	NA	NA	<41	<41	<41	<17	<17
Acenaphthylene	NA	NA	NA	<42	<42	<42	<19	<19

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Table 3. Summary of Analytical Results for Soil Located Outside of Development Area, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-73	GP-74	GP-75	GP-76	GP-77		GP-78	GP-79
Sample Date	04/29/04	04/29/04	04/29/04	03/18/05	03/18/05	03/18/05	09/30/05	09/30/05
Depth Range[1]	8 - 10	12 - 14	8 - 10	12 - 14	10 - 12	12 - 14	2 - 4	2 - 4
SVOCs (µg/kg) (continued)								
Anthracene	NA	NA	NA	<34	<34	<34	<46	29
Benzo(a)Anthracene	NA	NA	NA	<54	<54	<54	<33	96
Benzo(a)Pyrene	NA	NA	NA	<59	<59	<59	<43	97
Benzo(b)fluoranthene	NA	NA	NA	<42	<42	<42	<42	150
Benzo(g,h,i)Perylene	NA	NA	NA	<82	<82	<82	<32	89
Benzo(k)Fluoranthene	NA	NA	NA	<79	<79	<79	<45	54
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	NA	NA	NA	<38	<38	<38	<46	157
Dibenzo(a,h)Anthracer	NA	NA	NA	<76	<76	<76	<47	<11
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	NA	NA	NA	<42	56	<42	<30	203
Fluorene	NA	NA	NA	<41	<41	<41	<32	<95
Indeno(1,2,3-cd)Pyren	NA	NA	NA	<69	<69	<69	<56	59
1-Methylnaphthalene	NA	NA	NA	<37	38	<37	<47	35
2-Methylnaphthalene	NA	NA	NA	<72	<72	<72	<22	41
Naphthalene	NA	NA	NA	<40	<40	<40	<39	28
Phenanthrene	NA	NA	NA	<20	123	<20	<36	122
Pyrene	NA	NA	NA	<58	<58	<58	<39	188

1	Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
2	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
3	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
DRO	Diesel Range Organics.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 4. Sediment PAH, Metal, and PCB Analytical Results, Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location			Transect 4	Transect 5	Transect 6	Transect 7
Sample ID	NR 720	NR 720 NON-IND	T-4	T-5	T-6	T-7
Sample Date	IND DC	DC[1]	12/21/11	12/21/11	12/21/11	12/21/11
PAH (µg/kg)						
Acenaphthene	60,000,000	900,000	329 J	200 J	1,760	36.7 J
Acenaphthylene	360,000	18,000	430 J	249 J	672 J	8.3 J
Anthracene	300,000,000	5,000,000	1,260	1,340	2,640	89.6
Benzo(a)Anthracene	3,900	88	2,070	2,050	3,150	145
Benzo(a)Pyrene	390	8.8	**2,160**	**1,870**	**3,030**	134
Benzo(b)fluoranthene	3,900	88	1,520	1,220	1,570	120
Benzo(g,h,i)Perylene	39,000	1,800	970	767	1,240	81.3
Benzo(k)Fluoranthene	39,000	880	1,970	1,800	2,630	116
Chrysene	390,000	8,800	2,260	1,880	3,220	165
Dibenzo(a,h)Anthracene	390	8.8	346 J	294 J	**537 J**	28.2 J
Fluoranthene	40,000,000	600,000	4,810	4,380	5,790	414
Fluorene	40,000,000	600,000	586	332 J	1,790	42.9
Indeno(1,2,3-cd)Pyrene	3,900	88	972	795	1,160	75.4
1-Methylnaphthalene	70,000,000	1,100,000	200 J	<89.5	976 J	10.8 J
2-Methylnaphthalene	40,000,000	600,000	279 J	172 J	1,030	12.4 J
Naphthalene	110,000	20,000	685	464 J	1,920	17 J
Phenanthrene	390,000	18,000	4,110	2,710	8,290	364
Pyrene	30,000,000	500,000	3,830	3,140	5,860	300
Metals (mg/kg)						
Arsenic	1.6	0.039	**8.4**	**4.8**	**3.3**	1.5 J
Barium	4,500	344	107	197	53.2	10.6
Cadmium	510	8	0.78	0.52 J	0.26 J	0.15 J
Chromium	33,700	16,000	15.7	17.8	11	8.1
Lead	500	50	61.4	67.8	**2,890**	6.7
Mercury	6,880	4,920	0.53	0.51	0.13	0.058
Selenium	11.2	8.6	<0.38	0.54 J	<0.43	<0.35
Silver	11.2	8.6	0.20J	0.16 J	<0.13	<0.10
PCBs (µg/kg)	USEPA IND[2]	USEPA RES[2]				
PCB-1016	21,000	3,900	<69.5	<83.2	<36.3	<28.3
PCB-1221	540	140	<69.5	<83.2	<36.3	<28.3
PCB-1232	540	140	<69.5	<83.2	<36.3	<28.3
PCB-1242	740	220	**1,240**	**1,280**	141 J	73.5 J
PCB-1248	740	220	<69.5	<83.2	<36.3	<28.3
PCB-1254	740	220	199 J	408	<36.3	<28.3
PCB-1260	740	220	<69.5	<83.2	<36.3	<28.3
Total Detected PCBs (mg/kg)	--	--	*1.44*	*1.68*	*0.14*	*0.074*
Total PCBs (mg/kg)	>1[a]		*4.92*	*5.84*	*2.32*	*1.77*

Only detected VOCs are summarized in this table, for a complete listing please refer to the laboratory report.

1	WDNR NR720 Generic Non-Industrial Direct Contact RCLs or NR746 Direct Contact RCLs.
2	USEPA Region 3, arochlor-specific regional screening levels for industrial and residential soils.
a	USEPA self-implementing rule for PCBs.
–	Generic regulatory criteria not established.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
J	Value estimated above detection limit and below method reporting limit.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR720 IND DC	WDNR NR720 Generic Industrial Direct Contact RCLs.
NR720 NON-IND DC	WDNR NR720 Generic Non-Industrial Direct Contact RCLs.
PCBs	Polychlorinated biphenyls.
PAHs	Polycyclic aromatic hydrocarbons.

Table 5. Summary of Analytical Results for Soil Located Outside of the Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-120			GP-11	AGM-SB-3		GP-53	GP-56
Sample Date	NR 720	NR 720 NON-IND	GW	10/17/11			04/26/04	11/14/06		04/28/04	04/28/04
Depth Range[1]	IND DC	DC[2]	Pathway[3]	0 - 2'	2 - 4'	6 - 8'	0 - 2	0 - 2	6 - 8	2 - 4	2 - 4
Metals (mg/kg)											
Arsenic	1.6	0.039	--	**2.7**	**3.1**	**10.5**	**2.9**	**6.1**	**5.9**	**7.4**	**3.1**
Barium	4,500	344	330	32.1	13.7	68.8	56	67	59	58	50
Cadmium	510	8	1.5	0.094	0.16	0.091	0.38	0.29	0.48	1.5	0.55
Chromium	33,700	16,000	200,000	19.6	7.1	24.7	16	19	20	6.8	5.1
Lead	500	50	--	4.8	9.3	5.5	4.1	29	65	28	70
Mercury	6,880	4,920	0.21	0.0076	0.013	0.010	<0.0200	0.27	0.085	0.035	0.09
Selenium	11.2	8.6	1	<2.3	<1.8	<2.3	7	<1.1	<0.91	11	8.5
Silver	11.2	8.6	1.67	<1.2	0.11	0.14	<0.25	<0.33	<0.27	<0.25	<0.25
VOCs (µg/kg)											
Benzene	--	1,100	5.5	NA	NA	NA	<3.60	<25	32	<4.80	<4.80
N-Butylbenzene	--	--	--	NA	NA	NA	<9.80	<40	<40	25	<5.80
Cymene	--	--	--	NA	NA	NA	<6.70	<25	<25	<8	<8
1,2-Dichlorobenzene	--	--	--	NA	NA	NA	<5.80	<44	<44	<8.80	<8.80
Ethylbenzene	--	--	2,900	NA	NA	NA	<17	<25	53	33	29
Isopropylbenzene	--	--	--	NA	NA	NA	<5.10	<25	<25	35	<6.70
Naphthalene	110,000	20,000	400	NA	NA	NA	<4.30	<25	140	382	100
2-Phenylbutane	--	--	--	NA	NA	NA	<8	<25	<25	<5.10	<5.10
N-Propylbenzene	--	--	--	NA	NA	NA	<3.80	<25	35	<8.10	<8.10
Tetrachloroethene	--	--	--	NA	NA	NA	<6.10	<25	<25	<8.70	<8.70
Toluene	--	--	1,500	NA	NA	NA	<16.10	<25	180	68	88
1,1,1-Trichloroethane	--	--	--	NA	NA	NA	<12	<25	<25	<12	<12
1,2,4-Trimethylbenzene	--	--	83,000	NA	NA	NA	<4.80	<25	97	60	67
1,3,5-Trimethylbenzene	--	--	11,000	NA	NA	NA	<6.20	<25	28	68	<3.80
m,p-Xylene	--	--	--	NA	NA	NA	<8.10	<50	170	164	108
o-Xylene	--	--	--	NA	NA	NA	<10	<25	120	86	89
Xylenes (total)	--	--	4,100	NA	NA	NA	<18.10	<75	290	250	189
SVOCs (µg/kg)											
Acenaphthene	60,000,000	900,000	38,000	<19.8	<70.3	<19.4	<32	5	<3.3	<28	<28
Acenaphthylene	360,000	18,000	700	<19.8	<70.3	<19.4	<46	20	<3.2	74	<32
Anthracene	300,000,000	5,000,000	3,000,000	<19.8	<70.3	<19.4	<33	25	<4.0	170	95
Benzo(a)Anthracene	3,900	88	17,000	<19.8	<70.3	<19.4	<43	42	<5.9	460	220

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Table 5. Summary of Analytical Results for Soil Located Outside of the Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location				AGM-GP-120			GP-11	AGM-SB-3		GP-53	GP-56
Sample Date	NR 720	NR 720 NON-IND	GW	10/17/11			04/26/04	11/14/06		04/28/04	04/28/04
Depth Range[1]	IND DC	DC[2]	Pathway[3]	0 - 2'	2 - 4'	6 - 8'	0 - 2	0 - 2	6 - 8	2 - 4	2 - 4
SVOCs (µg/kg)											
Benzo(a)Pyrene	390	8.8	48,000	<19.8	<70.3	<19.4	<43	46	<3.2	330	220
Benzo(b)fluoranthene	3,900	88	360,000	<19.8	<70.3	<19.4	<42	32	<3.1	480	460
Benzo(g,h,i)Perylene	39,000	1,800	6,800,000	<19.8	<70.3	<19.4	<32	39	<4.0	130	74
Benzo(k)Fluoranthene	39,000	880	870,000	<19.8	<70.3	<19.4	<45	34	<3.4	160	170
Benzoic Acid	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	390,000	8,800	37,000	<19.8	<70.3	<19.4	<46	45	<4.9	390	270
Dibenzo(a,h)Anthracene	390	8.8	38,000	<19.8	<70.3	<19.4	<47	8.7	<3.1	57	<47
Dibenzofuran	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	40,000,000	600,000	500,000	<19.8	<70.3	<19.4	73	81	<3.2	1000	500
Fluorene	40,000,000	600,000	100,000	<19.8	<70.3	<19.4	<32	9.6	<3.8	34	<32
Indeno(1,2,3-cd)Pyrene	3,900	88	680,000	<19.8	<70.3	5.0	<56	26	<2.8	150	67
1-Methylnaphthalene	70,000,000	1,100,000	23,000	<19.8	<70.3	<19.4	<47	9	<3.4	130	100
2-Methylnaphthalene	40,000,000	600,000	20,000	<19.8	<70.3	<19.4	<22	15	<3.5	200	130
Naphthalene	110,000	20,000	400	<19.8	<70.3	<19.4	<39	25	<4.5	110	92
Phenanthrene	390,000	18,000	18,00	<19.8	<70.3	6.2	67	76	<3.3	680	470
Pyrene	30,000,000	500,000	8,700,000	<19.8	<70.3	3.9	62	76	<2.8	810	550

1	Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
2	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
3	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Table 5. Summary of Analytical Results for Soil Located Outside of the Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-60	GP-63	GP-65		GP-68	GP-70	GP-71	GP-72
Sample Date	04/28/04	04/28/04	04/28/04		04/27/04	04/27/04	04/27/04	04/27/04
Depth Range[1]	2 - 4	2 - 4	0 - 2	8 - 10	4 - 6	2 - 4	2 - 4	2 - 4
Metals (mg/kg)								
Arsenic	1.5	**3.4**	**1.8**	**1.7**	**2**	0.93	**1.7**	**6.2**
Barium	26	55	23	57	20	57	28	79
Cadmium	0.3	0.42	0.29	0.44	0.44	1.1	<0.25	0.57
Chromium	9.7	17	8.9	14	7.4	17	9.5	6.6
Lead	4.4	5.5	3.9	6.1	7.6	4	7.8	41
Mercury	0.057	0.12	0.034	<0.0200	0.061	0.07	0.068	0.13
Selenium	**14**	8.2	**14**	8.2	**12**	9	5	5.8
Silver	<0.25	<0.25	<0.25	<0.25	0.28	<0.25	<0.25	<0.25
VOCs (µg/kg)								
Benzene	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80	<4.80
N-Butylbenzene	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80	<5.80
Cymene	<8	<8	<8	<8	<8	<8	<8	<8
1,2-Dichlorobenzene	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80	<8.80
Ethylbenzene	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60	<3.60
Isopropylbenzene	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70	<6.70
Naphthalene	<17	<17	<17	<17	<17	<17	<17	<17
2-Phenylbutane	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10	<5.10
N-Propylbenzene	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10	<8.10
Tetrachloroethene	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70	<8.70
Toluene	<4.30	<4.30	<4.30	<4.30	<4.30	<4.30	<4.30	40
1,1,1-Trichloroethane	<12	<12	<12	<12	<12	<12	<12	<12
1,2,4-Trimethylbenzene	<9.80	<9.80	<9.80	<9.80	<9.80	<9.80	<9.80	<9.80
1,3,5-Trimethylbenzene	<3.80	<3.80	<3.80	<3.80	<3.80	<3.80	<3.80	<3.80
m,p-Xylene	<10	<10	<10	<10	<10	<10	<10	<10
o-Xylene	<6.10	<6.10	<6.10	<6.10	<6.10	<6.10	<6.10	<6.10
Xylenes (total)	<16.10	<16.10	<16.10	<16.10	<16.10	<16.10	<16.10	<16.10
SVOCs (µg/kg)								
Acenaphthene	<28	<28	<28	<28	<28	<28	<28	300
Acenaphthylene	<32	48	<32	<32	<32	<32	<32	850
Anthracene	<46	240	<46	<46	<46	<46	<46	1,800
Benzo(a)Anthracene	<33	680	<33	39	<33	<33	62	2,400

Footnotes on Page 4

Table 5. Summary of Analytical Results for Soil Located Outside of the Former FFUSA Site, 935 E. John Street, Appleton, Wisconsin.

Location	GP-60	GP-63	GP-65		GP-68	GP-70	GP-71	GP-72
Sample Date	**04/28/04**	**04/28/04**	**04/28/04**		**04/27/04**	**04/27/04**	**04/27/04**	**04/27/04**
Depth Range[1]	**2 - 4**	**2 - 4**	**0 - 2**	**8 - 10**	**4 - 6**	**2 - 4**	**2 - 4**	**2 - 4**
SVOCs (µg/kg)								
Benzo(a)Pyrene	<43	**530**	<43	<43	<43	<43	55	**2,500**
Benzo(b)fluoranthene	<42	850	<42	<42	<42	<42	77	3,500
Benzo(g,h,i)Perylene	<32	70	<32	<32	<32	<32	<32	590
Benzo(k)Fluoranthene	<45	290	<45	<45	<45	<45	<45	1,100
Benzoic Acid	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	<46	570	<46	<46	<46	<46	56	2,100
Dibenzo(a,h)Anthracene	<47	<47	<47	<47	<47	<47	<47	<470
Dibenzofuran	NA	NA	NA	NA	NA	NA	NA	NA
Di-N-Butyl Phthalate	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	<30	1,100	<30	73	<30	<30	97	6,900
Fluorene	<32	43	<32	<32	<32	<32	<32	1,200
Indeno(1,2,3-cd)Pyrene	<56	82	<56	<56	<56	<56	<56	620
1-Methylnaphthalene	<47	<47	<47	<47	<47	<47	<47	<470
2-Methylnaphthalene	<22	<22	<22	<22	<22	<22	<22	480
Naphthalene	<39	<39	<39	<39	<39	<39	<39	780
Phenanthrene	<36	580	<36	39	<36	<36	<36	7,800
Pyrene	<39	1,200	<39	60	<39	<39	<39	6,400

1	Based on existing grade, final grade will be 6-inches below a clean soil vegetative cap.
2	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs or NR 746 Direct Contact RCLs.
3	WDNR NR 720 RCLs for protection of groundwater or NR 746 residual product (whichever is lesser).
--	Generic regulatory criteria not established.
Underline	Value exceeds NR 720 residual contaminant levels (RCLs) for protection of groundwater.
Bold	Value exceeds the generic NR 720 industrial direct contact RCLs.
Box	Value exceeds the generic NR 720 non-industrial direct contact RCLs.
µg/kg	Micrograms per kilogram.
mg/kg	Milligrams per kilogram.
NA	Not analyzed.
NR 720 IND DC	WDNR NR 720 Generic Industrial Direct Contact RCLs.
NR 720 NON-IND DC	WDNR NR 720 Generic Non-Industrial Direct Contact RCLs.
SVOCs	Semi-Volatile Organic Compounds.
VOCs	Volatile Organic Compounds.

Appendix 3

ARCADIS
Infrastructure · Water · Environment · Buildings

Imagine the result

CAP MAINTENANCE PLAN AND MATERIALS HANDLING PLAN

Former Foremost Farms
935 E. John Street
Appleton, Wisconsin

FID No. 445031510
BRRTS No. 02-45-530084
VPLE No. 06-45-523605

February 2014

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1 Site Location, Former Foremost Farms, Appleton, Wisconsin.

2 Site Layout, Former Foremost Farms, Appleton, Wisconsin.

3 Extent of Relocated Impacted Soils, Former Foremost Farms Property, Appleton, Wisconsin.

4 Soil Management Plan, Former Foremost Farms Property, Appleton, Wisconsin.

Appendix

A Annual Cap Inspection Form and Corrective Action Form

Introduction

ARCADIS has prepared this Cap Maintenance Plan and Materials Handling Plan (collectively referred to as "Plan") for Former Foremost Farms ("Site"), in Appleton, Wisconsin. The Site is currently owned by the Appleton Redevelopment Authority (Appleton). It is understood that Appleton is the current owner and has completed a development agreement for the Site. Under the development agreement, future owners/developers (not future tenants/residents of the Site) will be responsible for this Plan. The Site is located along the western bank of the Fox River at 935 East John Street in Appleton, Wisconsin.

From the 1950s until 2012, the Site contained building structures used by Foremost Farms USA (FFUSA) as part of a whey processing plant. Plant operations ceased in 2003 and subsequent decommissioning activities removed all of the processing equipment and storage tanks with associated piping. Appleton acquired the Site on June 28, 2011 and the building structures were demolished. Demolition and Site restoration activities were completed in June 2012 and the Site currently consists of vacant land with a vegetative cap (engineered barriers). Figure 1 is a Site Location Map and Figure 2 is a Site Layout Map. As shown on Figure 2, there is a narrow strip of land bordering the Fox River, of which 0.25 acre is owned by the United States Army Corp of Engineers (USACE) with the remainder owned by the Fox River Navigational Authority (FRNA). The USACE and FRNA-owned land are not part of this Plan. The Cap Maintenance Plan describes the future maintenance measures necessary to ensure the integrity of engineered barriers (caps) are maintained. The Materials Handling Plan describes the future measures to be followed when encountering contaminated soil at the Site.

A copy of this Plan shall at all times be kept on file in the offices of: (1) the Wisconsin Department of Natural Resources (WDNR); (2) the owner of the Site; and (3) others, as necessary. A copy of this Plan shall be made available by the Owner to contractors, utilities and maintenance personnel, and any other public or private persons or entities authorized to perform work at on the Site.

The Site totals approximately 8.1 acres and is defined as follows:

- Part of vacated Alton Court and all of vacated East John Street.

- Southeastern corner part of Lot 3 (approximately 1,220 square feet) of Block "C" of Lawsburg Plat to the First Ward, Appleton with exception to approximately 4,225 square feet located at the northern corner of Lot 4.

- Lots 4 and 5 of Block "C" of Lawsburg Plat to the First Ward, Appleton with exception to approximately 4,225 square feet located at the northern corner of Lot 4.

- Lots 2 through 3 and Lots 7 through 11 of Block "M" of Lawsburg Plat to the First Ward, Appleton.

- Part of Lots 5 through 6 of Block "M" of Lawsburg Plat to the First Ward, Appleton.

- Power Canal (referred to as 'filled head race'). Approximately two-thirds (0.7 acre) of a filled head raceway. The remaining 0.4 acre of the head raceway will remain open water and is not part of the Voluntary Party Liability Exemption program (referred to as '1st Ward Canal').

- A 0.11-acre area of land at the southern tip of the Subject Site. On March 5, 2012, We Energies donated this area to Appleton.

- Lot 1 of Block "M" of Lawsburg Plat to the First Ward, Appleton. This area consists of steep woodland embankments located along the western and northwestern boundaries of the Subject Site. The approximate 1.65 acres of embankments were not investigated and will not be disturbed as part of the Remedial Action Plan in order to preserve the natural setting of this area.

As a result of the historical importation of fill material to the Site from unknown sources, residual contamination is present in the soil underlying the established caps at the Site. In addition, a sulfate exceedance of groundwater drinking water standards is limited to the northern portion of the Site. Extensive investigation activities have been completed at the Site and the WDNR granted an exemption for development of a historic fill site on April 25, 2012 specific to the building demolition and capping activities.

As part of the planned demolition activities, the concrete foundations and footers associated with the former FFUSA building structures were crushed and left in place. During the demolition of the former FFUSA building structures, approximately 7,750 cubic yards of impacted soils was relocated on-site to within the former building foundation and fill material was imported to the Site from a WDNR-approved clean soil

source area. The extent of the relocated impacted soils within the former building footprint is shown on Figure 3. The relocation and importation of soils resulted in an approximate 105,000 square foot (2.4 acres) development zone within the Site. The engineered barrier for the development zone consists of a 5 to 8 foot (ft) thick clean soil cap underlain with a geotextile membrane. Beneath the development zone engineered barrier along the former western building wall is approximately 1,600 cubic yards of building aggregate coated with lead-bearing paint along with residual impacted soils. The approximate 0.7 acre former head raceway area has a clean soil cap thickness ranging from 4 to 10 ft underlain with a geotextile membrane. Beneath the former head raceway engineered barrier is approximately 6,000 cubic yards of clean building aggregate along with residual impacted sediment. Approximately 3.55 acres of the Subject Site is capped with a minimum 6-inch clean soil cap. The remaining 1.65 acres consist of woodland embankments that were not capped in order to preserve the natural setting of these areas. In addition, the existing parking lot and concrete and asphalt paved areas were not capped. The soil management plan outlining the extent of the engineered barriers is shown on Figure 4. Grass seed was applied to the surface of the established soil grades and a vegetative soil cap has been established across the Site. Due to the residual soil contamination beneath the established caps, precautions will need to be taken during future Site work that requires penetrating the engineered barriers and disturbing underlying soil to ensure the protection of human health and the environment. In addition, the integrity existing groundwater monitoring well (FF-1) located near the southern tip of the Site will need to be protected during future Site work as FF-1 is currently a groundwater monitoring point that is sampled and maintained by CBC Coating, Inc. (an off-site entity).

Environmental Condition Summary

This section presents a brief overview of the Site conditions. Additional information can be found in the project file with the WDNR and on the Geographic Information System Registry for Closed Remediation Sites on the internet at http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2. Environmental investigations have been completed on the Site by both ARCADIS and former Northern Environmental. Based on the investigation results, the conditions can be summarized as follows:

- Soils underlying the Site consist of fill material including foundry sand, coal cinders, gravel, blacktop, wood, and rock debris. The fill material is located beneath the established caps, extending to a maximum depth of 6 feet below grade surface (ft bgs). The native geology beneath the fill material consisted of a silty clay, sandy

clay, and clayey sand unit that extended to a maximum depth of approximately 26 ft bgs. Dolomite bedrock was encountered beneath the native unconsolidated unit at depths ranging from 14 ft bgs in the southern portion of the Site to approximately 26 ft bgs in the northern portion of the Site.

- The depth to groundwater ranged from 1.5 ft bgs along the eastern Site boundary (along the Fox River) to 19 ft bgs in the northwestern portion of the Site. In general, groundwater flow beneath the Site was to the northeast and east towards the Fox River.

- Fill material throughout the entire Site contains polycyclic aromatic hydrocarbons (PAHs) and select metals at concentrations that exceed direct contact criteria. Select volatile organic compounds (VOCs), PAHs, and metals exceed applicable groundwater pathway criteria; however, groundwater monitoring completed to date indicates that no VOCs, PAHs, and metals are present in groundwater at concentrations above regulatory standards. Sediment within the abandoned head raceway contains polychlorinated biphenyls (PCBs), PAHs, and metals. All soils and sediments beneath the established engineered barriers should be considered impacted for the purposes of this Plan.

- The only contaminant of concern in groundwater is sulfate, in the northeastern portion of the Site. The sulfate concentration exceeds drinking water standards and is not a direct contact risk.

Remediation Program

Remedial objectives for the Site are documented in a Remedial Action Plan. The remedial actions completed include the following:

- An s. NR 140.28 Wis. Adm. Code exemption for the sulfate above the NR 140 Enforcement Standard (ES) in groundwater at MW-1.

- Engineered barriers for the impacted soils and sediment to mitigate direct contact and ingestion exposure pathways.

- Institutional controls including these Plans and placement of the Site on the WDNR Geographic Information System Registry of Closed Remediation Sites.

General

To address the materials of concern in the soil at the Site, the following general actions shall be taken. All requirements under this section, both financial and appropriate execution, are the responsibility of the property owner(s) and/or the subcontractors directly hired by the owners, unless otherwise indicated.

Health and Safety

- All consultants, contractors, employees, etc. that may disturb or come in contact with any impacted soils on the Site shall have their own health and safety plan to deal with contingencies which may arise. These plans shall reflect applicable standards of care recognized in the trades for performing work in environmentally impacted materials.

- Personnel shall wear appropriate personal protective equipment (PPE) to limit exposure to the soil contaminants below the engineered barriers. Examples of PPE include but are not limited to:

  - Wearing disposable latex or nitrile gloves when contacting soil. Optionally, a tyvek suit or rubber boots may be worn to minimize contact to clothing and footwear with impacted soils.

  - Boots shall be washed off prior to leaving the parcel for any purpose.

  - Personnel shall refrain from eating, drinking, and smoking while working in the areas of impacted soils or with groundwater. Facilities shall be provided such that personnel can wash hands prior to eating, drinking or smoking.

- Control of airborne dust from contaminated soil shall be maintained at all times by appropriate methods (e.g., covering of stockpiles, wetting).

- Construction equipment shall be decontaminated prior to leaving the Site to remove soil through the use of using high-powered, hot water pressure washers, steam cleaners or detergents or other method.

Summary of Engineering Controls

- The 5 to 8-ft thick clean soil cap in the development zone was incorporated into the Site to lessen the future management of impacted soils as part of a future residential development. However, if work requires removal or handling of soils below the 5 to 8-ft contact barrier, the soils shall be handled in accordance with the requirements of this Plan.

- The thickness of the clean soil cap in the remaining areas varies, as shown on Figure 4. This contact barrier may be penetrated for the purposes of installing light poles, landscaping, signs and other features necessary for future development activities. However, if work requires removal or handling of soils below the engineer barriers, the soils shall be handled in accordance with the requirements of this Plan.

- All development, construction, landscape, asphalt and concrete surfaces shall be constructed, at a minimum, in conformance with the city of Appleton requirements.

Cap Maintenance Plan

The cap elements which are the subject of this Plan are approved engineered barriers which may consist of a minimum of 6 inches of clean soil (e.g., backfill, topsoil, and seed for landscaping), future buildings, and future concrete or asphalt pavement over the soils that exceed the direct contact residual contaminant levels. Figure 4 is a plan view which presents the location and extent of the engineered barrier requirements.

The purpose of the Cap Maintenance Plan is to describe the procedures and controls that shall be followed to maintain the function of the engineered barriers. Maintaining the function of the engineered barriers will provide continued protection of human health and the environment by minimizing potential exposure to the residual contamination.

The activities presented in the sections that follow will be conducted, at a minimum, at the frequency specified. The following bulleted list is a summary of the activities and whether WDNR notification is required:

- Annual Cap Inspections: WDNR notification is not required

- Repairs of Engineered Barrier: WDNR notification is not required
- Removal, Replacement or Penetration of Engineered Barrier: WDNR approval is required under an exemption for development of a historic fill site in advance.

Annual Cap Inspections

Not less than annually (preferably during the spring season), the Site shall be inspected by the Owner to ensure the following:

- Integrity of the engineered barriers is maintained.
- No significant fissures or cracks develop in the clean soil cap, which could allow potential exposure to the residual soil contamination.
- Potential erosion or wash-outs of the engineered barriers is monitored and repaired.

Disturbances of the engineered barriers or significant fissures or cracks in the cap shall be noted by the Owner on the "Annual Cap Inspection Form" (Appendix A). All inspection reports shall be maintained on file by the Owner and the Site manager, if any.

Repairs of Engineered Barriers

If, during the annual inspections or other routine inspections of the Site, the engineered barriers are observed to have been disturbed or significant fissures or cracks are observed in the caps, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this Plan. Such repairs shall be carried out within a reasonable period of time, not to exceed 120 days, subject to weather and seasonal considerations. The Owner shall document the repairs to capped areas on the "Corrective Action Form" (Appendix A). All Corrective Action Forms shall be maintained on file by the Owner and the Site manager, if any.

Replacement of Engineered Barriers

WDNR approval in accordance with ch. NR 727, Wis. Adm. Code is required prior to removal, replacement or penetration of any portion of the engineered barrier. The replaced engineered barrier shall conform to the design requirements provided in this

document. Earth work required to replace the engineered barrier shall conform to the requirements given in this Plan.

Material Handling Plan

The Material Handling Plan specifies the requirements to be followed when performing earth work, groundwater, or surface water management. These activities are generally associated with construction.

Activities Requiring WDNR Approval

The WDNR must be notified and approval obtained of a historical fill site exemption (s. NR 506.085, Wis. Adm. Code) from the WDNR prior to disturbing the engineered barrier (excluding repairs of the engineered barrier), including removal, penetration, or replacement of the engineered barrier. In addition, excavated residual soil contamination cannot be used as backfill on the Site without a beneficial reuse written approval from the WDNR that meets the requirements of s. NR 503.04 and s. NR 500.8(5), Wis. Adm. Code and s. 289.43(8)(b)3, Wis. Stats.

In accordance with s. NR 727.07, Wis. Adm. Code, the WDNR must be notified in writing 45 days prior to taking any actions included in s. NR 727.07 (1) through (7). This is applicable to the first three activities below. Early discussion with the WDNR is encouraged during development planning. Please reference *Guidance on Case Closure and Requirements for Managing Continuing Obligations, RR-606, December 2011.* Further details regarding such activities are described in the following sections:

1. **Construction or Installation of Buildings, Structures or Other Improvements.** Buildings, structures or other improvements may be constructed or installed on the Site using footings or other foundations that are placed into the depth interval containing residual soil contamination in the following manner:

   A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.

   B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contactor's health and safety plan. All excavated soil shall be, at a minimum, placed onto

plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.

C. Upon completion of the work, the excavated soil from beneath the engineered barriers may be used as backfill with WDNR pre-approval beneficial reuse, provided, however, that the backfilled soil maintains the compaction characteristics of the surrounding soil. The soil, as well as any additional clean soil or granular fill material necessary to backfill to grade, shall be backfilled in such a manner as to maintain the original depth of the contaminated soil. The backfill area shall be restored in a manner consistent with the original cap condition.

D. A memorandum or report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file by the Owner and the Site manager, if any, and shall be submitted to the WDNR.

2. Replacement of Engineered Barriers.

If it becomes necessary or desirable to replace the engineered barriers identified in Figure 4, WDNR approval will be required and the replacement shall be undertaken in the following manner:

A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.

B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contactor's health and safety plan. All excavated soil shall be, at a minimum, placed onto plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.

C. Upon completion of the work, the excavated soil from beneath the engineered barriers may used as backfill with WDNR pre-approval beneficial reuse, provided, however, that the backfilled soil maintains the compaction characteristics of the surrounding soil. The soil, as well as any additional clean soil or granular fill material necessary to backfill to grade, shall be backfilled in such a manner as to maintain the original depth of the contaminated soil. The

backfill area shall be restored in a manner consistent with the original cap condition. Soil not used as backfill, shall be managed and disposed of as a contaminated material in accordance with state and federal requirements.

D. A memorandum report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file by the Owner, the Site manager, if any, and shall be submitted to the WDNR.

3. Utility Installations or Repairs.

No utility repairs or installation of new or replacement utilities shall be conducted on the Site until after the utility and any contractor(s) for the utility have acknowledged to the Owner that they have received of a copy of this Plan. The utility repairs or installation(s) shall be conducted in strict conformance with the standards set forth below with respect to excavations into and/or beneath the engineered barrier, and such excavations are to be undertaken in the following manner:

A. The Contractor performing the work shall be provided with a copy of this Plan by Owner and shall prepare their own health and safety plan, appropriate to the work being performed.

B. Any residual soil contamination excavated from the beneath the engineered barriers shall be conducted in accordance with this Plan and the Contactor's health and safety plan. All excavated soil shall be, at a minimum, placed onto plastic sheeting and covered, or placed into a watertight container such as a covered rolloff box in accordance with NR 718, Wis. Adm. Code.

C. Upon completion of the work, the excavated soil from beneath the engineered barriers may used as backfill within the utility trench provided, however, that any excavated soil placed back into the excavation shall maintain the compaction characteristics of the surrounding soil. The area of the excavation shall be restored in a manner consistent with the original cap condition. Any remaining soils that would need to be backfilled outside of the utility trench would require a WDNR pre-approval beneficial reuse.

D. Any excavation of soil beneath the engineered barriers shall be conducted in accordance with the Contractor's health and safety plan. Any soils excavated from beneath the engineered barrier are assumed to be contaminated by the

WDNR, regardless of location, and shall be properly characterized and managed in accordance with state law with notice to the WDNR.

E. A memorandum report shall be prepared describing the work performed, identifying the person(s) performing the work and the date of the work, and confirming that the Plan was adhered to in completion of the work. A copy of the report shall be kept on file with the utility, on file by the Owner, the Site manager, if any, and shall be submitted to the WDNR.

4. **Emergency Repairs to Underground Utilities.**
   In emergency instances, utility repairs may be made without prior approval from the WDNR. However, the employee/worker notifications, material management procedures, and reporting requirements shall follow those given in the Material Handling Plan.

5. **Offsite Disposal of Excavated Soils.**
   If it becomes necessary or desirable to dispose of excavated soils from the allowed construction, repair, and installation activities, the excavation and resulting soils shall be managed in accordance with state and federal requirements.

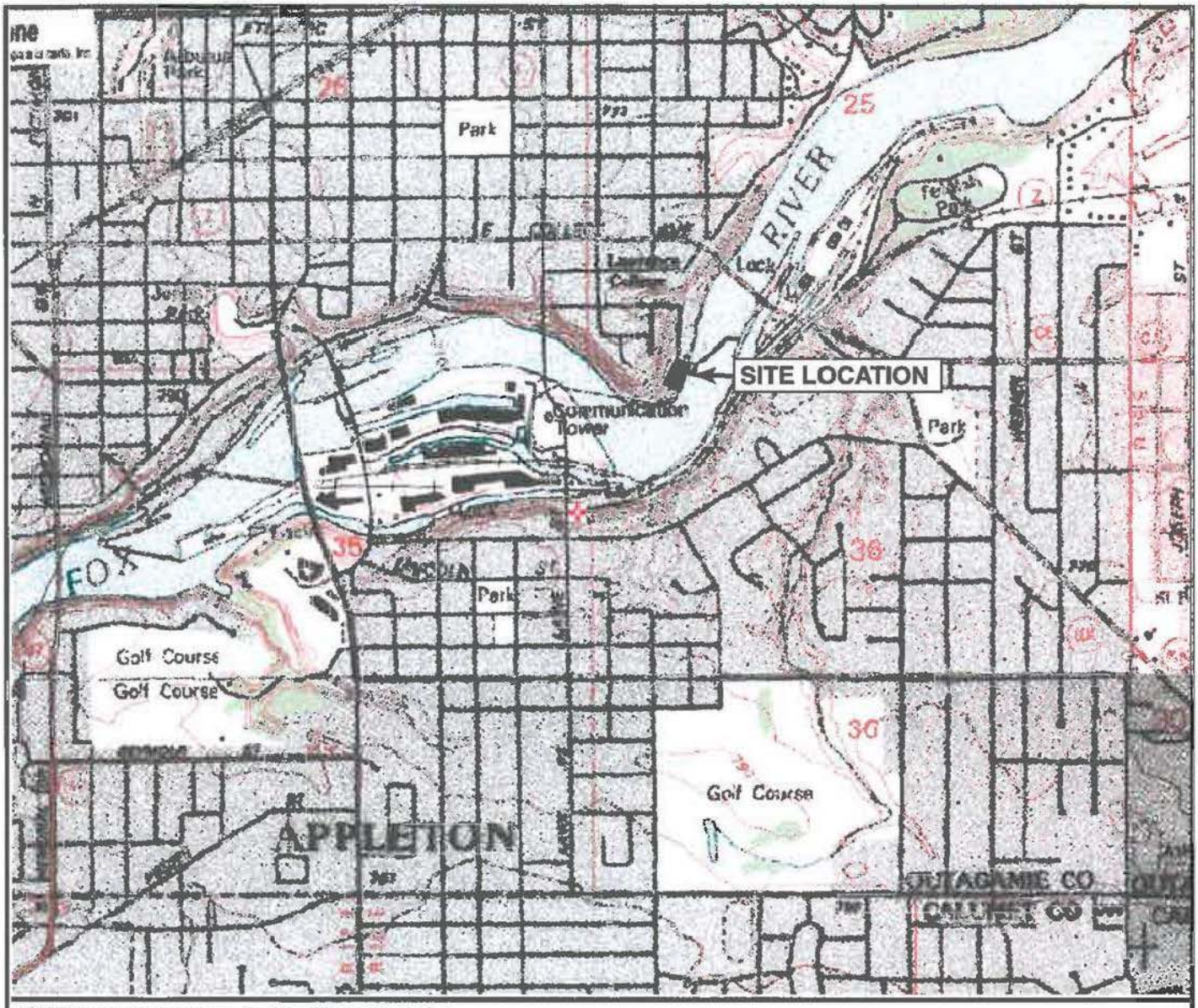
Request for WDNR Approval

The WDNR shall be notified a minimum of 45 days prior to completing work activities that require approval. Early discussion with the WDNR is encouraged during development planning. The WDNR Project Manager at the time of this submittal is Ms. Jennifer Borski. Ms. Borski shall be notified by mail or email. Ms. Borski's contact information follows:

Ms. Jennifer Borski
Wisconsin Department of Natural Resources
Oshkosh Office
625 East County Road Y, Suite 700
Oshkosh, WI 54901
(920) 424-7887
email: jennifer.borski@wisconsin.gov

Request for Deviations

Owner shall not conduct any activities at the Site that are not in compliance with this Plan, unless written approval to do so is obtained from the WDNR.



SOURCE: www.topozone.com, Appleton, Wisconsin quad.

WISCONSIN

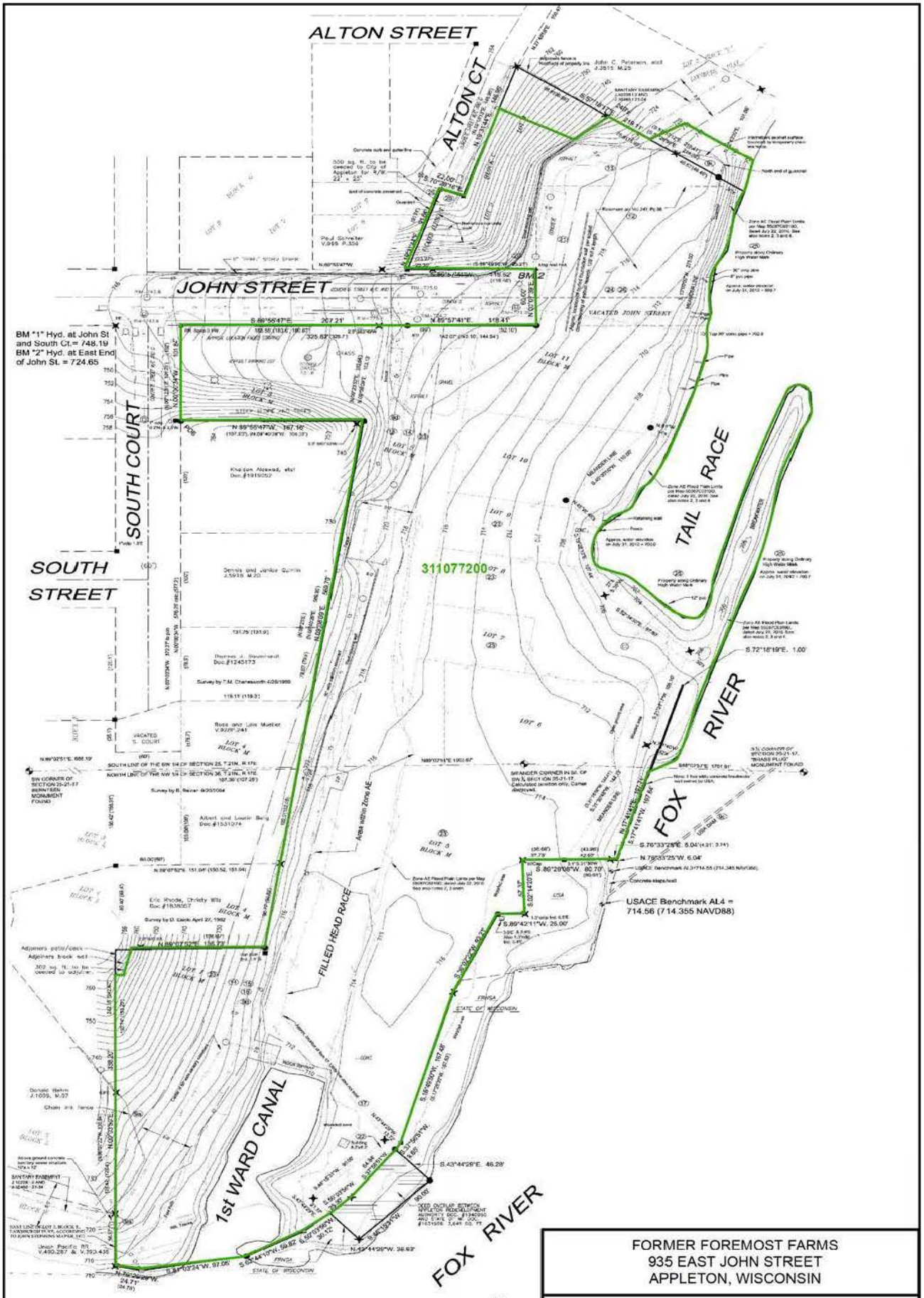
FORMER FOREMOST FARMS
935 EAST JOHN STREET
APPLETON, WISCONSIN

SITE LOCATION

ARCADIS

FIGURE
1

21\AUG12\ENVIRONMENT\CK\LMB
CITYOFAPPLETONWI1272\FFUSA\GRAPHICS\SITE LOC MAP.AI

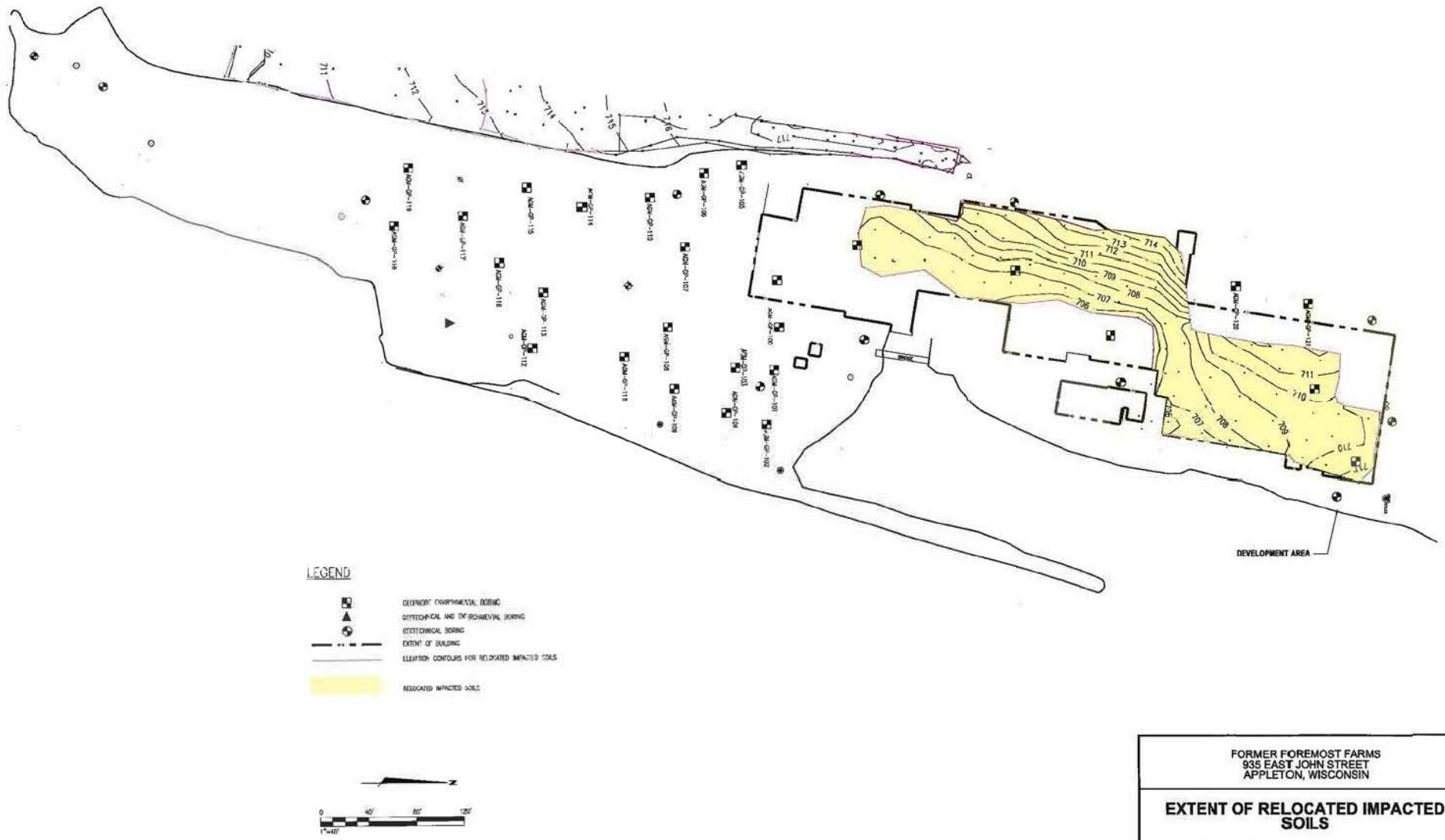


FORMER FOREMOST FARMS
935 EAST JOHN STREET
APPLETON, WISCONSIN

CURRENT SITE LAYOUT WITH PARCEL BOUNDARIES

ARCADIS
Infrastructure · Water · Environment · Buildings

FIGURE
2



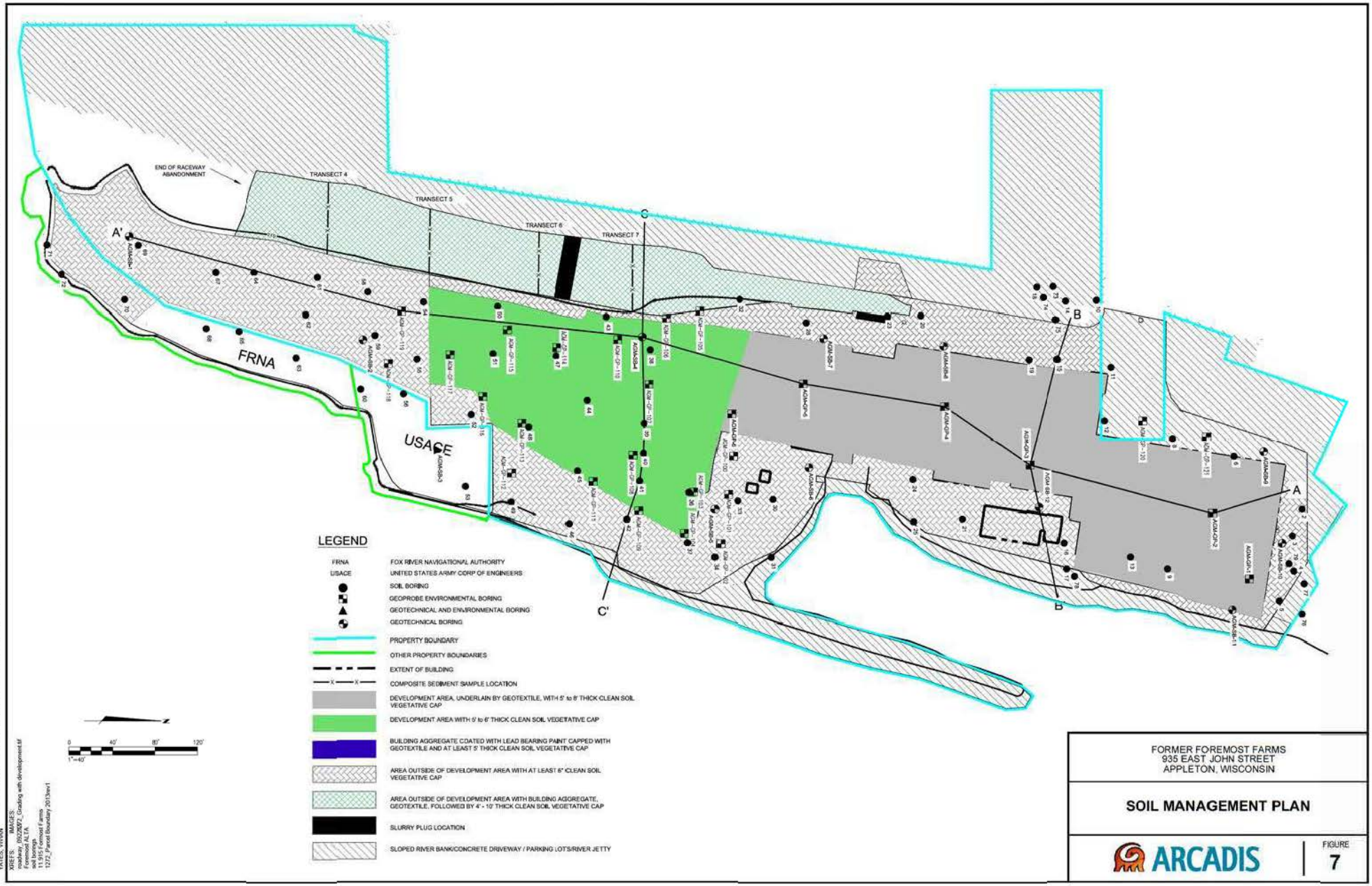
FORMER FOREMOST FARMS
935 EAST JOHN STREET
APPLETON, WISCONSIN

EXTENT OF RELOCATED IMPACTED SOILS

ARCADIS

FIGURE
3

CITY:MILWAUKEE DIV/GROUP:ENVIGL DB:J.BAXTER PM:B.MAILLET TM:B.MAILLET LYR:\Option**OFF=*REF*
G:\Applied\City of Appleton\W1272\FFUS\Arcadis\New CAD\12122011 Edits\1272_Site_Layout_Redevelopment_Relocated.dwg LAYOUT: FIG 8 SAVED: 8/23/2012 1:06 PM ACADVER: 18.1S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE: BLACKGRAY-THIN.CTB PLOTTED: 11/8/2012 5:38 PM BY:
SEPPANEN, MAJA



FORMER FOREMOST FARMS
935 EAST JOHN STREET
APPLETON, WISCONSIN

SOIL MANAGEMENT PLAN

ARCADIS

FIGURE 7

CITY:MKWILKES DIVISION:Graph ENVIRO DB:J.BAXTER PMG:MALLET LYR:ON=*;OFF=*REF* G:\Active\City of Appleton\WI127241\GIS\mxd\Mxds\GIS127220111.6\MXD\1272_Site_Layout_RadwellImprvmt_Rev2.dwg LAYOUT: FIG 7 SAVED: 2/3/2014 5:56 PM ACADVER: 18.1S (LMS TECH) PAGESETUP: --- PLOTSTYLETABLE: BLACKGRAY-THIN.CTB PLOTTED: 2/4/2014 10:56 AM BY: YATES, VIVIAN
XREFS: IMAGES:
roadway_09222012_Grading with development.tif
Foremost ALTA
#ref_layers
11.915 Foremost Farms
1272_Parcel Boundary 2013rev1

Appendix A

Annual Cap Inspection Form and
Corrective Action Form

ENGINEERED BARRIER
Inspection Form
Site Located at
935 E. John Street, Appleton, Wisconsin
BRRTS VPLE #: 06-45-523605

Name of Inspector: _____

Company: _____

Date: _____

Time: _____

Inspector able to inspect all engineered barriers (see Figure 4)? ❑Yes ❑ No

If no, explain: _____

_____

_____

Is this a scheduled inspection? ❑Yes ❑ No

If no, explain: _____

_____

Inspection Results:

Engineered Barrier Condition:

- Significant fissures, cracks, and shallow holes that would allow for humans to inadvertently contact the underlying residually impacted soils:

  _____

  _____

  _____

  _____

- Other:

  _____

If any of the above conditions were observed, note area and explain. Sketch or photograph extent and location of observed damage. Maintain this inspection form with the Property Owner for a period of 3 years.

ENGINEERED BARRIER
Work Order
Site Located at
935 E. John Street, Appleton, Wisconsin
BRRTS VPLE #: 06-45-523605

Report Number:_____

Date of Initial Inspection: _____

Name of Inspector: _____

Type of problem: _____

_____

Required upgrade: _____

_____

Completed on: _____

Comments: _____

_____

Corrective action assigned to/completed by:

_____ _____

Name/Company Date

Reinspection Information

Observations: _____

_____

Comments: _____

_____

Inspector: _____ _____

Signature Date

Maintain work order with the Property Owner for a period of 3 years.

Appendix 4

Site Location:
Foremost Farms Site (Lot 1, Lot 2, & Lot 3) – Appleton, WI

Photo #
1

Date:
8/01/2018

Description:
East side of the Foremost Farms site looking west at the site. The building on the left is the completed Eagle Point Senior Living facility (Lot 1). The vacant lot on the right is the proposed Pelicans Nest (Lot 2) site. The parking lot to the north (south of John St.) is Lot 3.

Site Location:
Foremost Farms Site (Lot 2) – Appleton, WI

Photo #
2

Date:
8/01/2018

Description:
South side of Lot 2 looking north at Lot 2.

Site Location:
Foremost Farms Site (Lot 2) – Appleton, WI

Photo #
3

Date:
8/01/2018

Description:
East side of Lot 2 looking west at Lot 2.

Site Location:
Foremost Farms Site (Lot 2) – Appleton, WI

Photo #
4

Date:
8/01/2018

Description:
West side of Lot 2 looking southwest at Lot 2.

Photo #
5

Date:
8/01/2018

Description:
Northern stockpile containing topsoil from Lot 1.

Site Location:
Foremost Farms Site (Lot 2) – Appleton, WI

Photo #
6

Date:
8/01/2018

Description:
Southern stockpile containing clean clay fill from the redevelopment area of Lot 1.

Photo #
7

Date:
8/01/2018

Description:
Eastern edge of Lot 2 looking east at the Fox River. A silt fence remains up on Lot 2.

Site Location:
Foremost Farms Site (Lot 2) – Appleton, WI

Photo #
8

Date: Rendering

Description:
Rendering of the Proposed Pelicans Nest single family housing. East side of Lot 2 looking west at the site.

Photo #
9

Date: Rendering

Description:
Rendering of the Proposed Pelicans Nest single family housing. west side of Lot 2 looking east at the site.

Appendix 5

2089713

Recorded

November 11, 2016 11:34 AM

OUTAGAMIE COUNTY
SARAH R VAN CAMP
REGISTER OF DEEDS

Fee Amount: $30.00
Total Pages: 5

Volume 43 Page 7281

CERTIFIED SURVEY MAP NUMBER 7281

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 6728 RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE 6728 AS DOCUMENT NO. 2001520, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 25 AND ALSO PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

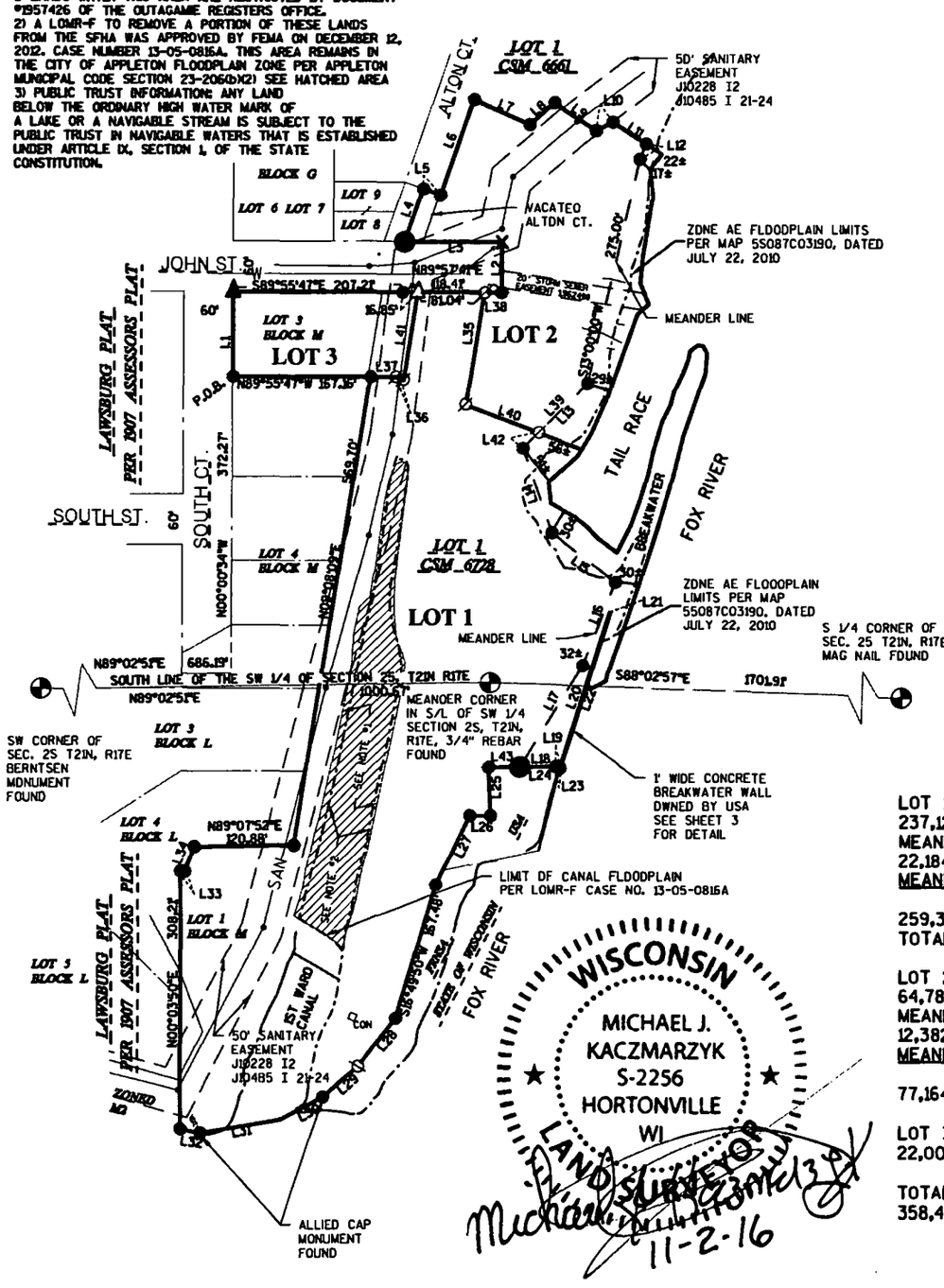
- OUTAGAMIE COUNTY SECTION CORNER MONUMENT
- 1" IRON PIPE FOUND 1.3" O.D.
- 3/4" STEEL REBAR FOUND
- RAILROAD SPIKE FOUND
- ⌀ 3/4" x 24" STEEL REBAR SET WEIGHING 1.502 LBS/LIN. FT.
- RAILROAD SPIKE SET
- MAG NAIL FOUND
- ( ) RECORDED AS INFORMATION

0 100' 200' 400'
SCALE: 1"=200'

N
W E
S

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYTEM, OUTAGAMIE COUNTY IN WHICH THE SOUTH LINE OF THE SW 1/4 OF SECTION 25, T21N R17E. RECORDED AS N89°02'51"E

NOTES:
1) LANDS WITHIN THIS AREA ARE RESTRICTED BY DOCUMENT #1957426 OF THE OUTAGAMIE REGISTERS OFFICE.
2) A LOMR-F TO REMOVE A PORTION OF THESE LANDS FROM THE SFHA WAS APPROVED BY FEMA ON DECEMBER 12, 2012. CASE NUMBER 13-05-0816A. THIS AREA REMAINS IN THE CITY OF APPLETON FLOODPLAIN ZONE PER APPLETON MUNICIPAL CODE SECTION 23-206(b)(2) SEE HATCHED AREA
3) PUBLIC TRUST INFORMATION: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



LINE TABLE		
L1	N00°00'34"W	101.84'
L2	N00°07'39"E	60.00'
L3	S89°57'41"W	118.52'
L4	N19°31'44"E	66.64'
L5	S70°28'16"E	22.00'
L6	N19°31'44"E	121.23'
L7	S66°26'47"E	74.04'
L8	N48°53'38"E	39.18'
L9	S57°18'17"E	60.31'
L10	N63°54'32"E	22.80'
L11	S57°18'17"E	47.97'
L12	S22°43'30"W	19.80'
L13	S45°00'00"W	110.00'
L14	S19°28'10"E	107.44'
L15	S52°34'30"E	97.60'
L16	S21°21'17"W	108.16'
L17	S31°30'48"W	144.13'
L18	N89°29'08"E	42.92'
L19	S76°33'25"E	5.04'
L20	N17°41'41"E	197.71'
L21	S72°18'19"E	1.00'
L22	S17°41'41"W	197.64'
L23	N76°33'25"W	6.04'
L24	S89°29'08"W	80.70'
L25	S02°14'20"E	57.37'
L26	S89°42'11"W	25.00'
L27	S26°02'22"W	93.21'
L28	S37°56'51"W	73.49'
L29	S50°03'56"W	56.02'
L30	S62°44'10W	59.82'
L31	S81°03'24"W	97.05'
L32	N79°29'29"W	24.71'
L33	N89°07'52"E	5.30'
L34	N19°19'59"E	31.96'
L35	N09°08'09"E	136.34'
L36	N69°13'55"W	10.59'
L37	N89°55'47"W	30.00'
L38	N89°57'41"E	20.52'
L39	S45°00'00"W	83.48'
L40	N69°13'55"W	93.87'
L41	N09°08'09"E	106.95'
L42	S45°00'00"W	26.52'
L43	S89°29'08"W	37.78'

LOT 1 AREA:
237,121 SQ FT 5.444 ACRES TO MEANDER LINE.
22,184 SQ FT± 0.509 ACRES± MEANDER LINE TO EDGE OF WATER.

259,305 SQ FT± 5.953 ACRES± TOTAL

LOT 2 AREA:
64,782 SQ FT 1.487 ACRES TO MEANDER LINE.
12,382 SQ FT± 0.284 ACRES± MEANDER LINE TO EDGE OF WATER.

77,164 SQ FT± 1.771 ACRES± TOTAL

LOT 3 AREA:
22,003 SQ FT 0.505 ACRES TOTAL

TOTAL AREA:
358,472 SQ FT± 8.229 ACRES±

WISCONSIN
MICHAEL J. KACZMARZYK
S-2256
HORTONVILLE
WI
LAND SURVEYOR
11-2-16

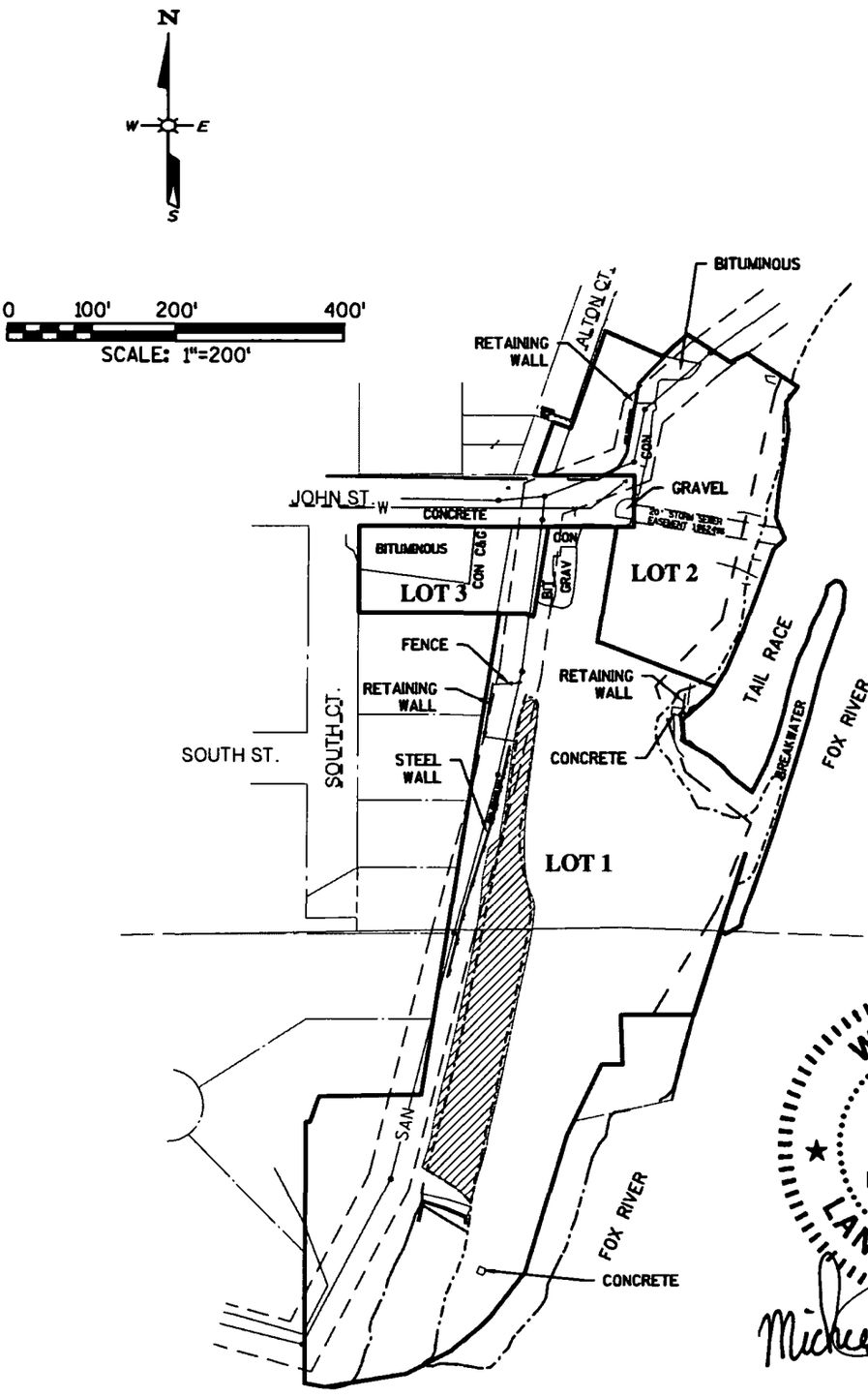
DATE	DIRECTORY NO.
09-14-16	--------
PROJECT NO.	DRAFTED BY
M1445B16	JLS
SHEET	DRAWING NAME
1 OF 5	ERW-CSM

SURVEY FOR: ICONICA
901 DEMING WAY,
MADISON WI 53717

OMNNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

CERTIFIED SURVEY MAP NUMBER 7281

DETAIL SHEET OF IMPROVEMENTS



WISCONSIN
MICHAEL J. KACZMARZYK S-2256 HORTONVILLE WI
LAND SURVEYOR

11-2-16

DATE	DIRECTORY NO.
09-14-16	--------
PROJECT NO.	DRAFTED BY
M1445B16	JLS
SHEET	DRAWING NAME
2 OF 5	ERW-CSM

SURVEY FOR: ICONICA
901 DEMING WAY,
MADISON WI 53717

OMNNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
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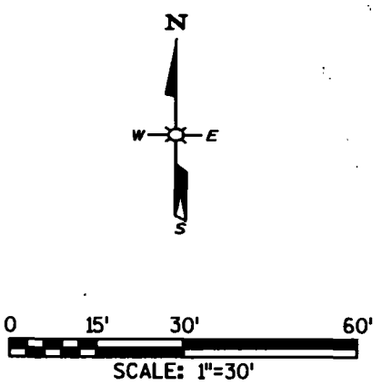
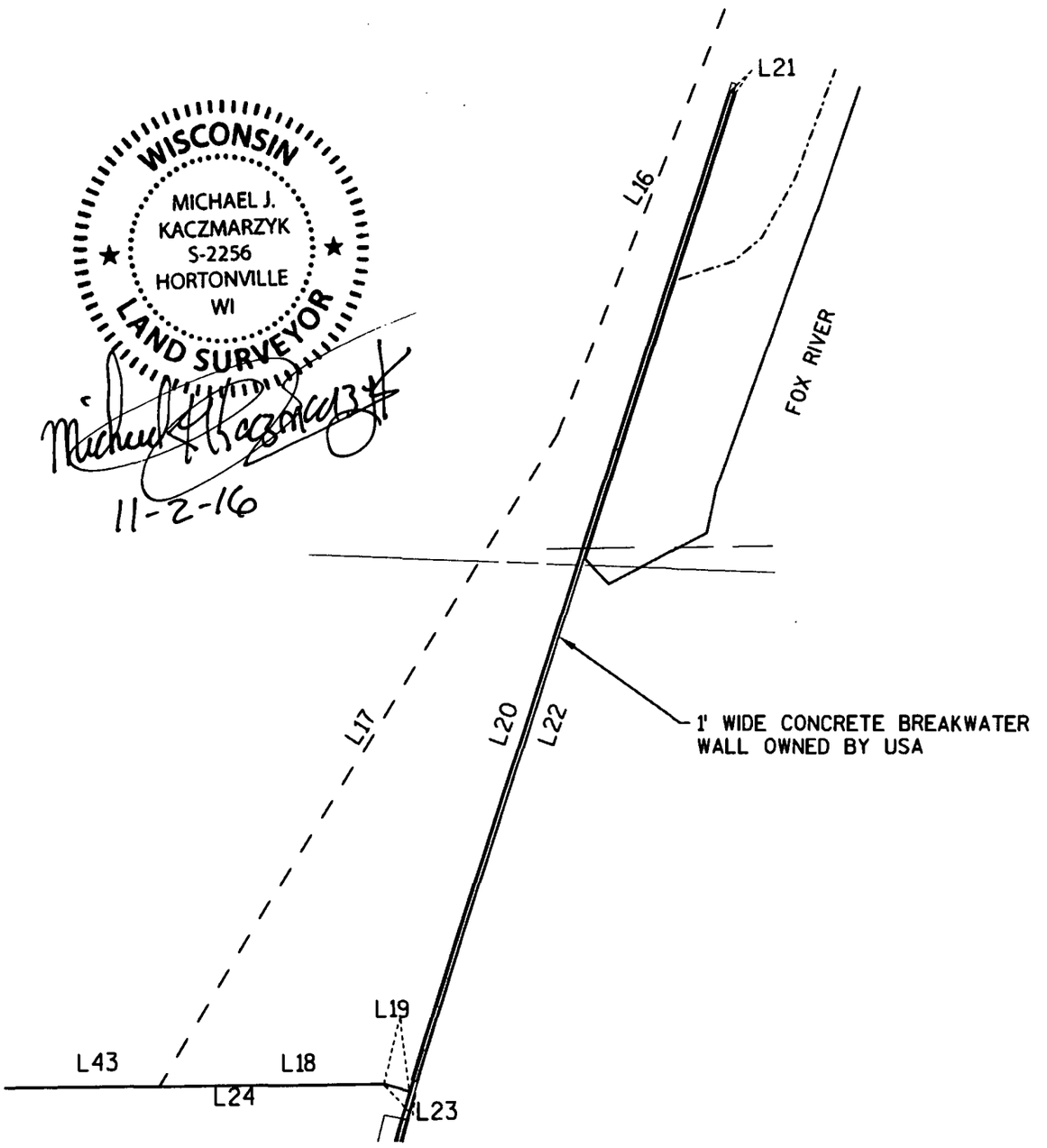
CERTIFIED SURVEY MAP NUMBER 7281

DETAIL SHEET



LINE TABLE		
L16	S21°2'17"W	108.16'
L17	S31°30'48"W	144.13'
L18	N89°29'08"E	42.92'
L19	S76°33'25"E	5.04'
L20	N17°4'41"E	197.71'
L21	S72°18'19"E	1.00'
L22	S17°4'41"W	197.64'
L23	N76°33'25"W	6.04'
L24	S89°29'08"W	80.70'
L43	S89°29'08"W	37.78'



DATE	DIRECTORY NO.
09-14-16	--------
PROJECT NO.	DRAFTED BY
M1445B16	JLS
SHEET	DRAWING NAME
3 OF 5	ERW-CSM

SURVEY FOR: ICONICA
901 DEMING WAY,
MADISON WI 53717

OMNNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

CERTIFIED SURVEY MAP NUMBER 7281

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. KACZMARZYK, WISCONSIN REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDEO AT THE DIRECTION OF ICONICARE ALL OF LOT 1 OF CERTIFIED SURVEY MAP #6728, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE 6728 AS DOCUMENT #2001520 OF THE OUTAGAMIE COUNTY REGISTRY, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 25 ANO ALSO PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25;
THENCE NORTH 89°02'51" EAST 686.19 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25 TO THE WEST LINE OF LOT 4, BLOCK "M" OF LAWSBURG PLAT;
THENCE NORTH 00°00'34" WEST 372.27 FEET ALONG THE WEST LINE OF SAIO LOT 4 TO THE NORTHWEST CORNER THEREOF AND ALSO THE BEING THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°00'34" WEST 101.84 FEET ALONG THE WEST LINE OF LOT 3 OF SAID BLOCK "M" TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 89°55'47" EAST 207.21 FEET ALONG THE SOUTH LINE OF JOHN STREET;
THENCE NORTH 89°57'41" EAST 118.41 FEET ALONG THE SOUTH LINE OF SAID JOHN STREET;
THENCE NORTH 00°07'39" EAST 60.00 FEET ALONG THE EAST LINE OF SAID JOHN STREET;
THENCE SOUTH 89°57'41" WEST 118.52 FEET ALONG THE NORTH LINE OF SAID JOHN STREET TO THE CENTERLINE OF VACATED ALTON COURT;
THENCE NORTH 19°31'44" EAST 66.64 FEET ALONG THE CENTERLINE OF VACATED ALTON COURT;
THENCE SOUTH 70°28'16" EAST 22.00 FEET ALONG THE NORTHERLY LINE OF THE EAST 1/2 OF VACATED ALTON COURT;
THENCE NORTH 19°31'44" EAST 121.23 FEET ALONG THE EASTERLY LINE OF ALTON COURT;
THENCE SOUTH 66°26'47" EAST 74.04 FEET; THENCE NORTH 48°53'38" EAST 39.18 FEET;
THENCE SOUTH 57°18'17" EAST 60.31 FEET; THENCE NORTH 63°54'32" EAST 22.80 FEET;
THENCE SOUTH 57°18'17" EAST 47.97 FEET TO A MEANDER CORNER WHICH IS NORTH 57°18'17" WEST 22 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
THENCE SOUTH 22°43'30" WEST 19.80 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 57°18'17" WEST 17 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
THENCE SOUTH 13°00'00" WEST 275.00 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 81° WEST 29 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
THENCE SOUTH 45°00'00" WEST 110.00 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 45° WEST 51 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
THENCE SOUTH 19°28'10" EAST 107.44 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS SOUTH 35° WEST 30 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
THENCE SOUTH 52°34'30" EAST 97.60 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 52°34'30" WEST 30 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
THENCE SOUTH 21°21'17" WEST 108.16 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 71°40' WEST 32 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;
THENCE SOUTH 31°30'48" WEST 144.13 FEET (RECORDED AS 144.41 FEET) ALONG A MEANDER LINE TO THE END OF SAID MEANDER LINE;
THENCE NORTH 89°29'08" EAST 42.92 FEET TO AN EXISTING 3/4" REBAR LOCATED AT THE NORTHWESTERLY CORNER OF GRANITE (CONCRETE) STEPS TO THE DAM ACCESS;
THENCE SOUTH 76°33'25" EAST 5.04 FEET (RECORDED AS 4.91 FEET) ALONG THE FACE OF SAID STEPS TO THE WESTERLY EDGE OF A 1.00 FOOT WIDE CONCRETE RETAINING WALL;
THENCE NORTH 17°41'41" EAST 197.71 FEET ALONG THE WESTERLY EDGE OF SAIO CONCRETE RETAINING WALL;
THENCE SOUTH 72°18'19" EAST 1.00 FEET ALONG THE EDGE OF SAIO CONCRETE RETAINING WALL;
THENCE SOUTH 17°41'41" WEST 197.64 FEET ALONG THE EASTERLY EDGE OF SAID CONCRETE RETAINING WALL;
THENCE NORTH 76°33'25" WEST 6.04 FEET ALONG THE FACE OF SAID STEPS TO AN EXISTING 3/4" REBAR;
THENCE SOUTH 89°29'08" WEST 80.70 FEET; THENCE SOUTH 02°14'20" EAST 57.37 FEET; THENCE SOUTH 89°42'11" WEST 25.00 FEET;
THENCE SOUTH 26°02'22" WEST 93.21 FEET; THENCE SOUTH 16°49'50" WEST 167.48 FEET; THENCE SOUTH 37°56'51" WEST 73.49 FEET;
THENCE SOUTH 50°03'56" WEST 56.02 FEET; THENCE SOUTH 62°44'10" WEST 59.82 FEET; THENCE SOUTH 81°03'24" WEST 97.05 FEET;
THENCE NORTH 79°29'29" WEST 24.71 FEET (RECORDED AS 24.75 FEET) TO THE WEST LINE OF SAID BLOCK "M";
THENCE NORTH 00°03'50" EAST 308.21 FEET ALONG THE WEST LINE OF SAID BLOCK "M";
THENCE NORTH 89°07'52" EAST 5.30 FEET;
THENCE NORTH 19°19'59 EAST 31.96 FEET;
THENCE NORTH 89°07'52" EAST 120.88 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 09°08'09" EAST 569.70 FEET (RECORDED AS 569.95 FEET) TO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK "M";
THENCE NORTH 89°55'47" WEST 167.16 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.
CONTAINING 358,472 SQUARE FEET (8.229 ACRES) MORE OR LESS.
INCLUOING ALL THOSE LANDS BETWEEN THE AFORE OESCRIBED MEANOER LINE AND THE FOX RIVER. EXCLUOING THE 1' X 197.7' MORE OR LESS CONCRETE RETAINING/BREAKWATER WALL OWNED BY THE USA. SUBJECT TO ALL EASEMENTS ANO RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF APPLETON SUBDIVISION ORDINANCE IN SURVEYING ,DIVIDING AND MAPPING THE SAME. THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 2ND DAY OF NOVEMBER, 2016

MICHAEL J. KACZMARZYK, WISCONSIN REGISTERED LAND SURVEYOR, S-2256

WISCONSIN
MICHAEL J.
KACZMARZYK
S-2256
HORTONVILLE
WI
LAND SURVEYOR

DATE	DIRECTORY NO.
09-14-16	--------
PROJECT NO.	DRAFTED BY
M1445B16	JLS
SHEET	DRAWING NAME
4 OF 5	ERW-CSM

SURVEY FOR: ICONICA
901 DEMING WAY,
MADISON WI 53717

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

CERTIFIED SURVEY MAP NUMBER 7281

OWNER'S CERTIFICATE:

THE REDEVELOPMENT AUTHORITY OF THE CITY OF APPLETON DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP

Karen E. Harkness — KAREN E. HARKNESS, EXECUTIVE DIRECTOR

Nov. 3, 2016 — DATE

STATE OF WISCONSIN:

SS

OUTAGAMIE COUNTY:

PERSONALLY CAME BEFORE ME THIS 3rd DAY OF November, 2016, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Nancy A Kohlman

NOTARY PUBLIC COUNTY, WISCONSIN

MY COMMISSION EXPIRES 6/19/20

TREASURER'S CERTIFICATE:

WE HEREBY CERTIFY THAT THERE ARE NO UNREDEEMED TAX SALES, NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

CITY TREASURER — DATED 11/8/16

COUNTY TREASURER — DATED 11/11/16

CITY OF APPLETON APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE CITY OF APPLETON.

MAYOR — DATED 11/7/16

CITY CLERK — DATED 11/07/2016

RECORDED INSTRUMENTS:

THIS CERTIFIED SURVEY MAP IS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS.

OWNERS OF RECORD	RECORDING INFORMATION
REDEVELOPMENT AUTHORITY OF APPLETON	DOCUMENT NUMBER 2002104

WISCONSIN
MICHAEL J. KACZMARZYK
S-2256
HORTONVILLE
WI
LAND SURVEYOR

11-2-16

NOTES:

1) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL 31-1-0772-00.

2) SUBJECT PROPERTY IS CURRENLTY ZONED R3 MULTIFAMILY DISTRICT.

3) ALL ADJOINING PROPERTIES ARE ZONED R-1C CENTRAL CITY RESIDENTIAL DISTRICT UNLESS OTHERWISE NOTED.

DATE	DIRECTORY NO.
09-14-16	--------
PROJECT NO.	DRAFTED BY
M1445816	JLS
SHEET	DRAWING NAME
5 OF 5	ERW-CSM

SURVEY FOR: ICONICA
901 DEMING WAY,
MADISON WI 53717

OMNNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

Appendix 6

SITE PLAN LEGEND

CONCRETE SIDEWALK 12" GRAVEL BASE @ DOOR STOOPS	PROPERTY LINE
SIDEWALK RAMP	CONCRETE CURB AND GUTTER
STANDARD PAVEMENT - 3" ASPHALT OVER 8" GRAVEL BASE (DRIVE ISLE & GARAGE APRON)	L.S. = LIGHT STANDARD SEE ELECTRICAL
	L.B. = LIGHT BOLLARD SEE ELECTRICAL
PATH PAVEMENT - 3 1/2" ASPHALT OVER 8" GRAVEL BASE (MATCH LOT 1)	NOTE: ALL PARKING STRIPING TO BE PAINTED WITH WHITE PAINT
HEAVY-DUTY PAVEMENT- 4" ASPHALT OVER 12" GRAVEL BASE	

CB1

LOT 2 AT EAGLE POINT

SITE AREA : 1.78 ACRES (77,660 SF)

BUILDING A	AREA (FOOT PRINT)
BASEMENT LEVEL AREA	6,204 Sf
FIRST FLOOR AREA	6,437 Sf
GARAGE AREA	2,613 Sf
TOTAL AREA:	15,254 Sf

BUILDING B	AREA (FOOT PRINT)
BASEMENT LEVEL AREA	6,204 Sf
FIRST FLOOR AREA	6,437 Sf
GARAGE AREA	2,613 Sf
TOTAL AREA:	15,254 Sf

	UNIT AREA	BLDG A	BLDG B	TOTAL
UNIT A	2,459 SF	2	2	4
UNIT B	2,642 SF	2	2	4
UNIT C	2,457 SF	1	1	2
TOTAL				10

PARKING

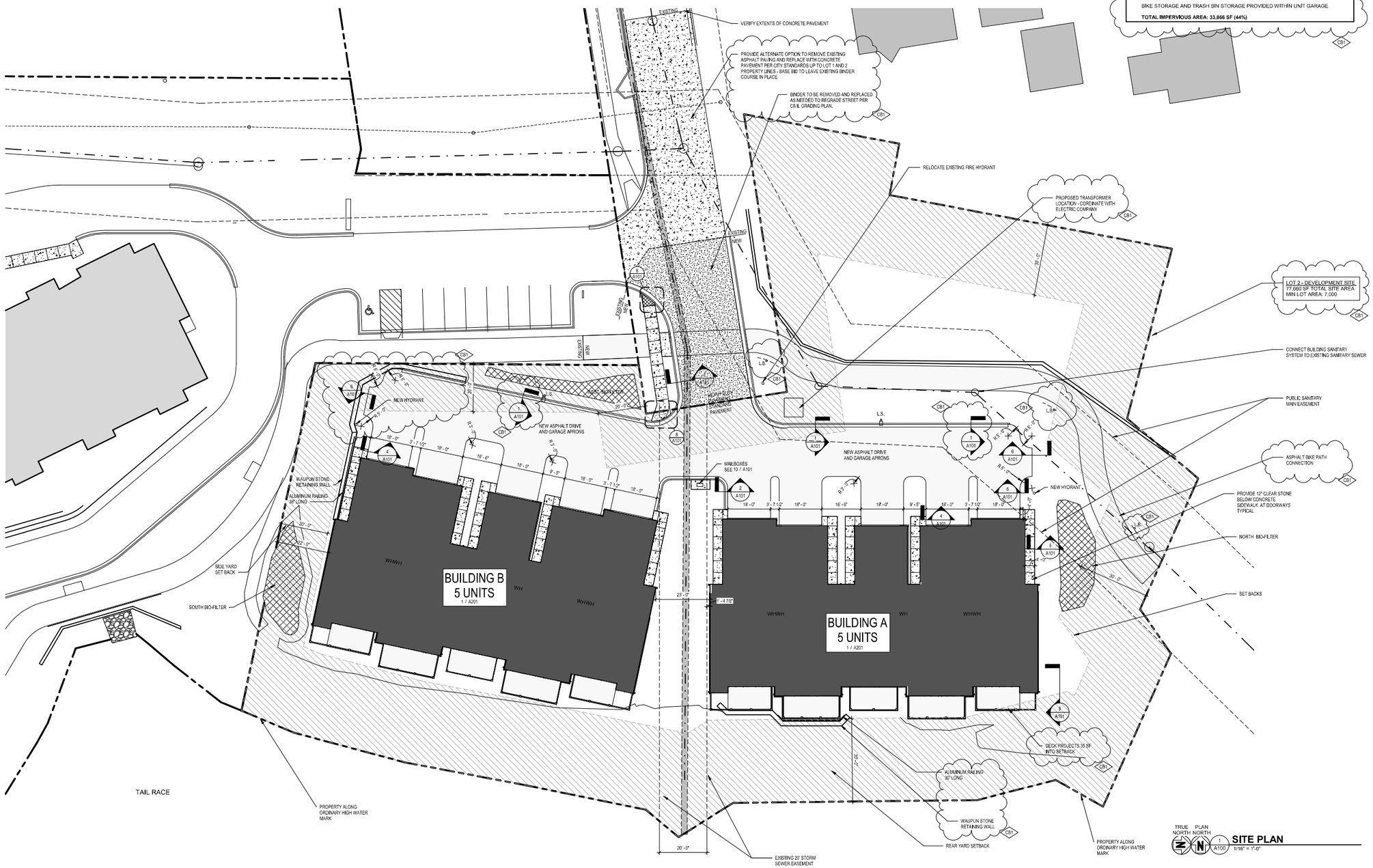
PARKING REQUIREMENTS:
R3 ZONING REQUIRES 2 PARKING SPACE PER 3 BEDROOM DWELLING UNIT AS WELL AS 1 VISTOR SPACE FOR EVERY 2 DWELLING UNITS:
10 UNITS TOTAL = 25 SPACES REQUIRED
TOTAL REQUIRED PARKING SPACES = 25 SPACES

2 SPACES PROVIDED IN EACH GARAGE
2 VISITOR SPACES PROVIDED FOR EACH UNIT IN FRONT OF GARAGE SPACE 4 SPACES PROVIED/UNIT
TOTAL PARKING SPACES PROVIDED = 40 SPACES

BIKE STORAGE AND TRASH BIN STORAGE PROVIDED WITHIN UNIT GARAGE

TOTAL IMPERVIOUS AREA: 33,866 SF (44%)

CB1



TRUE NORTH PLAN NORTH

1 A100 **SITE PLAN**
1/16" = 1'-0"

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Issue	Description	Date
BP1	BID PACKAGE #1	08-13-18
CB1	CB#1	10-04-18

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Sheet Title
SITE PLAN

Project Number: 20180160
Sheet Number
A100

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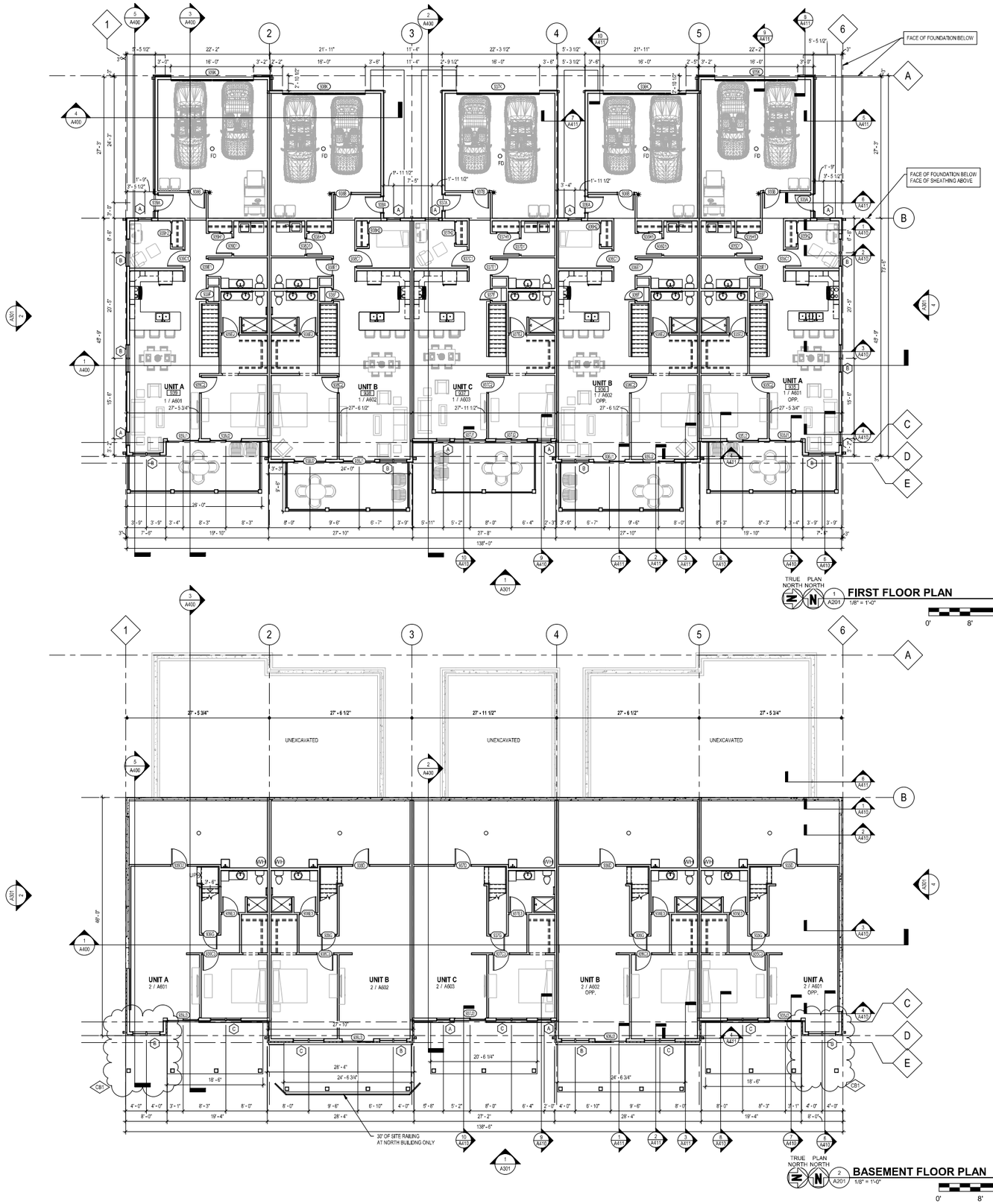

TRUE NORTH PLAN NORTH

1 A201 **FIRST FLOOR PLAN** 1/8" = 1'-0"

0' 8' 16'

TRUE NORTH PLAN NORTH

2 A201 **BASEMENT FLOOR PLAN** 1/8" = 1'-0"

0' 8' 16'

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Sheet Title
BASEMENT AND FIRST FLOOR PLAN

Project Number: 20180160

Sheet Number
A201

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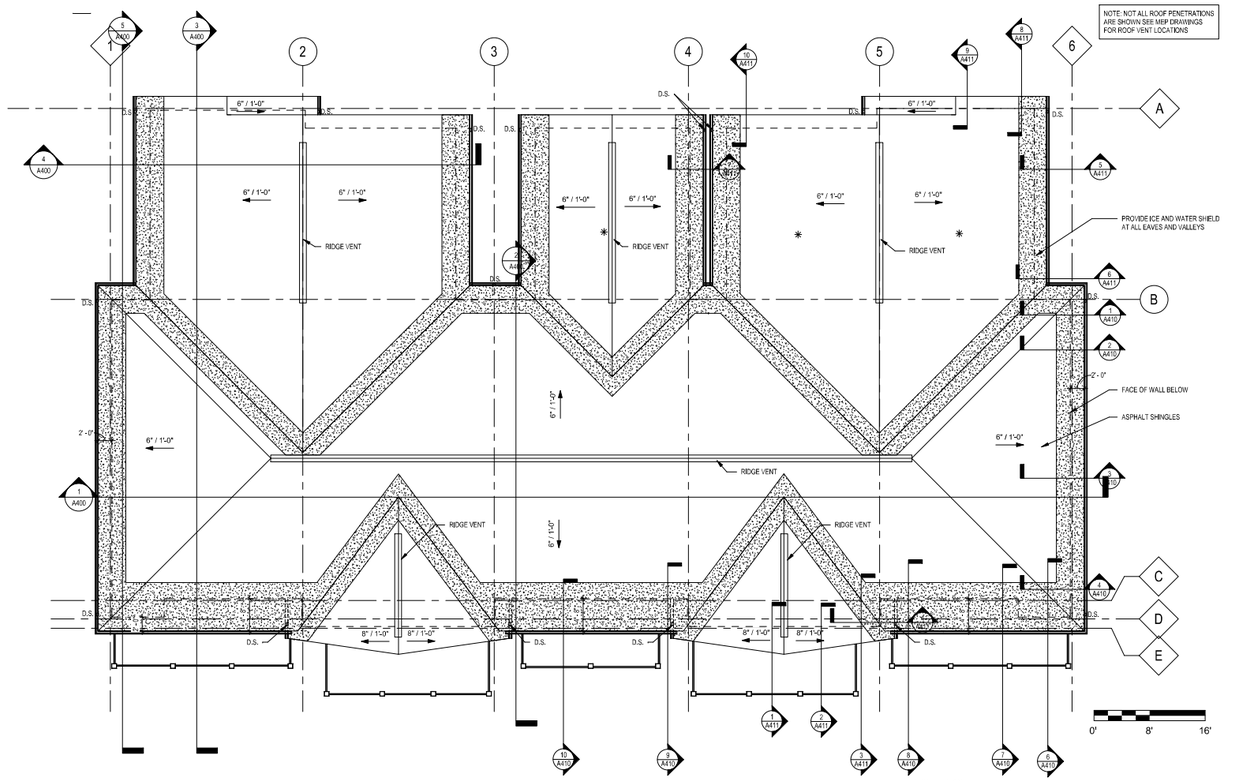

TRUE NORTH PLAN NORTH

1 A202 **ROOF PLAN**

1/8" = 1'-0"

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Sheet Title
ROOF DIMENSIONED PLAN

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Sheet Number
A202

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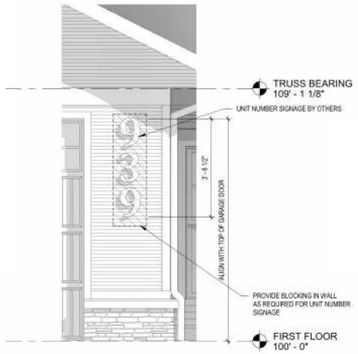
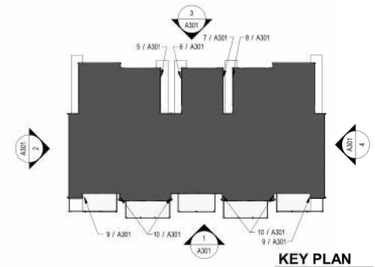
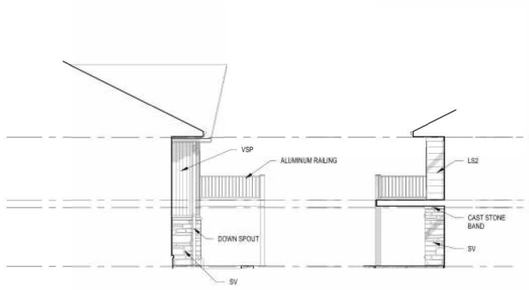


11 / A301 **UNIT NUMBER SIGNAGE**
1/2" = 1'-0"

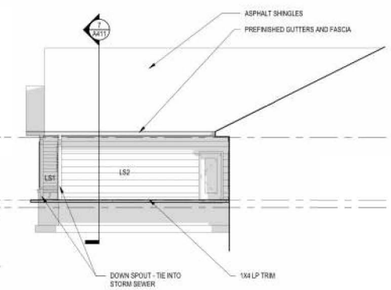
EXTERIOR MATERIAL KEY			
SV		STONE VENEER: THIN STONE NATURAL STONE VENEERS INTERNATIONAL : SHADY CANYON MORTAR: LITE PRAIRIE STONE (MORTAR TECHNOLOGIES)	LP SMART SIDE TRIM : .910"X3.5" CORNER TRIM, .910"X3.5" WINDOW TRIM (SIDE AND BASE) .910"X5.5" WINDOW HEAD TRIM, .910"X7.21" BAND BOARD COLOR - SW.7034 STATUS BRONZE
LS1		LAP SIDING 1: LP SMART SIDE - 4" EXPOSURE SW: 6121 - WHOLE WHEAT - WOOD GRAIN TEXTURE	ALUMINUM SOFFIT, FASCIA, GUTTERS AND DOWN SPOUTS COLOR - BRONZE (ROLLEX)
LS2		LAP SIDING 2: LP SMART SIDE - 8" EXPOSURE SW: 7032 - WARM STONE - WOOD GRAIN TEXTURE	ASPHALT SHINGLES - TIMBERLINE PRESTIQUE - MISSION BROWN
VSP		VERTICAL SIDING PANEL: LP SMART SIDE PANEL SW: 6363 - GINGERY - WOOD GRAIN TEXTURE	ALUMINUM RAILINGS - COLOR: DARK BRONZE
		CAST STONE - ROCK RIDGE COLOR: RCS 2280	H.M. DOORS & FRAMES- PAINTED - SW 7032 WARM STONE
			OVERHEAD SECTIONAL DOORS- COLOR TO MATCH SW 7034 STATUS BRONZE



KEY PLAN
1" = 30'-0"

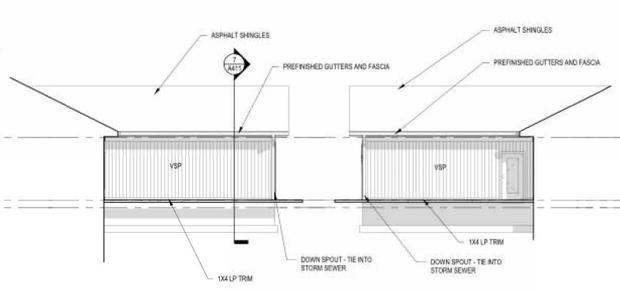


10 / A301 **BLIND ELEVATION F**
1/8" = 1'-0"



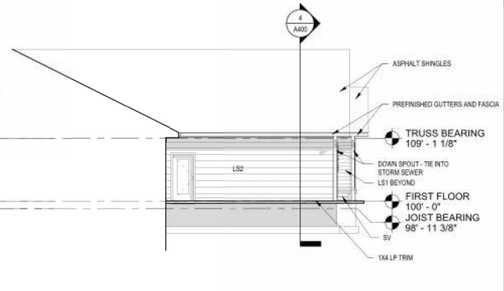
9 / A301 **BLIND ELEVATION E**
1/8" = 1'-0"

8 / A301 **BLIND ELEVATION D**
1/8" = 1'-0"

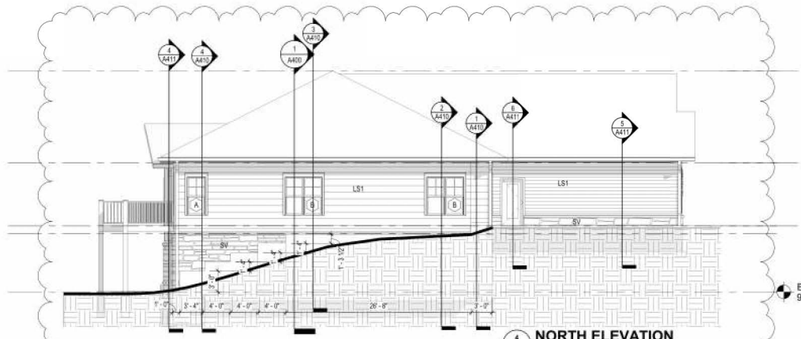


7 / A301 **BLIND ELEVATION C**
1/8" = 1'-0"

6 / A301 **BLIND ELEVATION B**
1/8" = 1'-0"



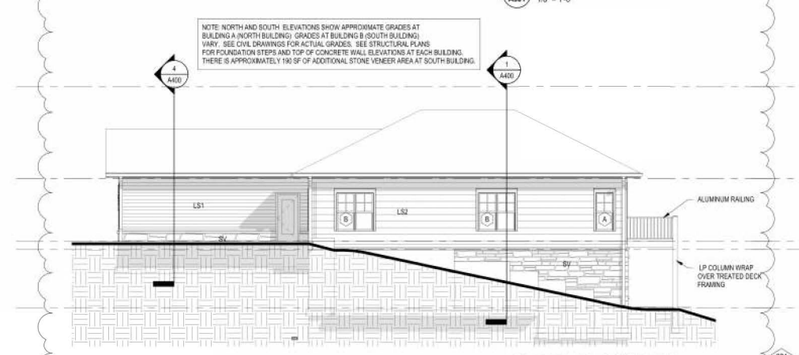
5 / A301 **BLIND ELEVATION A**
1/8" = 1'-0"



4 / A301 **NORTH ELEVATION**
1/8" = 1'-0"

3 / A301 **WEST ELEVATION**
1/8" = 1'-0"

NOTE: NORTH AND SOUTH ELEVATIONS SHOW APPROXIMATE GRADES AT BUILDING A (NORTH BUILDING) GRADES AT BUILDING B (SOUTH BUILDING) VARY. SEE CIVIL DRAWINGS FOR ACTUAL GRADES. SEE STRUCTURAL PLANS FOR FOUNDATION STEPS AND TOP OF CONCRETE WALL ELEVATIONS AT EACH BUILDING. THERE IS APPROXIMATELY 190 SF OF ADDITIONAL STONE VENEER AREA AT SOUTH BUILDING.



2 / A301 **SOUTH ELEVATION**
1/8" = 1'-0"

NOTE: PROVIDE 1X4 FREIZE BOARD TRIM AT UNDERSIDE OF SOFFIT ON GABLE OVERHANGS TYPICAL

1 / A301 **EAST ELEVATION**
1/8" = 1'-0"

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CB1	CB#1	10-04-18

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Sheet Title
BUILDING ELEVATIONS

Project Number: 20180160

Sheet Number
A301

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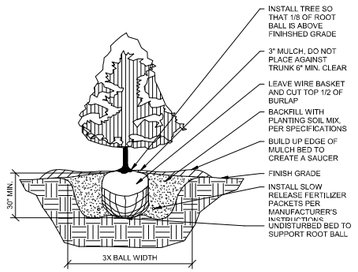
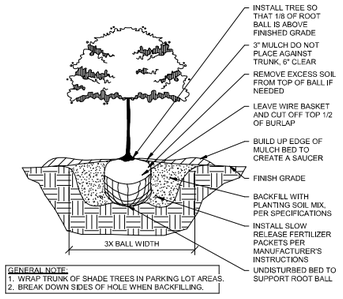
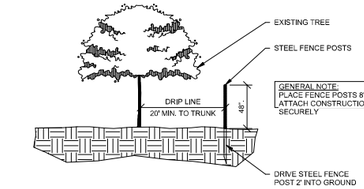


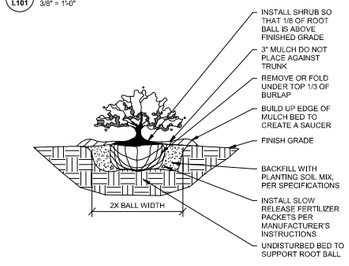
7 L101 **BALL & BURLAP EVERGREEN TREE PLANTING**
3/8" = 1'-0"



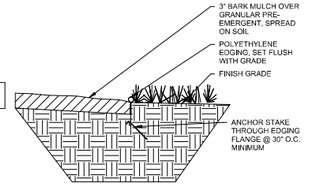
6 L101 **BALL & BURLAP TREE PLANTING**
3/8" = 1'-0"



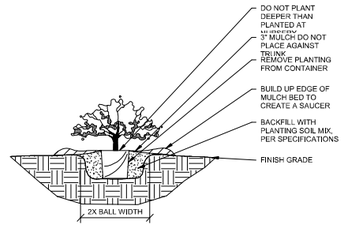
8 L101 **TREE PROTECTION WITH FENCING**
3/8" = 1'-0"



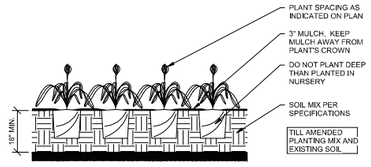
5 L101 **BALL & BURLAP SHRUB PLANTING**
3/8" = 1'-0"



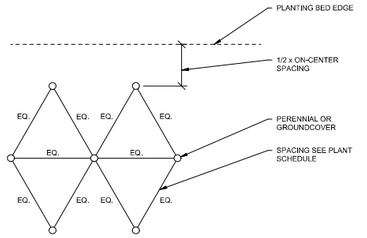
9 L101 **EDGING AT BARK MULCH**
3/8" = 1'-0"



4 L101 **POTTED/CONTAINER PLANTING**
3/8" = 1'-0"



3 L101 **PERENNIAL/GROUNDCOVER PLANTING**
3/8" = 1'-0"



2 L101 **PERENNIAL/GROUNDCOVER SPACING**
3/8" = 1'-0"

TRUE NORTH PLAN NORTH
1 L101 **LANDSCAPE PLAN**
1/16" = 1'-0"

NOTE: PROVIDE ALTERNATE OPTION FOR IRRIGATION THROUGH OUT PLANTING BEDS AREAS AND EXTENTS OF PLAN INDICATED AS LAWN

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	BOTANICAL NAME	ROOT
	(5)		Canopy Trees (40'+)		
ABM	2	2 ½"	Autumn Blaze Maple	Acer Freemanii	BB
RM	1	2 ½"	Red Maple	Acer Rubrum	BB
SWO	2	2 ½"	Swamp White Oak	Quercus Bicolor	BB
	(4)		Medium Deciduous Trees (20' – 40')		
RBC	3	10'	River Birch Clump	Betula Nigra	BB
WBC	1	10'	Whitespire Birch Clump	Betula P 'Whitespire'	BB
	(9)		Low Deciduous Trees (10'-20')		
PFC	3	2"	Prairie Fire Crab	Malus 'Prairie Fire'	BB
TSC	6	2"	Tina Sergeant Crab	Malus Sargentii 'Tina'	BB
	(8)		Tall Deciduous Shrubs (10'-20')		
ABS	8	6'	AB Serviceberry	Autumn Brill Serviceberry	BB
	(18)		Medium Deciduous Shrubs (5'-10')		
DN	7	18"	Diablo Ninebark	Physocarpus Diablo	Pot
DBB	4	24"	Dwarf Burning Bush	Euonymus Alatus Comp	Pot
RTD	1	24"	Bailey's Red Twig Dogwood	Cornus S Bailey's	Pot
YTD	6	24"	Yellow Twig Dogwood	Cornus Lutea	Pot
	(66)		Low Deciduous Shrubs (2'-5')		
AC	36	18"	Alpine Currant	Ribes Alpinum	Pot
GFS	2	18"	Gold Flame Spirea	Spirea Goldflame	Pot
LPS	8	18"	Little Princess Spirea	Spirea Little Princess	Pot
MCS	14	18"	Magic Capet Spirea	Spirea Magic Carpet	Pot
	(16)		Perennials (2'-5')		
AJS	4	1 G	Autumn Joy Sedum	Sedum	Con
H	12	1 G	Hosta	Funkia Hosta	Con
NVM			Native Vegatative Mat (Agrecol) (Provide alternate cost deduct to us a mix of fescue plugs in place of mat.)		

NOTES:

1. Designated lawn areas between building, sidewalks, and parking lot to be sedded with bluegrass seed mix.
2. Designated turf areas beyond sidewalks and parking lots to be seeded (no mow – fescue seed mix), fertilized, and mulched with straw.
3. Planting beds to be mulched with shredded hardwood bark typ. Provide 3/4" rock mulch as indicated on drawings.
4. Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3"
5. Designated planting beds to be separated from lawn areas with 5" black vinyl edge.
6. Prune existing trees to remain, as needed and permitted. Remove and dispose of waste.
7. Remove invasive plant materials, scrub trees, and underbrush in existing wooded areas as needed and permitted. Remove and dispose of waste.

LANDSCAPE PLAN BY : PAUL SKIDMORE 13 RED MAPLE TRAIL, MADISON WI 53717 608.826.0032

CB1

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Sheet Title
LANDSCAPE PLAN

Project Number: 20180160
Sheet Number
L101

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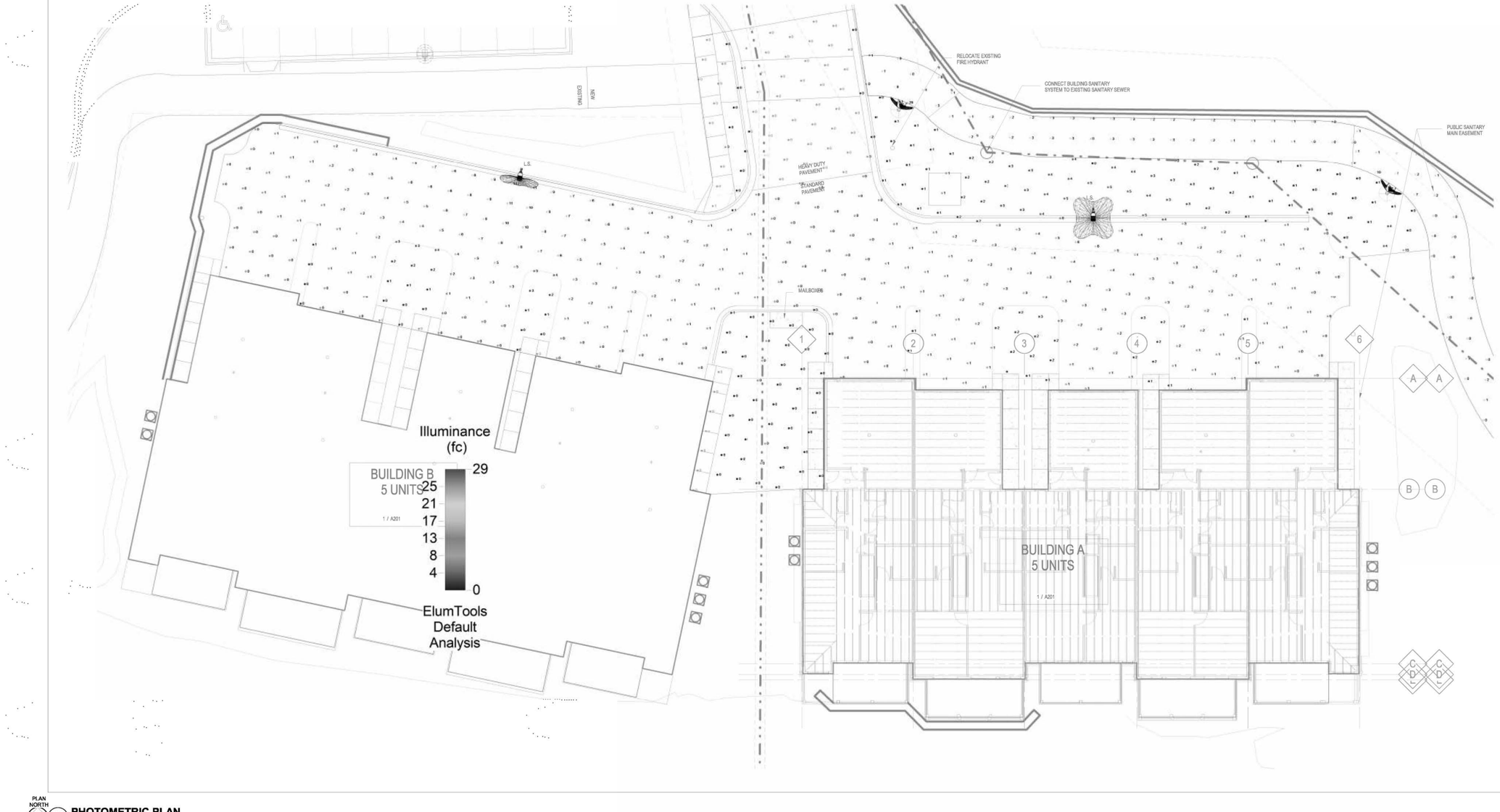
SITE PHOTOMETRIC SCHEDULE

Calculation Points Name	Average	Maximum	Minimum	Average / Minimum	Maximum / Minimum
PARKING LOT	2 fc	15 fc	0 fc	301.2	2747.2
EAST WALK PATH	1 fc	10 fc	0 fc	3524790.1	2482411102.3
CENTER WALK PATH	0 fc	0 fc	0 fc	0.0	0.0
WEST WALK PATH	4 fc	29 fc	0 fc	17.0	111.2



PLAN NORTH

N 1 **PHOTOMETRIC PLAN**
1" = 10'-0"

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Sheet Title
SITE PHOTOMETRIC PLAN

Project Number: 20180160

Sheet Number
E101P

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