



*** All present are expected to conduct themselves in accordance with our City's Core Values ***

OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of: **ECONOMIC DEVELOPMENT COMMITTEE**

Date/Time: **Thursday, February 20, 2020 at 5:15 p.m.**

Location: **City Hall, Council Chambers**

Members: Tom Neal (C), Pat Peckham, Lisa Rasmussen, Gary Gisselman and Michael Martens

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

- 1 Approval of the Minutes from 2/4/2020
- 2 Discussion and Possible Action on issuing an RFP for 1300 Cleveland Avenue (former incubator site)
- 3 Discussion and Possible Action on issuing an RFP or proposal process for remaining North Riverfront Area parcels
- 4 Discussion and Possible Action on issuing an RFP for Business Campus Expansion Area Signage
- 5 Updates
 - Net new construction
 - Wausau Center Mall
 - Candidate development roundtable opportunity
 - 2020 Economic Development Strategy

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

This Notice was posted at City Hall and emailed to the Media on 2/12/2020

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Other Distribution: Media, Alderpersons, Mayor, City Departments

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, February 4, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham, Lisa Rasmussen and Michael Martens

Others Present: Chris Schock, Anne Jacobson, Brad Lenz, Robert Mielke, Tammy Stratz and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:15 p.m.

1# Approval of the Minutes from 12/17/2019 and 1/7/2020

Peckham noted that in the 12/17/19 minutes Garret Perry's name was spelled incorrectly in item #2. Peckham also suggested that in the 1/7/20 minutes that under item #2 the wording in the last sentence of the second paragraph be changed from "...offsite pumping and treatment system that is needed..." be changed to "...offsite pumping and treatment system that may be required...".

Motion by Peckham, second by Martens to approve the minutes as amended. Motion passed 5-0.

#2 Discussion and Possible Action on the Property Disposition application received for the property at 1328 Torney Avenue

Tammy Stratz, Community Development Manager, explained the property disposition program in which the city has vacant lots available for sale. Habitat for Humanity has made an offer of \$2,000 on the lot located at 1328 Torney Avenue to build a house. Neal asked if this offer was on par with previous offers made by Habitat for Humanity. Stratz explained that this offer is actually higher than previous lots the city has sold or transferred to Habitat for Humanity.

Motion by Rasmussen, second by Martens to move forward as proposed.

Motion passed 5-0.

#3 CLOSED SESSION pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:

- **Discussion and Possible Action on the Property Disposition application received for the property at 1328 Torney Avenue**

Closed Session was not required and no action was taken.

#4 Reconvene into Open Session, if necessary

Closed Session was not required and no action was taken

#5 Updates on Current Projects

Schock provided the following updates:

- Net new construction

The state's net new construction rates came out and the City of Wausau had another year of growth. One nice thing to note is the broad based nature of the growth including industrial and commercial expansions but also new home starts in the city.

- Wausau Center Mall

The sale of the Wausau Center Mall to WOZ closed today, February 4th. The group has hired a local developer/contractor, Ghidorzi, to serve as their contact point. They are maintaining a good relationship with Mid America, the company that manages the mall and steps will be made to put forward a vision for the future of the space.

- Candidate development roundtable opportunity

The Development Department in partnership with the Mayor's office will be hosting a development roundtable for the public and candidates regarding development and strategy. The tentative dates are 2/20/20 at 5:30pm and 3/3/20 at 4:00pm in the Maple Room. After further discussion it was decided to reserve both the Maple Room and the Council Chambers to be prepared if large amounts of people show up. Rasmussen asked that MaryAnne Groat, Finance Director, be included so she can share the details and dates of the various TIDs. Schock confirmed that MaryAnne will be at the 3/3/20 meeting.

- 2020 Economic Development Strategy

Schock shared the current Economic Development strategy with the committee (see packet). Rasmussen and Neal expressed support in this strategy noting that it was a nice change when this strategy was created and put into place because it gave basis to decisions being made.

Special Instructions or Directives to Staff:

None

Motion by Peckham, second by Martens to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 5:40 p.m.

Office of the Mayor
Robert B. Mielke



TEL: (715) 261-6800
FAX: (715) 261-6808

February 20, 2020

Dear Interested Parties,

The City of Wausau is pleased to release a **Request for Proposal (RFP)** for **1300 Cleveland Ave (the former City Incubator property)**, approximately 6.9 acres.

Proposals may be made for the entire area or a subset of the total. Proposals must include: a draft site plan (vision plan) for the property; proposed purchase price offered; proposed use or uses of the area; estimated proposed construction value; and, any request for city participation.

Event	Date
1. RFP Released	
2. Proposals Due	
3. Committee Review & Council Decisions	

Email or send proposals by ____ to the attention of:

Planning, Community & Economic Development
407 Grant Street
Wausau, WI 54403-4783
Phone: 715-261-6683
christian.schock@ci.wausau.wi.us

Sincerely,

Robert B. Mielke
Mayor

Background

The City of Wausau acquired and used this former industrial property as the City's first business incubator.

The City authorized the sale and removal of the existing building in 2019.

The City completed another Phase 1 Environmental Assessment recently.



Proposal Format and Required Information

The City is requesting proposals from interested parties for part or all of the redevelopment area of City owned property. Interested parties must submit a letter or email which should include the following information:

1. Interested Proposer/Name and Address, Telephone and Email- if City participation or funding is requested, the proposer will be asked to complete an Application for City Assistance
2. A draft site plan for the property to be utilized- a plan does not need to be engineered but should be generally to scale
3. Proposed purchase price offered
4. Proposed use of the area, including plans and elevations of the proposed project- or relevant examples
5. Estimated construction value (if construction is proposed)
6. Any request for city participation

The City's development and incentive strategy particularly encourages the diversification of housing typology and rents; deployment of alternative energy technology, achievement of high energy efficiency standards, and/or the utilization of Property Assessed Clean Energy (PACE) tools; the priority hiring of local contractors and subcontractors; and workforce agreements with the local Building Trades Council.

<http://www.wausaudevelopment.com/TIFDevelopment.aspx>

The Thomas Street corridor has seen new housing and commercial redevelopment in an area with historic environmental issues, redevelopment of this parcel is not restricted. More information on the site is available, please contact the City's Planning, Community and Economic Development department. As with other examples of successful redevelopment across the City, the City welcomes collaborative dialogue with developers and interested parties to answer questions, provide guidance, and partner for meaningful redevelopment.

Evaluation Criteria

The Economic Development Committee and an internal staff evaluation shall consider proposals based upon the quality of response, proposed use, and appropriateness for the neighborhood. To be selected, a proposer must be able to comply with general City land purchase requirements and any other applicable laws and requirements.

The City reserves the right to:

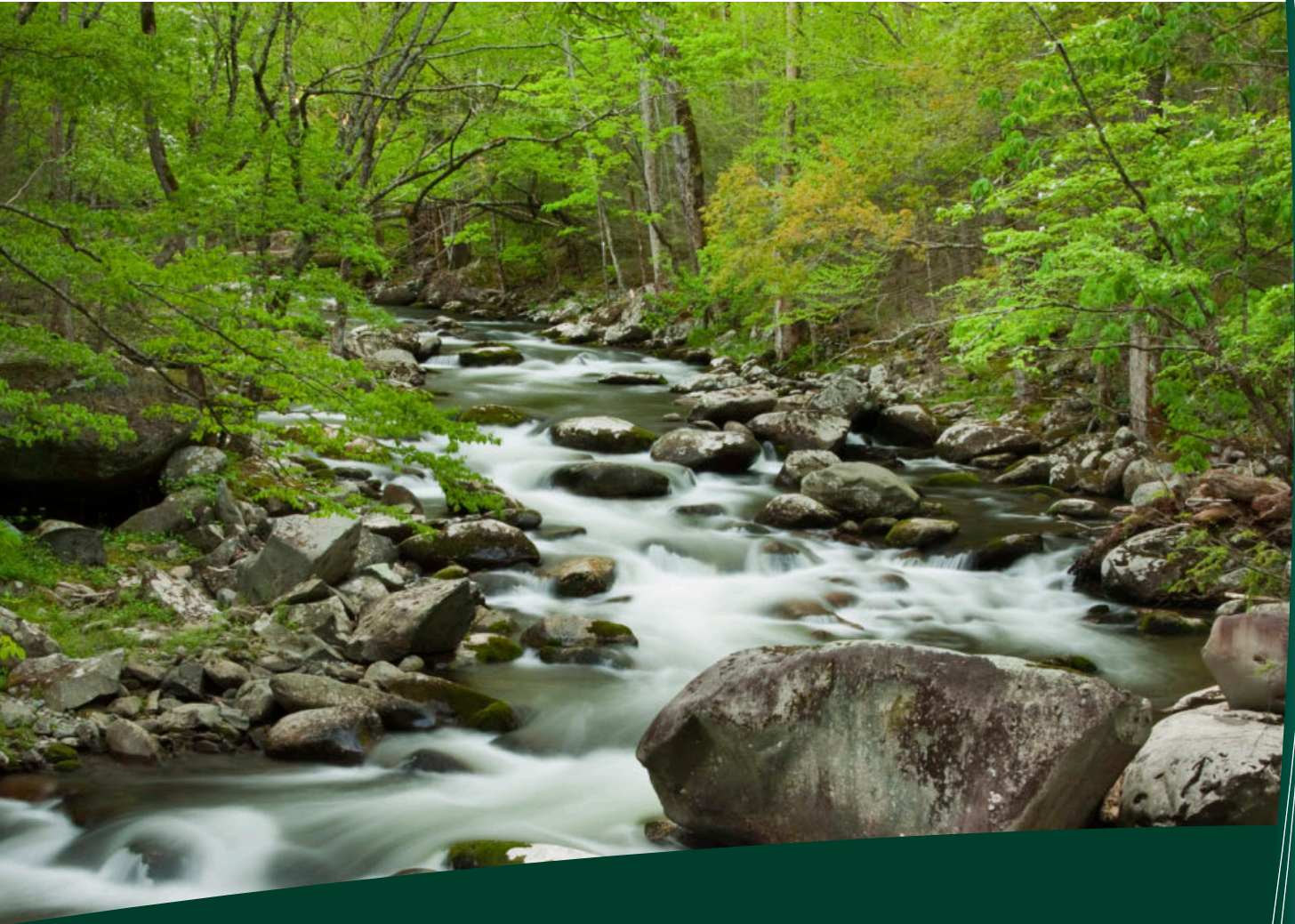
- Reject any or all offers and discontinue this RFP process without obligation or liability;
- Accept or sell land on offers received, without discussions or requests for best and final offers;
- Accept more than one right to develop;
- Negotiate the nature and scope of any proposed project before final Committee and Council approval;
- Accept no proposal and re-RFP or bid properties again in the future.



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

**Former Business Incubator
1300 Cleveland Avenue
Wausau, WI 54401
REI Project # 6566A**



**COMPREHENSIVE
SERVICES WITH
PRACTICAL
SOLUTIONS**



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT**

**FORMER BUSINESS INCUBATOR
1300 CLEVELAND AVENUE
WAUSAU, WI 54401**

REI # 6566A



PREPARED FOR:

**City of Wausau
Kevin Fabel
407 Grant Street
Wausau, WI 54403**

PREPARED BY:

**REI Engineering, Inc.
4080 N. 20th Avenue
Wausau, WI 54401
(715)675-9784**

February 04, 2020

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1.0 SUMMARY

REI Engineering, Inc. (REI) has completed the Phase I Environmental Site Assessment (ESA) for the property located at 1300 Cleveland Avenue in the City of Wausau, Marathon County, Wisconsin. Based on the information collected for the Phase I ESA, the property was historically used for outdoor lumber storage since at least 1938. Since approximately 1955, the site has been used for mixed light manufacturing and commercial purposes. According to the City of Wausau, the building was razed in 2019.

Upon completion of the Phase I ESA, REI has determined that Recognized Environmental Conditions (RECs) do not exist on the property. The ASTM standard 1527-13 defines Recognized Environmental Conditions as: *the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. This report has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the subject property.*

The ASTM standard 1527-13 defines a CREC as: *A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.*

The ASTM Standard 1527-13 defines a HREC as: *A past release of any hazardous substances or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls.*

The investigation of the Connor Forest Industries property in the 1980s was reviewed by the WDNR experts at the time which also had substantial involvement in the investigation and often were on site when site activities took place. Thus, they had extensive knowledge of the site from a firsthand basis. Thus, they responded with requiring no additional investigation. Thus, REI has concluded this a Historical Recognized Environmental Condition (HREC).

When additional information did come forward, the WDNR opened a case in 1994 and once again reviewed all documents and closed the ERP case. Thus, REI has concluded this a Historical Recognized Environmental Condition (HREC).

Although it does not meet the definition of a REC, one (1) observation made by many of the previously identified reports was the presence of 3M "rock flour" observed throughout the site. Inhalation is the only concern for exposure through the respiratory system. Therefore, the presence of this material on this site is identified as a Recognized Environmental Condition (REC) only when it is encountered and exposed by excavation activities as to allow for the material to become airborne to allow for exposure through breathing.

2.0 INTRODUCTION

2.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A recognized environmental condition is defined by ASTM as:

Recognized Environmental Condition - The presence of or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing

release, a past release, or a material threat of a release of any hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

2.2 Detailed Scope of Services

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-13 and included the following:

- Review of historical aerial photographs from 1938, 1948, 1960, 1968, 1979, 1986, 1992, 1998, 2006, 2010, 2013 and 2017
- Review of historical topographical maps from 1898, 1904, 1912, 1923, 1950, 1954, 1961, 1963 and 1967
- Review of Marathon County land records
- Review of Historical City Directories from 1963, 1967, 1972, 1977, 1982, 1987, 1992, 1995, 2000, 2005, 2010 and 2014
- An environmental record review by Environmental Data Resources for the area within a 1 mile radius of the subject property.
- A site reconnaissance performed on January 27 & 28, 2020
- Review of the WDNR GIS registry
- Review of DATCP storage tanks database
- Review of soils data
- An interview with Mr. Kevin Fabel, Environmental Engineer, City of Wausau, Mr. Chris Schock, Planning, Community and Economic Development Director
- Review of previous environmental site assessments
- Review of the property assessment file at the City of Wausau assessors office
- Review of City of Wausau historical records related to the property when acquired
- Review of WDNR case file
- Review of additional WDNR file as provided by the City of Wausau and Citizens for a Clean Wausau

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-13 standard were made with the exception of the following: None.

2.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. REI Engineering, Inc. believes that the information obtained from the record review and the interviews concerning the site is reliable. However, REI Engineering, Inc. cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide City of Wausau with information relating to the Subject Property.

2.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-13 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - none

Physical Obstructions to Observations - Due to snow cover, ground surface could not be directly observed.

Outstanding Information Requests - none

Historical Data Source Failure - none

Other - none

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A through G were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, REI Engineering, Inc. in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of REI Engineering, Inc. based on the data obtained from the work. Due to the nature of investigation and the limited data available, REI Engineering, Inc. cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

2.5 Special Terms and Conditions

Authorization to perform this assessment was given by the client on December 23, 2019. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by the City of Wausau.

2.6 User Reliance

This report has been prepared for the sole benefit of the client. The report may not be relied upon by any other person or entity without the express written consent of the City of Wausau with the following exceptions(s): None.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

Figure 1 contains a site vicinity map of the subject property. According to the Marathon County land records database, the property is 7.68 acres. The property is described as: Parcel 2 of CSM Volume 29, page 114 (#7651) and Parcel 3 of CSM Volume 21, page 134 (#5816) (EX ROW @ DOC #1779786) located in the SW of SE of Section 35, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin. Marathon County Land Records and parcel mapping are included in Appendix B.

3.2 Site and General Vicinity Characteristics

The property is located in the City of Wausau in Marathon County, Wisconsin. The property has an address of 1300 Cleveland Avenue. The property is nearly rectangular in shape, covering 7.68 acres. Commercial and industrial property borders to the north, west and south with residential property located east beyond Cleveland Avenue. Access to the property is from Cleveland Avenue which is the eastern property boundary. The site is currently a dormant commercial and industrial property. The site has underground electrical service. Municipal water and sewer services are provided to the site by the City of Wausau. The surfaces were covered with snow and could not be directly observed. However, it appears from aerial photos that driving surfaces and access roads are a mix of asphalt and gravel with some of the former loading areas being surfaced with concrete. The main building was reportedly razed in 2019 by demolition contractors retained by the City of Wausau. One (1) small storage building is located on the east side of the property. There is one overhead electric line that runs through the property along the snow plowed road to get trucks to the adjacent property operated by Kolbe & Kolbe. There is an underground water line for fire protection which leads to a hydrant located on the south side of the property. An additional hydrant is also located near the northwest corner of the subject property. Photographs of the property are included in Appendix A.

3.3 Current Use of the Property

The property is currently a vacant former manufacturing facility and all buildings have been razed other than one small steel framed, steel sided building. It appears the concrete floors from the remaining buildings remain as small portions such as loading docks were visible through the snow. The only active use of the property is for storage. The building located on the east side of the property is currently utilized for storage by City of Wausau. Other portions of the property appear to be used for the storage of staged logs that may be related to trees removed from recent nearby street improvement projects on 1st Avenue and Thomas Streets. Other site storage observed was for the traffic signals and light poles for the continuing street improvement on Thomas Street. A small amount of chipped wood likely also from this project is also located on a pile which appears to be on concrete surface near the northeast corner of the property near the entrance from Cleveland Avenue.

3.4 Description of Structures, Roads, Other Improvements on the Site

There is one (1) entrance onto the subject property and is near the northeast corner of the property from Cleveland Avenue. A snow plowed road or path leads from the entrance and continues towards the southwest corner of the property and access for Kolbe and Kolbe trucks to their facility. One (1) remaining steel building located on the site is located near the east side of the property. The building is used for cold storage of vehicles. Observations were made as best as possible with limited light from the doorway on the south side of the building and with flashlight. There were five (5) vehicles stored inside. The structure is a steel sided building with steel frame and concrete slab on grade. Electrical enters the building overhead from a nearby utility pole located southeast of the building and enters near the southeast corner. The north side has an overhead garage door entrance. The building has no windows. All the manufacturing buildings formerly located on the property have been razed. However, the concrete floors remain as there are a few areas where concrete is visible such as the former loading docks areas. Stacks of preformed concrete floor panels remain on the property. Photographs of exterior observations are included in Appendix B. It appears the former underground piping associated with fire suppression system remains as crash posts surrounding the hydrant were also observed through the snow near the south side as well as the hydrant near the northwest corner. The property is mostly fenced along the north with cyclone fencing to the south and east sides of the property.

3.5 Information Reported by User - Environmental Liens or Specialized Knowledge

The City of Wausau has knowledge of a former Phase I Environmental Site Assessment (ESA) completed by REI in February, 2014. The City of Wausau also had knowledge of the history of the site used as the former business incubator site which housed a number of small fledgling small businesses as they started these companies. REI Engineering, Inc. was asked to update the Phase I ESA with additional information that the City was provided by public records obtained from the WDNR through a public records request by the Citizens for a Clean Wausau. Individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this Subject Property outside of what is contained in this report.

3.6 Current and Past Uses of the Property

The 1938 through 1948 aerial photographs show the subject property used for outdoor lumber storage with a corner of the building on the adjacent property extending onto the subject property. The 1960 aerial did not capture the subject property. The 1968 aerial shows the main building visible on the west side of the property. This building is connected to the building on the property adjacent to the north. Additions to the main building are shown in the 1979 aerial with a small building on the east side of the property first appearing. A similar layout is shown in the 1986 aerial. In the 1992 aerial photograph the building on the property adjacent to the north is razed, leaving a similar layout present on the subject property with main building not connected to the north building. A new building is present on the adjacent property to the north in the 1998 aerial photo. The subject property remained similarly developed from 1998 through 2017. Copies of aerial photographs are included as Appendix C.

Historical topographic maps depict a building symbol extending onto the subject property in 1899, 1902 and 1953. No symbols depicting building structure is present in 1963 topographic map. In 1978 and 1993 building symbols are shown on the subject property. In the 2013 topographic map, no building symbols are present at the subject property. Copies of historical topographic maps are included as Appendix D.

The Sanborn Fire Insurance Maps from 1898 through 1963 show no development at the subject property other than the adjacent building to the north extending on to the subject property and denoted as "Iron Veneer Dryer" Cutting Department. Log yard and log piles are noted on the subject property through these years. The 1967 map depicts what is likely the original footprint of the main building formerly located at the subject property. It is labeled as a factory with metal paint spray booths extending eastward from the central portion of the main building. A copy of Sanborn Fire Insurance Maps are included as Appendix E.

Historical City Directories were reviewed from 1963 through 2014. Given the prior land use for outdoor lumber storage, it is likely that the subject parcel was previously part of the parcel adjacent to the north. The adjacent parcel was formerly Connor Forest Industries. The first listing for the 1300 Cleveland Avenue address appears in 1992 with multiple listings for commercial uses at the Wausau Incubator site. Copies of historical city directories are included as Appendix F.

3.7 Current and Past Uses of Adjoining Properties

Adjacent properties were developed for industrial use as early as depicted in the 1898 Sanborn Fire Insurance Map. Industrial use in this area continued with a transition to commercial use to the north. Residential property use to the east of Cleveland Avenue was first identified in the 1938 aerial photograph and has continued. During the vicinity reconnaissance, REI Engineering, Inc. observed the following land use on properties in the immediate vicinity of the Property:

Direction From Site	Occupant	Use	Comments
North	St. Vincent de Paul Thrift Store	Commercial	
South	Kolbe & Kolbe	Industrial	
East	Cleveland Avenue	road right-of-way	residential properties beyond Cleveland Avenue
West	Kolbe & Kolbe	Industrial	

4.0 USER PROVIDED INFORMATION

4.1 Environmental Liens or Activity and Use Limitations

A title search was not completed for the subject parcel. However, REI completed a review of the WDNR web site BRRTS and GIS registry. No environmental liens or activity/use restrictions in connection with the subject property were identified by the user/client.

4.2 Activity and Use Limitation Filed or Recorded Against the Property

There were no activity or use limitations identified for the subject parcel. The site does have a Environmental Repair Program (ERP) site that was investigated and closed by the WDNR in 1994. There were no activity use restrictions or deed notifications recorded regarding residual contamination.

4.3 Specialized Knowledge

REI completed a Phase I ESA on the subject property in 2014. One (1) Historical REC (HREC) was identified in this report as the previously investigated and closed Environmental Repair Program (ERP) site. In the 2014 Phase I ESA report, it was identified that the City of Wausau is aware of a previous environmental due diligence inquiry conducted on the property located immediately north of the subject property in 2013. However, the City of Wausau did not report any other specialized knowledge pertaining to the subject property at that time.

As REI has proceeded through the Phase I ESA process for this report, the City of Wausau and concerned Citizens for a Clean Wausau provided a substantial amount of file documentation that was not previously available. REI has reviewed this substantial volume of data which was included in the preparation of this report.

4.4 Relationship of Purchase Price to Fair Market Value

REI Engineering, Inc. has not been provided with an appraisal for the subject property or offer to purchase as this property is currently owned by the City of Wausau. The City of Wausau purchased the property from Connor Forest Industries in 1986.

4.5 Commonly Known or Reasonably Ascertainable Information

There was no commonly known information beyond the records described. The City of Wausau and concerned Citizens for a Clean Wausau provided a substantial amount of file documentation. WDNR file documentation reveals a September 26, 1986 internal memorandum from Gary Kulibert. This details that several days prior to the sale of the property to the City, a gentlemen indicated illegal dumping practices has occurred resulting in improper disposal of hazardous waste and solid waste at the facility. Mr. Kulibert became involved with the city council and mayor concerning these complaints. Mr. Kulibert's memorandum indicated that he

made it very clear the complaints were not substantiated and the Department has given a clean bill of health to the property related to past practices. As a result, the city of Wausau authorized a consultant to advance four soil borings in the identified areas. The results indicated in fact, contamination all at minimal levels had been found. The Conner's entered into agreements with the City holding the City harmless for any environmental problems on those properties they may have caused. The City voted to purchase the property. This was brought to the attention of the users as there have been numerous complaints about the historical use and associated environmental investigation on the subject property. The users have provided substantial documentation from the WDNR via interested parties that have provided a large volume of documents that have been reviewed for this report. The memo continues to state that department employees need to be careful with complaints as often these are people with an agenda and to concentrate on obtaining facts. It also states that if the facts show environmental damage, then the WDNR should follow up.

4.6 Degree of Obviousness of the Presence or Likely Presence of Contamination

At the current time, only one small steel building remains on the premises. The major building formerly located on the property was razed in 2019. The entire ground surface was covered with snow and therefore was not visible for determining any obvious areas of stained soil or other signs of obvious contamination such as stressed vegetation. This was a limiting condition

As a former manufacturing facility, a variety of production products were identified in the historical use of the property by the environmental consultant retained by Connor Forest Industries which included various glues, paints, stains, finishes and solvents for cleanup as well as petroleum products. No less than four (4) separate times consultants along with WDNR staff investigated portions of this property for a variety of actions including the reports of drums buried on site as well as the dumping of solid waste and process waste. Each of these investigations either identified no issues with soil and groundwater conditions on site or the area identified as contaminated was excavated and removed and the site work was reviewed by WDNR staff and the case was closed. There are no current signs of obvious contamination on the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Records Sources

REI Engineering, Inc. contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-13 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix B of this report.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RCRA-SQG		0.25	0	2	NR	NR	NR	2
FINDS	X	0.001	1	NR	NR	NR	NR	3
EDR Hist Auto		0.125	3	NR	NR	NR	NR	3
US MINES		0.25	0	1	NR	NR	NR	1
SEMS-ARCHIVE		0.5	0	1	0	NR	NR	1
RCRA-VSQG	X	0.25	1	3	NR	NR	NR	5

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ECHO	X	0.001	1	NR	NR	NR	NR	3
RCRA NonGen / NLR	X	0.25	1	3	NR	NR	NR	5
WI MANIFEST		0.25	0	2	NR	NR	NR	2
WI LUST		0.5	3	5	4	NR	NR	12
WI SHWIMS	X	0.5	2	8	9	NR	NR	21
WI AIRS	X	0.001	NR	NR	NR	NR	NR	1
WI ASBESTOS	X	0.001	NR	NR	NR	NR	NR	1
WI AUL		0.5	0	3	3	NR	NR	6
WI NPDES	X	0.001	NR	NR	NR	NR	NR	1
WI TIER 2	X	0.001	NR	NR	NR	NR	NR	1
WI WDS		0.5	1	0	0	NR	NR	1
MN MANIFEST		0.25	0	3	NR	NR	NR	3
WI BROWNFIELDS		0.5	1	1	1	NR	NR	3
WI ERP	X	0.5	0	4	2	NR	NR	7
WI AST		0.25	0	2	NR	NR	NR	2
WI UST		0.25	5	17	NR	NR	NR	22

Detail Summary

Site Name:	W S A INC DBA THE SHUTTERY OF NANIK
Databases:	RCRA NonGen / NLR
Address:	1300 CLEVELAND AVENUE
Distance:	0
Direction:	Northeast
Elevation:	Higher
Comments:	Listing indicates site no longer generates hazardous waste. No violations noted at the facility. Not expected to impact subject property.

Site Name:	SHUTTER OF NANIK
Databases:	ECHO, FINDS
Address:	1300 SOUTH CLEVELAND AVENUE SITE A
Distance:	0
Direction:	Northeast
Elevation:	Higher
Comments:	Redundant listing for RCRA listing above at the subject property.

Site Name:	SHUTTERY OF NANIK
Databases:	SHWIMS
Address:	1300 CLEVELAND AVE SITE A
Distance:	0
Direction:	Northeast
Elevation:	Higher
Comments:	Listing documents proper disposal of solid waste. Not expected to impact the subject property.

Site Name:	PDM TECHNOLOGY
Databases:	SHWIMS, ECHO, RCRA-VSQG, FINDS
Address:	1300 CLEVELAND SITE B
Distance:	0
Direction:	Northeast
Elevation:	Higher
Comments:	Listing indicates small quantity of hazardous waste generated at the subject property. No violations identified. Also documents proper disposal of solid waste. Not expected to impact the subject property.

Site Name:	WSA, INC. D/B/A THE SHUTTERY OF NANIK
Databases:	TIER 2
Address:	1300 CLEVELAND AVENUE
Distance:	0
Direction:	Northeast
Elevation:	Higher
Comments:	This listing documents the presence of hazardous chemicals in quantities that require EPCRA reporting.

Site Name:	W S A INC D/B/A THE SHUTTERY OF NANIK
Databases:	NPDES, ERP, ASBESTOS, AIRS
Address:	1300 CLEVELAND AVE
Distance:	0
Direction:	Northeast
Elevation:	Higher
Comments:	The subject property is listed as closed ERP site (WDNR BRRTS# 02-37-000575) . The investigation was prompted after soil sampling conducted during a UST and piping run excavation revealed that a release had occurred. After a small additional investigation of the piping run, the site was submitted for closure. WDNR granted closure without restriction. Not expected to cause further impact to the subject property.

Site Name:	RIVER VALLEY TESTING CORP
Databases:	SHWIMS, ECHO, RCRA-VSQG, FINDS
Address:	1302 CLEVELAND AVE
Distance:	0
Direction:	East
Elevation:	Lower
Comments:	Listing identifies small quantity of hazardous waste generated at the subject property. No violations noted. Additional database list the site for same listing. Not expected to impact the subject property.

Site Name:	CONNOR FOREST INDUSTRIES INC
Databases:	UST
Address:	131 THOMAS ST
Distance:	126
Direction:	NNW
Elevation:	Lower
Comments:	The subject property was formerly part of the greater Connor Forest Industries property located at 131 West Thomas Street. Five (5) USTs are registered as closed/removed between 8/8/1985 & 8/8/1989. Tank contents are identified as other.

Site Name:	CONNOR FOREST INDUSTRIES
Databases:	SHWIMS
Address:	131 THOMAS ST
Distance:	157
Direction:	North
Elevation:	Lower
Comments:	Documents the proper disposal of solid waste. Not expected to impact the subject property.

Site Name:	CONNOR FOREST INDUSTRY
Databases:	FINDS, RCRA NonGen / NLR, ECHO
Address:	131 THOMAS ST
Distance:	157
Direction:	North
Elevation:	Lower
Comments:	Listing indicates the previous generation of hazardous waste. (with redundant database listings) No violations reported. Not expected to impact the subject property.

Site Name:	THE ROSE GARDEN BANQUET & CATERING
Databases:	BRRTS, BROWNFIELDS
Address:	131 W THOMAS ST
Distance:	158
Direction:	North
Elevation:	Lower
Comments:	The former Rose Garden Banquet and Catering facility is located immediately north of the subject parcel. This listing was generated due to an off-site liability exemption and a lender liability exemption determination by the WDNR. Therefore, this site is unlikely to directly impact the subject parcel.

Site Name:	CITY OF WAUSAU
Databases:	UST
Address:	131 W THOMAS ST
Distance:	158
Direction:	North
Elevation:	Lower
Comments:	Two (2) USTs identified as closed/removed at the Kolbe & Kolbe Millwork property directly adjacent to the subject property. USTs were removed in 1985. Not expected to impact the subject the property.

Site Name:	KRAUS RESIDENCE
Databases:	LUST, UST
Address:	234 CHELLIS ST
Distance:	463
Direction:	SSW
Elevation:	Lower
Comments:	Site has been investigated and closed with the WDNR. Residual contamination not expected to impact the subject property based on distance and direction.

Site Name:	BAJET VAN LINES INC
Databases:	LUST, UST
Address:	1217 S 3RD AVE
Distance:	487
Direction:	WSW
Elevation:	Higher
Comments:	This site has been investigated and closed with WDNR. Based on closed status and distance, not expected to impact the subject property.

Site Name:	SNE CORP. (PENTACHLOROPHENOL) A.K.A. WAULECO
Databases:	WDS
Address:	130 W THOMAS ST
Distance:	497
Direction:	North
Elevation:	Lower
Comments:	Listing documents waste disposal. Not expected to impact the subject property.

Site Name:	BUSINESS MACHINES PROPERTY FORMER
Databases:	ASBESTOS, LUST, BRRTS
Address:	1041 S 3RD AVE
Distance:	587
Direction:	Northwest
Elevation:	Higher
Comments:	This site has been investigated and closed with the WDNR. Based on status and distance away, not expected to impact the subject property.

Site Name:	KLEINHELTER ORVILLE
Databases:	EDR Hist Auto
Address:	1041 S 3RD AVE
Distance:	587
Direction:	Northwest
Elevation:	Higher
Comments:	Documents a historical gasoline service station (1973-1976). However, based on distance, not expected to impact the subject property.

Site Name:	WILLIAM JOHNSTON
Databases:	UST
Address:	1041 S 3RD AVE
Distance:	587
Direction:	Northwest
Elevation:	Higher
Comments:	USTs associated with the LUST identified above at the Former Business Machines Property. Based on closed status and distance, not expected to impact the subject property.

Site Name:	BENS STANDARD SERVICE
Databases:	EDR Hist Auto
Address:	S THIRD AVE & THOMAS STS
Distance:	610
Direction:	Northwest
Elevation:	Higher
Comments:	Listing for historical gasoline service station (1972). Based on distance away, not expected to impact the subject property.

Site Name:	HOFFS STANDARD SERVICE
Databases:	EDR Hist Auto
Address:	1106 S 3RD AVE
Distance:	613
Direction:	WNW
Elevation:	Higher
Comments:	Listing for historical gasoline service station (1973-1983). Based on distance away, not expected to impact the subject property.

Site Name:	BUTCH AND RONS AUTO REPAIR
Databases:	FINDS, RCRA NonGen / NLR, ECHO
Address:	301 W THOMAS ST
Distance:	669
Direction:	WNW
Elevation:	Higher
Comments:	Listing documents small quantity of hazardous waste was generated at this facility. No violations identified. Based on listing type and distance, not expected to impact the subject property.

Site Name:	BUTCH & RONS AUTO REPAIR
Databases:	ERP, SHWIMS
Address:	301 W THOMAS ST
Distance:	669
Direction:	WNW
Elevation:	Higher
Comments:	This location under went limited a investigation and received NFA from WDNR. Based on status and distance, not expected to impact the subject property.

Site Name:	LIGHTNING LUBE
Databases:	AST
Address:	301 W THOMAS ST
Distance:	669
Direction:	WNW
Elevation:	Higher
Comments:	Based on closed/removed status of AST and distance away, not expected to impact subject property.

Site Name:	KRIST OIL #89
Databases:	Financial Assurance 1, UST
Address:	301 W THOMAS ST
Distance:	669
Direction:	WNW
Elevation:	Higher
Comments:	Currently operating gas station with three (3) UST registered as in use. USTs are double wall fiberglass construction with interstitial monitoring. Financial assurance also demonstrates that Krist Oil #89 has pollution liability insurance coverage in case of a release to the environment as required by State law. Based on distance and age of the tank system not expected to impact the subject property.

Site Name:	PATS BODY SHOP
Databases:	SHWIMS, ECHO, RCRA-VSQG, FINDS
Address:	1302 S 3RD AVE
Distance:	820
Direction:	Southwest
Elevation:	Lower
Comments:	Listing documents hazardous waste generated at this location. Notice of non compliance noted, however, date of achieved compliance was the date of the violation indicating minimal violation during a compliance inspection. Based on distance away, not expected to impact the subject property.

Site Name:	KERR MCGEE #7876
Databases:	Financial Assurance 1, UST
Address:	320 W THOMAS ST
Distance:	840
Direction:	WNW
Elevation:	Higher
Comments:	Based on distance away, not expected to impact the subject property.

Site Name:	FAST BREAK MOBIL
Databases:	UST
Address:	320 W THOMAS ST
Distance:	840
Direction:	WNW
Elevation:	Higher
Comments:	Based on distance away, not expected to impact the subject property.

Site Name:	UNION 76
Databases:	UST
Address:	320 W THOMAS ST
Distance:	840
Direction:	WNW
Elevation:	Higher
Comments:	Based on distance away, not expected to impact the subject property.

Site Name:	UNION 76 THOMAS ST
Databases:	CRS, LUST, AUL
Address:	1033 S FOURTH AVE
Distance:	916
Direction:	Northwest
Elevation:	Higher
Comments:	Based on distance away, not expected to impact the subject property.

Site Name:	LEVANETZ OIL
Databases:	SHWIMS, RCRA NonGen / NLR, ECHO, FINDS
Address:	1033 S 4TH AVE
Distance:	916
Direction:	Northwest
Elevation:	Higher
Comments:	Based on distance away, not expected to impact the subject property.

Site Name:	WAVLECO
Databases:	RCRA NonGen / NLR, SEMS-ARCHIVE
Address:	910 CLEVELAND AVE
Distance:	928
Direction:	North
Elevation:	Lower
Comments:	Documents former generator status of hazardous waste. Based on status and distance, not expected to impact the subject property.

Site Name:	WAULECO INC
Databases:	SPILLS, WI MANIFEST, TIER 2, SHWIMS, NY MANIFEST, ERP, RCRA-SQG, ECHO, FINDS. MANIFEST, UST
Address:	125 ROSECRANS ST
Distance:	943
Direction:	North
Elevation:	Lower
Comments:	This site is located north of the subject property and is an open ERP case that originated in 1984. Significant investigation and remediation has been completed for this site. Most recent contamination mapping available do not show impacts to the subject property.

Site Name:	GUNNARD REYNOLDS
Databases:	UST
Address:	205 E THOMAS ST
Distance:	948
Direction:	ENE
Elevation:	Lower
Comments:	Based on closed status and distance away, not expected to impact the subject property.

A total of one hundred six (106) sites were identified in the state and federal databases searched. Numerous sites were identified on multiple databases. Sites located greater than 1,000 feet from the subject property were not further described above due to the minimal likelihood of impact to the subject property based on distance.

5.2 Additional Environmental Record Sources

Standard sources of environmental record sources were obtained and reviewed. This site also had the unusual situation of having a substantial amount of environmental investigation in the 1980s. The Citizens for A Clean Wausau through public records requests were able to obtain and provided a substantial amount of environmental history about the site. The investigations began with the complaint of illegal dumping of hazardous waste on the property. The trail of documents begins in June, 1981 when WDNR personnel conducted observations from among the trees along Cleveland Avenue. WDNR personnel observed Connor Forest Industries (CFI)

personnel dumping drums of liquid. Eventually the WDNR personnel entered the building to meet with representatives of CFI. This was the beginning of a series of actions by CFI, their consultants and WDNR personnel which included the documentation of material used at the premises, waste streams and disposal of wastes. The WDNR identified the practices at the facility were in violation of solid waste rules and potentially a hazardous waste violation. Through actions taken, several consultants along with consultants and the suppliers of products to CFI were involved in a detailed analysis of all materials, waste streams and disposal practices which eventually got the company back into compliance with solid and hazardous waste program requirements. Much of the documents provided were related to actions by CFI related to their facility near Laona in Forest County Wisconsin. The review of these documents are summarized as Follows:

January 6, 1983. Soil Evaluation at CFI disposal area. This report was completed by Soil Testing Services of Wisconsin, Inc. This report summarized soil borings and analysis of six (6) hand auger borings in the dumping area. This report concluded that dumping area "did not result in contamination of the soil deposits" as analysis and inspection did not reveal substantial differences from samples collected from outside the suspected dumping area. Maps provided of this area are not in great detail, but the area of concern may be in a location that is south of the current subject property which is currently owned by Kolbe & Kolbe.

July 13, 1982. Supplemental Report: Soil Evaluation at CFI Disposal Area completed by STS Consultants, Ltd. This work was conducted in response to WDNR review of the previously submitted report. This report advanced thirteen (13) soil borings in the disposal area and submitted samples for analysis. This report concluded based on test data and volume estimates that over 90% of the original resins volume disposed at the surface remains in and below the tin veneer of fill material. It also concluded that metallic elements have not migrated to any appreciable degree from the original point of deposition. They recommended the removal of soil and resin to a depth of one (1) foot below land surface.

March 4, 1986. In Field Assessment, CFI completed by Geraghty & Miller, Inc (G&M). G & M identified a number of tasks to document chemical usage, conduct aerial photos analysis and conduct soil sampling through exploratory trenching. A total of six (6) trenches were excavated from the base of the toe slope along the south end of the property. It should be noted that this trenching investigation advanced what appears to be one (1) trench on what is now the property owned by the City of Wausau. The report concluded:

- The occurrence of abandoned drums at the facility was limited to the surface or near surface and no extensive deposits of buried drums are likely to be present.
- The extent and age of the identified drums, and the lack of visible soil contamination, would likely preclude the existence of extensive groundwater contamination beneath the site.
- No evidence of soil contamination related to the drums identified on the site.

Finally, the report concluded that representatives of WDNR were on site during the trenching and sampling operations and have indicated that the WDNR is satisfied that the Wausau CFI plant site has been sufficiently investigated and concur that no unidentified deposits of buried drums or related areas of contaminated soil or groundwater are present. WDNR staff was present for this work and also commented and summarized on internal memorandums.

August 25, 1986, Letter from Wisconsin Test Drilling about four (4) soil borings advanced and split spoon samples selected and submitted for laboratory analysis collected and delivered to Zimpro. Evidence pointed to near surface contamination.

August 27, 1986 Soil Sampling and Analysis from C2HM Hill. This report summarized soil sample analytical results. The report summarized concentrations of extractable metals in the soil do not exceed the toxicity levels under RCRA. Other soil samples indicated near surface contamination at the locations tested, but this was before soil standards were in place.

September 26, 1986. WDNR Internal Correspondence/Memorandum from Gary Kulibert. This document revealed that several days before the sale of the CFI property to the City of Wausau, an additional person came forward and made additional claims about improper disposal of solid

and hazardous waste. Mr. Kulibert made it very clear the complaints were not substantiated and the department had given "a clean bill of health" to the property related to the past practices. As a result, the City of Wausau retained the services of a consultant and advanced additional soil borings in the identified area. The results indicated contamination at minimal levels. The memorandum further states that CFI and the City of Wausau entered into a agreement to hold the City harmless for any environmental problems on the property they may have caused.

August 25, 1986, Letter from CFI to the City of Wausau for the purchase of property. The letter essentially holds the City harmless for any environmental problems on the property they may have caused.

October 23, 1986, Results of Sampling at CFI - Wausau cabinet plant. This report went into detail about additional soil sampling completed on the CFI property. Only two (2) areas identified as Area 4 and Area 6 were advanced on the property currently owned by the City. Area 4 was identified as a former Aboveground Storage Tank area. Area 6 was the finish room. Very low levels of contamination were identified and the report concluded that extensive contamination of soils is not likely to exist at the sampled locations. Other areas were also sampled, but these areas are on what is now not included as part of the subject property. Low levels of metals and VOCs were detected in the monitoring well advanced.

December 5, 1986, Letter from WDNR Solid Waste Specialist Mr. Kenneth Markart to CFI. The letter essentially indicates the WDNR has reviewed the documentation submitted by Geraghty & Miller. Based on the work completed, the WDNR concurs with the interpretations reached by the consultant. The letter further states although volatile organic compounds are present in the groundwater and soils, according to the district hydrogeologist, Mr. Ed Kreul, they do not appear to be a significant problem at this time. The letter continues that hopefully this should conclude the investigation at the Conner Forest Industries Cabinet Plant. This was essentially the closure letter for it's time and the WDNR was not requiring any additional investigation unless further information came forward.

April 16, 1994 - April 24, 1995. Additional investigation completed by Geraghty & Miller, Inc (G&M) for the Environmental Repair Program (ERP) case which was publicly available on the WDNR BRRTS website. This was related to the piping and tank associated with the former CFI site after the City owned the property that was discovered. The tank and piping was removed, soil samples collected and tested and all impacted soil removed from the site. The site information was reviewed and the case was closed by the WDNR on April 24, 1995.

The one observation made by many of the previously identified reports was the presence of 3M "rock flour" observed throughout the site. The SDS for the 3M rock granules was reviewed. The Safety Data Sheet describes this material as essentially crushed rock which is comprised of 94-98% of Meta-rhyolite (Composition varies naturally, typically contains feldspars, pyroxene, biotite, magnetite, ilmenite hematite and calcite). Inhalation is the only concern for exposure though the respiratory system. The presence of this material does not meet the definition of a Recognized Environmental Condition (REC). However, future development of the property should be aware when it is encountered for by excavation activities and the material is not dampened as to allow for the material to becomes airborne to allow for exposure through breathing.

5.3 Physical Setting Source

The Figure 1 Site Vicinity Map is included in this report and is based off the 2015 aerial photograph. A review of the NRCS website indicates three (3) soil types covering the site. The western half of the property is covered with Mahtomedi loamy sand. This soil is formed on stream terraces and outwash plains and is excessively drained. The central portion of the property is occupied by Udorthents. This soil type is indicative of filled areas and is well drained. The eastern portion of the property is covered with Dunnville sandy loam. The Dunnville

soil is formed on stream terraces and is moderately well drained. The complete soil survey information is included as Appendix G.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on January 27, 2020 by Keith Klebenow, with REI Engineering, Inc. Weather conditions at the time of the site reconnaissance were overcast and in the upper 20's with approximately twenty (20) inches of snow cover on the ground surface. The visual reconnaissance consisted of observing the perimeter of the building and boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The approximate boundary of the property was observed beginning at the southwest corner and proceeding in a counter clockwise fashion. The existing building located on the property was not accessible at the time of the site reconnaissance. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix B. During the site of the site reconnaissance, it was clear that the property was being used for the storage of equipment for the recent Thomas Street reconstruction including light and traffic control poles and logs from trees cut during the construction. The slab associated with the former building was partially visible in a few areas, but was mostly covered in snow.

The initial site investigation did not allow for the interior observations of the one (1) remaining steel building located on the site. REI contacted the City of Wausau and was allowed access on January 28, 2020. Kenneth J. Lassa, Senior Consultant met with a representative of the City of Wausau and was allowed to observe the interior of the building.

6.2 General Site Setting

The property consists of approximately 7.68 acres and was previously developed with two (2) building structures located on the property. The main building was recently demolished and removed from the site, with a small garage type building remaining on site. The subject property is located in the Central Wisconsin River Basin. The landscape in the basin is entirely glaciated. The site topography is fairly level with a slight slope to the east. Located on the eastern edge of the property line along Cleveland Avenue is a wooden fence with a thin band to trees and shrubs. Ground cover was not observed during the site reconnaissance due to the snow cover.

6.3 Exterior Observations

The subject property is accessed from the northeast corner via Cleveland Avenue which also serves as the eastern property line. The exterior of the existing building and the perimeter of the property was walked and observed. Overhead power was observed servicing the garage located on the eastern portion of the property. Overhead power and service poles are also located on the northwest corner of the property servicing the property to the north of the subject property. A pad mount transformer is located at the base of the utility poles. Transformers appear to be in good condition with no signs of leakage or damage. Two (2) fire hydrants were observed on the property, one (1) located in the northwest corner and one (1) along the southern property line. No other utilities were identified during the site reconnaissance.

During the site reconnaissance there were several piles of construction debris located on the site possibly generated from the demolition of the former building. One pile of debris appears to consist of stumps, brush and wood material, another pile appears to be pre cast concrete panels from former building. There is also two (2) sets of concrete retaining walls located in the general area of the former building. It is believed these were former semi loading docks.

The site is currently being used by the City of Wausau for the storage of wood refuse consisting of piles of wood chips and larger wood pieces located on the northern portion of the property. Photographs of exterior observations are included in Appendix B.

6.4 Interior Observations

The initial site observations did not allow for the interior observations of the one (1) remaining steel building located on the site. REI contacted the City of Wausau and was allowed access on January 28, 2020. Kenneth J. Lassa, Senior Consultant met with a representative of the City of Wausau and was allowed to observe the interior of the building. The building is used for cold storage of vehicles. Observations were made as best as possible with limited light from the doorway on the south side of the building and with flashlight. One (1) small empty office type room was located on the southwest corner. A bathroom on the northeast corner and small room with electrical panel on the southeast corner. There were five (5) vehicles stored inside. The structure was steel sided with steel frame and concrete slab on grade. Electrical enters the building overhead from a nearby utility pole located southeast of the building and enters near the southeast corner. There is a hot water heater with sink and boiler type unit located near the northeast corner. However this unit is not hooked up and appears to have been placed there as it is on wood blocks. There is an overhead heater located near the south side of the building. The north side has an overhead garage door entrance. The building has no windows. Photographs of observations are included in Appendix B.

7.0 INTERVIEWS

7.1 Interview with Site Contacts

Mr. Kevin Fabel, Environmental Engineer with the City of Wausau was interviewed for this report. Mr. Fabel did not have much knowledge other than knowing the site was a former business incubator site and REI completed a Phase I ESA for the property in 2014. Mr. Chris Schock, City of Wausau Planning, Community and Economic Development Director also only had knowledge of the former Phase I ESA and that he believed the buildings on the property were razed in 2019. Mr. Schock provided an entire file of records related to the site. Much of which pertained to other portions of the property where buildings were razed in the location of the current St. Vincent DePaul building is currently located.

8.0 EVALUATION

8.1 Findings

There is a long history to the subject property with extensive inquiry into solid and hazardous waste disposal and illegal dumping. The WDNR has also acknowledged that over the years there has been many complaints about these activities. Some of the early complaints were what initiated the investigation of this property in the 1980's. WDNR has also acknowledged that some of the complaints are unsubstantiated and not based on fact. Thus, there is a degree of uncertainty of the property. The initial investigation were also conducted before current Wisconsin Administrative Code was in place which identified methods and procedures as well as standards for investigation, soil and groundwater standards. However, WDNR experts at the time also had substantial involvement in the investigation and often were on site when site activities took place. Thus, they had extensive knowledge of the site from a firsthand basis. Thus, they responded with requiring no additional investigation. Thus, REI has concluded this a Historical Recognized Environmental Condition (HREC).

When additional information did come forward, the WDNR opened a case in 1994 and once again reviewed all documents and closed the ERP case. Thus, REI has concluded this a Historical Recognized Environmental Condition (HREC).

However, based on the large amount of documents viewed for this report, REI has not identified Recognized Environmental Conditions in the form of known contamination. However, the City also has an indemnification agreement with Connor Forest Industries (CFI). Future development of this site could be completed with a specialized development agreement that

would allow for the City to use this agreement should any issues be encountered during redevelopment of the property.

8.2 Opinion

There is a long history to the subject property with extensive inquiry into solid and hazardous waste disposal and illegal dumping. There WDNr has also acknowledged that over the years there has been many complaints about these activities. Some of the early complaints were what initiated the investigation of this property in the 1980's. WDNr has also acknowledged that some of the complaints are unsubstantiated and not based on fact. Thus, there is a degree of uncertainty of the property. However, based on the large amount of documents viewed for this report, REI has not identified Recognized Environmental Conditions in the form of known contamination. However, REI has concluded the following:

- REI has conducted review of the extensive environmental file information and has determined that much of the environmental investigation of this property was done prior to current administrative rules. REI suggests the City may want to consider a technical assistance request to the WDNr for a General Liability Clarification Letter. This would provide this Phase I ESA report and all file information for WDNr to render an opinion about environmental liability for the property. This fee based request can take up to 60 days and the letter can be issued to a potential future owner of the property to provide additional comfort, but does not provide an exemption from potential environmental liability.
- The City has an environmental indemnification agreement with Connor Forest Industries (CFI). Future development of this site could be completed with a specialized development agreement that would allow for the City to use this environmental indemnification if anything was discovered or identified during site development for future land use activities.

The one observation made by many of the previously identified reports was the presence of 3M "rock flour" observed throughout the site. Inhalation is the only concern for exposure through the respiratory system. Therefore, the presence of this material on this site does not meet the definition of a Recognized Environmental Condition (REC). However, it should be properly managed when encountered for by excavation activities by dampening the material to not allow for the material to become airborne for exposure through breathing.

8.3 Conclusions

REI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 on the property located at 1300 Cleveland Avenue in the City of Wausau, Marathon County, WI. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the subject property.

The investigation of the Connor Forest Industries property in the 1980s was reviewed by the WDNr experts at the time which also had substantial involvement in the investigation and often were on site when site activities took place. Thus, they had extensive knowledge of the site from a firsthand basis. Thus, they responded with requiring no additional investigation. Thus, REI has concluded this a Historical Recognized Environmental Condition (HREC).

When additional information did come forward, the WDNr opened a case in 1994 and once again reviewed all documents and closed the ERP case. Thus, REI has concluded this a Historical Recognized Environmental Condition (HREC).

8.4 Data Gaps

There is documentation that the WDNR did review all environmental work conducted and was actually present on site for a large portion of the work. There is WDNR internal correspondence from September, 1986 that the WDNR did give the property a "clean bill of health". However, REI did not observe a case closure letter as would be traditionally seen for a contaminated site. However, the investigation of this property was before some of the Wisconsin administrative code was created and thus could explain why this was not prepared as you would traditionally see after about 1990.

8.5 Signature of Environmental Professional

Site Assessor:



Kenneth J. Lassa
Environmental Scientist/Department Manager

Senior Reviewer:



Brian J. Bailey
Environmental Scientist

9.0 NON-SCOPE SERVICES

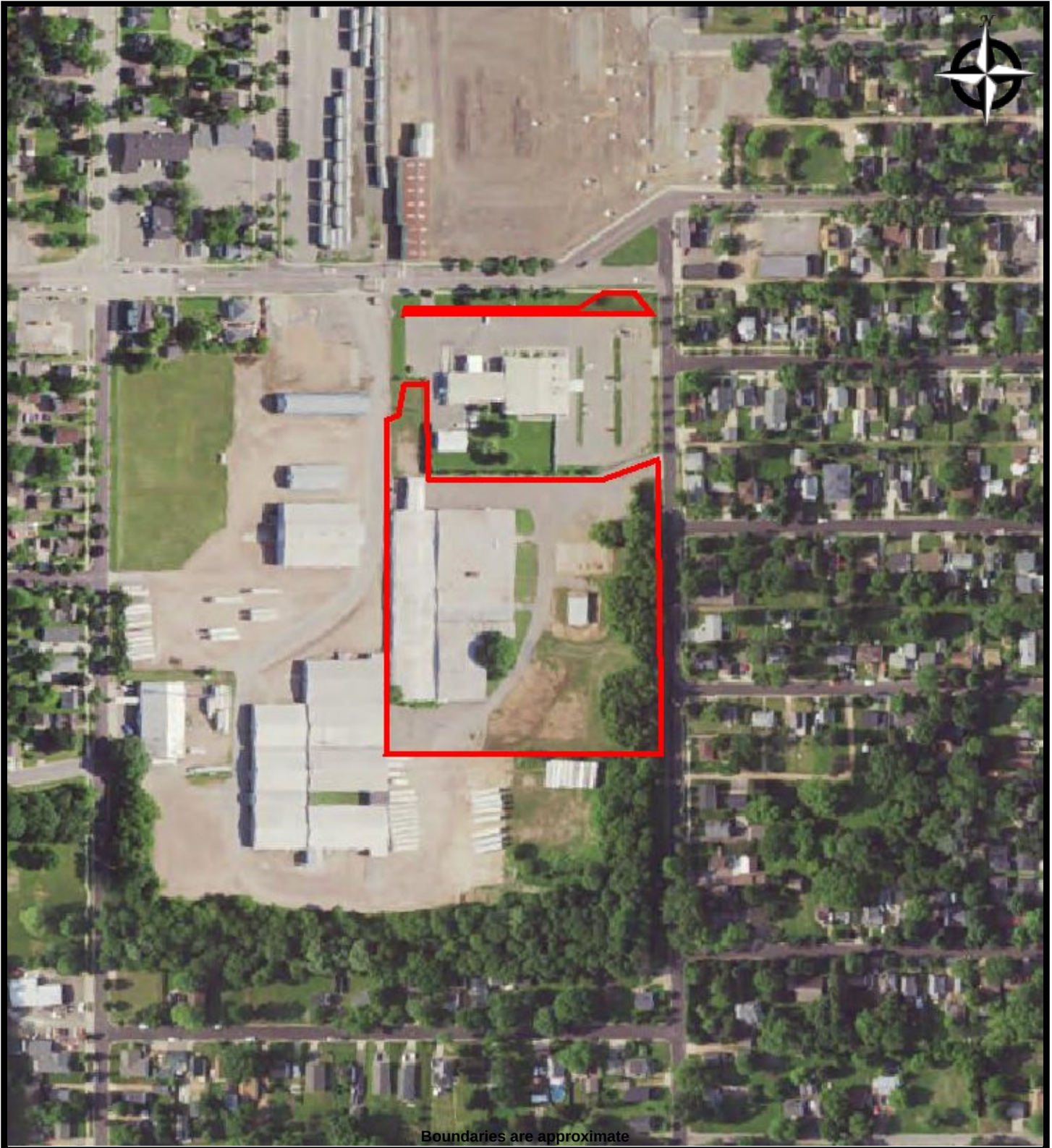
There were no non-scope services requested by the User or provided by the Environmental Professional during the preparation of this report.

10.0 REFERENCES

ASTM Standard E-1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process
Environmental Data Resources, Inc. Report, December 24, 2019
WDNR GIS Registry and review of case file for subject property
Marathon County Land Records
USDA NRCS Web Based Soil Survey
Devaul, R.W. and Green, J.H., Water Resources of Wisconsin - Central Wisconsin River Basin, Washington D.C., 1971
Wisconsin DATCP Registered Storage Tanks Database
Phase I ESA Report, REI Engineering, Inc, February 2014
Wisconsin Department of Natural Resources, documents from public records request for environmental investigation file at Connor Forest Industries as provide by the City of Wausau through Citizens for a Clean Wausau

FIGURES





Boundaries are approximate



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

**FIGURE 1 - SITE MAP
CITY OF WAUSAU - 1300 CLEVELAND AVENUE
1300 Cleveland Avenue
Wausau, Wisconsin 54401**

PREPARED FOR: City of Wausau
PROJ. MGR: Kenneth Lassa
DRAWN BY: Brian Bailey

DATE: 12/31/2019
PROJ. #: 6566A

APPENDIX A

SITE PHOTOGRAPHS





Looking to the southwest at the neighboring property.



View of the southern edge of the property looking east.



Pile of wood debris located on the southern edge of the property.



View of concrete debris located on the property.



Concrete retaining wall from the previous building structure.



View of the east side of the existing building.



View of concrete retaining wall from previous building structure.



View of construction material staged on the subject property.



View of the property to the south of the subject property.



View from the northeast corner of the property looking west at the property access point



View from the northeast corner of the property looking south along Cleveland Avenue



View of the northern edge of the property looking east.



View of existing building located on the east side of the property.



View from the southeast corner of the property looking north along Cleveland Avenue.



Looking southeast across the property.



Located on the west edge of the property looking north.



Located on the west edge of the property looking south.



View of the property from the southwest corner looking north.



Wood chip pile located on the southeast corner of the property.



View of the property from the southwest corner looking northeast.



View wood storage along the north property line.



West side of remaining building



Overhead electric pole southeast of building



Electrical panel inside building



Interior used for storage by city of Wausau



Small room in building



Interior of building used for storage



Bathroom inside building



Hot water heater and furnace



View north along each side of building



Building interior for storage

APPENDIX B

LAND RECORDS AND PARCEL MAPPING INFORMATION



Former Business Incubator

1300 Cleveland Avenue
Wausau, WI 54401

Inquiry Number: 5915356.2s
December 24, 2019

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1300 CLEVELAND AVENUE
WAUSAU, WI 54401

COORDINATES

Latitude (North):	44.9467190 - 44° 56' 48.18"
Longitude (West):	89.6361360 - 89° 38' 10.08"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	292033.3
UTM Y (Meters):	4980195.5
Elevation:	1189 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	E
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150627, 20150702
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1300 CLEVELAND AVENUE
WAUSAU, WI 54401

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	W S A INC DBA THE SH	1300 CLEVELAND AVENUE	RCRA NonGen / NLR		TP
A2	SHUTTER OF NANIK	1300 SOUTH CLEVELAND	FINDS, ECHO		TP
A3	SHUTTER OF NANIK	1300 CLEVELAND AVE S	WI SHWIMS		TP
A4	PDM TECHNOLOGY	1300 CLEVELAND SITE	RCRA-VSQG, WI SHWIMS, FINDS, ECHO		TP
A5	WSA, INC. D/B/A THE	1300 CLEVELAND AVENUE	WI TIER 2		TP
A6	W S A INC D/B/A THE	1300 CLEVELAND AVE	WI ERP, WI AIRS, WI ASBESTOS, WI NPDES		TP
A7	RIVER VALLEY TESTING	1302 CLEVELAND AVE	RCRA-VSQG, WI SHWIMS, FINDS, ECHO	Lower	1 ft.
8	CONNOR FOREST INDUST	131 THOMAS ST	WI UST	Lower	126, 0.024, NNW
B9	CONNOR FOREST INDUST	131 THOMAS ST	WI SHWIMS	Lower	157, 0.030, North
B10	CONNOR FOREST INDUST	131 THOMAS ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	157, 0.030, North
B11	THE ROSE GARDEN BANQ	131 W THOMAS ST	WI BROWNFIELDS, WI BRRTS	Lower	158, 0.030, North
B12	CITY OF WAUSAU	131 W THOMAS ST	WI UST	Lower	158, 0.030, North
C13	KRAUS SHEET METAL	234 CHELLIS ST	WI UST	Lower	463, 0.088, SSW
C14	KRAUS RESIDENCE	234 CHELLIS ST	WI LUST	Lower	463, 0.088, SSW
15	BAJET VAN LINES INC	1217 S 3RD AVE	WI LUST, WI UST	Higher	487, 0.092, WSW
16	SNE CORP. (PENTACHLO	130 W THOMAS ST	WI WDS	Lower	497, 0.094, North
D17	BUSINESS MACHINES PR	1041 S 3RD AVE	WI LUST, WI ASBESTOS, WI BRRTS	Higher	587, 0.111, NW
D18	KLEINHELTER ORVILLE	1041 S 3RD AVE	EDR Hist Auto	Higher	587, 0.111, NW
D19	WILLIAM JOHNSTON	1041 S 3RD AVE	WI UST	Higher	587, 0.111, NW
D20	BENS STANDARD SERVIC	S THIRD AVE & THOMAS	EDR Hist Auto	Higher	610, 0.116, NW
D21	HOFFS STANDARD SERVI	1106 S 3RD AVE	EDR Hist Auto	Higher	613, 0.116, WNW
D22	BUTCH AND RONS AUTO	301 W THOMAS ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	669, 0.127, WNW
D23	BUTCH & RONS AUTO RE	301 W THOMAS ST	WI ERP, WI SHWIMS	Higher	669, 0.127, WNW
D24	LIGHTNING LUBE	301 W THOMAS ST	WI AST	Higher	669, 0.127, WNW
D25	KRIST OIL #89	301 W THOMAS ST	WI UST, WI Financial Assurance	Higher	669, 0.127, WNW
26	PATS BODY SHOP	1302 S 3RD AVE	RCRA-VSQG, WI SHWIMS, FINDS, ECHO	Lower	820, 0.155, SW
E27	KERR MCGEE #7876	320 W THOMAS ST	WI UST, WI Financial Assurance	Higher	840, 0.159, WNW
E28	FAST BREAK MOBIL	320 W THOMAS ST	WI UST	Higher	840, 0.159, WNW
E29	UNION 76	320 W THOMAS ST	WI UST	Higher	840, 0.159, WNW
E30	UNION 76 THOMAS ST	1033 S FOURTH AVE	WI LUST, WI CRS, WI AUL	Higher	916, 0.173, NW
E31	LEVANETZ OIL	1033 S 4TH AVE	WI SHWIMS, RCRA NonGen / NLR, FINDS, ECHO	Higher	916, 0.173, NW
F32	WAVLECO	910 CLEVELAND AVE	SEMS-ARCHIVE, RCRA NonGen / NLR	Lower	928, 0.176, North
F33	SNE CORPORATION	910 CLEVELAND AVE	WI UST	Lower	928, 0.176, North
F34	WAULECO	910 CLEVELAND AVE	WI UST	Lower	928, 0.176, North
F35	WAULECO	910 CLEVELAND AVE	MN MANIFEST	Lower	928, 0.176, North
F36	WAULECO INC	125 ROSECRANS ST	RCRA-SQG, WI ERP, WI SHWIMS, WI SPILLS, FINDS,...	Lower	943, 0.179, North
F37	WAULECO	125 ROSECRANS STREET	WI SHWIMS	Lower	943, 0.179, North
G38	GUNNARD REYNOLDS	205 E THOMAS ST	WI UST	Lower	948, 0.180, ENE
H39	BAESEMANS SHOES	1002 S 3RD AVE	WI UST	Higher	984, 0.186, NW

MAPPED SITES SUMMARY

Target Property Address:
1300 CLEVELAND AVENUE
WAUSAU, WI 54401

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I40	WAUSAU PLANT	144 ROSECRANS STREET	US MINES	Higher	1011, 0.191, North
I41	3M - WAUSAU	144 ROSECRANS ST	MN MANIFEST	Higher	1011, 0.191, North
I42	3M COMPANY F/K/A MIN	144 ROSECRANS ST	WI UST, WI AST	Higher	1011, 0.191, North
I43	3M CO - WAUSAU DOWNT	144 ROSECRANS ST	RCRA-SQG, WI ERP, WI SHWIMS, WI LUST, WI CRS, WI...	Higher	1011, 0.191, North
G44	CHRISTIAN ASSEMBLY O	215 E THOMAS ST	WI UST	Lower	1084, 0.205, ENE
H45	KWIK TRIP	936 S 3RD AVE	WI LUST, WI SPILLS	Higher	1115, 0.211, NW
H46	KICKAPOO KOUNTRY STO	936 S 3RD AVE	WI UST	Higher	1115, 0.211, NW
47	BOB HOLUP	1237 S 5TH AVE	WI UST	Higher	1116, 0.211, WSW
J48	CITY OF WAUSAU PROPE	1039 S 5TH AVE	WI UST	Higher	1132, 0.214, WNW
J49	BLIESE ENTERPRISES I	421 W THOMAS ST	WI UST	Higher	1142, 0.216, WNW
50	CHAO YANG	1008 S 4TH AVE	WI UST	Higher	1192, 0.226, NW
K51	WAUSAU CRANKSHAFT	233 MYRON ST	MN MANIFEST	Lower	1263, 0.239, East
K52	WAUSAU CRANK SHAFT	233 MYRON ST	RCRA-VSQG, WI SHWIMS, FINDS, ECHO, WI NPDES	Lower	1263, 0.239, East
J53	RIISER MOBIL MART	505 W THOMAS ST	RCRA-VSQG, WI SHWIMS, WI LUST, FINDS, ECHO	Higher	1283, 0.243, WNW
J54	RIISER OIL CO INC	505 W THOMAS ST	WI UST	Higher	1283, 0.243, WNW
L55	EDS OMATIC TRANSMISS	210 WYATT ST	WI UST	Lower	1296, 0.245, South
L56	EDSOMATIC TRANSMISSI	210 WYATT ST	WI ERP, WI LUST, WI AUL, WI BROWNFIELDS, WI BRRTS,...	Lower	1296, 0.245, South
M57	MEDICINE SHOPPE-WAUS	510 W THOMAS ST	WI SHWIMS	Higher	1433, 0.271, WNW
58	LINDER ELECTRIC	308 ADRIAN ST	RCRA-VSQG, WI SHWIMS, FINDS, ECHO	Lower	1503, 0.285, East
N59	JIMS SERV CTR INC	249 E THOMAS ST	WI SHWIMS, WI LUST, WI WRRSER	Lower	1519, 0.288, ENE
N60	RANDY HILL PROPERTY	1105 MCCLEARY ST	WI LUST, WI CRS, WI AUL	Lower	1576, 0.298, ENE
M61	GRITZMACHERS AUTO &	604 W THOMAS ST	WI LUST, WI CRS, WI AUL	Higher	1614, 0.306, WNW
62	WAUSAU CTY PUBLIC WO	400 MYRON ST	WI SHWIMS, WI LUST, WI CRS, WI AUL, WI SPILLS, WI...	Lower	1712, 0.324, ESE
63	STREICH EQUIPMENT CO	833 S THIRD AVE	WI SHWIMS, RCRA NonGen / NLR, FINDS, ECHO	Higher	1732, 0.328, NNW
64	KOLBE RIVERSIDE	1111 MCCLEARY ST	RCRA-VSQG, WI ERP, WI SHWIMS, WI SPILLS, FINDS,...	Lower	1814, 0.344, ENE
65	WAUSAU CTY WASTEWATE	435 ADRIAN ST	WI SHWIMS, WI AIRS, WI ASBESTOS, WI TIER 2	Lower	1930, 0.366, East
66	SALZMAN ROOFING & SI	806 S 3RD AVE	WI SHWIMS	Higher	2145, 0.406, NNW
67	MARATHON RUBBER PROD	510 SHERMAN ST	WI ERP, WI SHWIMS, WI BROWNFIELDS, RCRA NonGen /...	Higher	2214, 0.419, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
W S A INC DBA THE SH 1300 CLEVELAND AVENU WAUSAU, WI 54401	RCRA NonGen / NLR EPA ID:: WID982624397	WID982624397
SHUTTER OF NANIK 1300 SOUTH CLEVELAND WAUSAU, WI 54401	FINDS Registry ID:: 110005464194 ECHO Registry ID: 110005464194	N/A
SHUTTERY OF NANIK 1300 CLEVELAND AVE S WAUSAU, WI 54401	WI SHWIMS FID: 737095370 Status: OPERATING	N/A
PDM TECHNOLOGY 1300 CLEVELAND SITE WAUSAU, WI 54401	RCRA-VSQG EPA ID:: WIR000030817 WI SHWIMS FID: 737180510 Status: OPERATING FINDS Registry ID:: 110005529865 ECHO Registry ID: 110005529865	WIR000030817
WSA, INC. D/B/A THE 1300 CLEVELAND AVENU WAUSAU, WI 54401	WI TIER 2 Facility ID: 146517	N/A
W S A INC D/B/A THE 1300 CLEVELAND AVE WAUSAU, WI 54401	WI ERP Status: CLOSED Site Id: 4374700 Facility ID: NONE WI AIRS Permit No: 90-DBY-140 Permit No: 91-POY-059 Facility ID: 737112750 WI ASBESTOS WI NPDES FIN: 39430	N/A

EXECUTIVE SUMMARY

Status: 9 - NO EXPOSURE CERTIFICATION

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 10/25/2019 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>WAVLECO</i> Site ID: 0504993 EPA Id: WID006125835	<i>910 CLEVELAND AVE</i>	<i>N 1/8 - 1/4 (0.176 mi.)</i>	<i>F32</i>	<i>16</i>

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 12/16/2019 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>3M CO - WAUSAU DOWNT</i> EPA ID:: WID006125660	<i>144 ROSECRANS ST</i>	<i>N 1/8 - 1/4 (0.191 mi.)</i>	<i>I43</i>	<i>19</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>WAULECO INC</i> EPA ID:: WID982204802	<i>125 ROSECRANS ST</i>	<i>N 1/8 - 1/4 (0.179 mi.)</i>	<i>F36</i>	<i>17</i>

EXECUTIVE SUMMARY

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 12/16/2019 has revealed that there are 4 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RIISER MOBIL MART EPA ID:: WID988611968	505 W THOMAS ST	WNW 1/8 - 1/4 (0.243 mi.)	J53	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RIVER VALLEY TESTING EPA ID:: WID988633574	1302 CLEVELAND AVE	0 - 1/8 (0.000 mi.)	A7	9
PATS BODY SHOP EPA ID:: WID068320969	1302 S 3RD AVE	SW 1/8 - 1/4 (0.155 mi.)	26	14
WAUSAU CRANK SHAFT EPA ID:: WID023603350	233 MYRON ST	E 1/8 - 1/4 (0.239 mi.)	K52	23

State- and tribal - equivalent CERCLIS

WI ERP: A review of the WI ERP list, as provided by EDR, and dated 08/01/2019 has revealed that there are 6 WI ERP sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUTCH & RONS AUTO RE Status: CLOSED Site Id: 1285600 Facility ID: 737096690	301 W THOMAS ST	WNW 1/8 - 1/4 (0.127 mi.)	D23	13
3M CO - WAUSAU DOWNT Status: CLOSED Site Id: 643700 Facility ID: 737009460	144 ROSECRANS ST	N 1/8 - 1/4 (0.191 mi.)	I43	19
MARATHON RUBBER PROD Status: CLOSED Site Id: 647400 Facility ID: 737081840	510 SHERMAN ST	NW 1/4 - 1/2 (0.419 mi.)	67	29
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WAULECO INC Status: OPEN Site Id: 644000 Facility ID: 737063800	125 ROSECRANS ST	N 1/8 - 1/4 (0.179 mi.)	F36	17
EDSOMATIC TRANSMISSI Status: CLOSED Site Id: 4229800 Facility ID: 737200090	210 WYATT ST	S 1/8 - 1/4 (0.245 mi.)	L56	24
KOLBE RIVERSIDE Status: CLOSED Site Id: 1227300	1111 MCCLEARY ST	ENE 1/4 - 1/2 (0.344 mi.)	64	28

EXECUTIVE SUMMARY

Facility ID: 737086020

State and tribal landfill and/or solid waste disposal site lists

WI WDS: A review of the WI WDS list, as provided by EDR, and dated 07/22/2013 has revealed that there is 1 WI WDS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SNE CORP. (PENTACHLO) Max Site Id: 644000 Facility Id: 737063800	130 W THOMAS ST	N 0 - 1/8 (0.094 mi.)	16	12

WI SHWIMS: A review of the WI SHWIMS list, as provided by EDR, and dated 09/23/2019 has revealed that there are 19 WI SHWIMS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUTCH & RONS AUTO RE FID: 737096690 Status: CLOSED	301 W THOMAS ST	WNW 1/8 - 1/4 (0.127 mi.)	D23	13
LEVANETZ OIL FID: 737177430 Status: OPERATING	1033 S 4TH AVE	NW 1/8 - 1/4 (0.173 mi.)	E31	16
3M CO - WAUSAU DOWNT FID: 737009460 Status: OPERATING	144 ROSECRANS ST	N 1/8 - 1/4 (0.191 mi.)	I43	19
RIISER MOBIL MART FID: 737140690 Status: OPERATING	505 W THOMAS ST	WNW 1/8 - 1/4 (0.243 mi.)	J53	23
MEDICINE SHOPPE-WAUS FID: 737158510 Status: OPERATING	510 W THOMAS ST	WNW 1/4 - 1/2 (0.271 mi.)	M57	25
STREICH EQUIPMENT CO FID: 737150150 Status: OPERATING	833 S THIRD AVE	NNW 1/4 - 1/2 (0.328 mi.)	63	27
SALZMAN ROOFING & SI FID: 737173470 Status: CLOSED	806 S 3RD AVE	NNW 1/4 - 1/2 (0.406 mi.)	66	29
MARATHON RUBBER PROD FID: 737081840 Status: CLOSED	510 SHERMAN ST	NW 1/4 - 1/2 (0.419 mi.)	67	29
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RIVER VALLEY TESTING FID: 737131560	1302 CLEVELAND AVE	0 - 1/8 (0.000 mi.)	A7	9

EXECUTIVE SUMMARY

Status: OPERATING				
CONNOR FOREST INDUST FID: 737079200 Status: CLOSED	131 THOMAS ST	N 0 - 1/8 (0.030 mi.)	B9	10
PATS BODY SHOP FID: 737083710 Status: OPERATING	1302 S 3RD AVE	SW 1/8 - 1/4 (0.155 mi.)	26	14
WAULECO INC FID: 737085250 Status: OPERATING	125 ROSECRANS ST	N 1/8 - 1/4 (0.179 mi.)	F36	17
WAULECO FID: 737063800 Status: CLOSED	125 ROSECRANS STREET	N 1/8 - 1/4 (0.179 mi.)	F37	18
WAUSAU CRANK SHAFT FID: 737094490 Status: OPERATING	233 MYRON ST	E 1/8 - 1/4 (0.239 mi.)	K52	23
LINDER ELECTRIC FID: 737094820 Status: OPERATING	308 ADRIAN ST	E 1/4 - 1/2 (0.285 mi.)	58	25
JIMS SERV CTR INC FID: 737123310 Status: OPERATING	249 E THOMAS ST	ENE 1/4 - 1/2 (0.288 mi.)	N59	25
WAUSAU CTY PUBLIC WO FID: 737150260 Status: OPERATING	400 MYRON ST	ESE 1/4 - 1/2 (0.324 mi.)	62	26
KOLBE RIVERSIDE FID: 737086020 Status: OPERATING	1111 MCCLEARY ST	ENE 1/4 - 1/2 (0.344 mi.)	64	28
WAUSAU CTY WASTEWATE FID: 737008690 Status: CLOSED	435 ADRIAN ST	E 1/4 - 1/2 (0.366 mi.)	65	29

State and tribal leaking storage tank lists

WI LUST: A review of the WI LUST list, as provided by EDR, and dated 08/01/2019 has revealed that there are 12 WI LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BAJET VAN LINES INC Facility Status: CLOSED Site Id: 4908300 Facility ID: 737173580	1217 S 3RD AVE	WSW 0 - 1/8 (0.092 mi.)	15	11
BUSINESS MACHINES PR Facility Status: CLOSED Site Id: 3712300 Facility ID: NONE	1041 S 3RD AVE	NW 0 - 1/8 (0.111 mi.)	D17	12
UNION 76 THOMAS ST	1033 S FOURTH AVE	NW 1/8 - 1/4 (0.173 mi.)	E30	15

EXECUTIVE SUMMARY

Facility Status: CLOSED
Site Id: 4628400
Facility ID: 737171050

3M CO - WAUSAU DOWNT **144 ROSECRANS ST** **N 1/8 - 1/4 (0.191 mi.)** **I43** **19**

Facility Status: CLOSED
Site Id: 643700
Facility ID: 737009460

KWIK TRIP **936 S 3RD AVE** **NW 1/8 - 1/4 (0.211 mi.)** **H45** **21**

Facility Status: CLOSED
Site Id: 3228700
Facility ID: 737120560

RIISER MOBIL MART **505 W THOMAS ST** **WNW 1/8 - 1/4 (0.243 mi.)** **J53** **23**

Facility Status: CLOSED
Site Id: 2722600
Facility ID: 737140690

GRITZMACHERS AUTO & **604 W THOMAS ST** **WNW 1/4 - 1/2 (0.306 mi.)** **M61** **26**

Facility Status: CLOSED
Site Id: 4942300
Facility ID: 737174570

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KRAUS RESIDENCE Facility Status: CLOSED Site Id: 3246600 Facility ID: 737139810	234 CHELLIS ST	SSW 0 - 1/8 (0.088 mi.)	C14	11
EDSOMATIC TRANSMISSI Facility Status: CLOSED Site Id: 4229800 Facility ID: 737200090	210 WYATT ST	S 1/8 - 1/4 (0.245 mi.)	L56	24
JIMS SERV CTR INC Facility Status: CLOSED Site Id: 2241100 Facility ID: 737123310	249 E THOMAS ST	ENE 1/4 - 1/2 (0.288 mi.)	N59	25
RANDY HILL PROPERTY Facility Status: CLOSED Site Id: 23143900 Facility ID: 737228470	1105 MCCLEARY ST	ENE 1/4 - 1/2 (0.298 mi.)	N60	26
WAUSAU CTY PUBLIC WO Facility Status: CLOSED Site Id: 2876700 Facility ID: 737150260	400 MYRON ST	ESE 1/4 - 1/2 (0.324 mi.)	62	26

State and tribal registered storage tank lists

WI UST: A review of the WI UST list, as provided by EDR, and dated 09/09/2019 has revealed that there are 22 WI UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BAJET VAN LINES INC	1217 S 3RD AVE	WSW 0 - 1/8 (0.092 mi.)	15	11

EXECUTIVE SUMMARY

Fire Dept ID: 3717				
WILLIAM JOHNSTON	1041 S 3RD AVE	NW 0 - 1/8 (0.111 mi.)	D19	12
Fire Dept ID: 3717				
KRIST OIL #89	301 W THOMAS ST	WNW 1/8 - 1/4 (0.127 mi.)	D25	14
Fire Dept ID: 3717				
KERR MCGEE #7876	320 W THOMAS ST	WNW 1/8 - 1/4 (0.159 mi.)	E27	15
Fire Dept ID: 3717				
FAST BREAK MOBIL	320 W THOMAS ST	WNW 1/8 - 1/4 (0.159 mi.)	E28	15
Fire Dept ID: 3717				
UNION 76	320 W THOMAS ST	WNW 1/8 - 1/4 (0.159 mi.)	E29	15
Fire Dept ID: 3717				
BAESEMANS SHOES	1002 S 3RD AVE	NW 1/8 - 1/4 (0.186 mi.)	H39	18
Fire Dept ID: 3717				
3M COMPANY F/K/A MIN	144 ROSECRANS ST	N 1/8 - 1/4 (0.191 mi.)	I42	19
Fire Dept ID: 3717				
KICKAPOO KOUNTRY STO	936 S 3RD AVE	NW 1/8 - 1/4 (0.211 mi.)	H46	21
Fire Dept ID: 3717				
BOB HOLUP	1237 S 5TH AVE	WSW 1/8 - 1/4 (0.211 mi.)	47	22
Fire Dept ID: 3717				
CITY OF WAUSAU PROPE	1039 S 5TH AVE	WNW 1/8 - 1/4 (0.214 mi.)	J48	22
Fire Dept ID: 3717				
BLIESE ENTERPRISES I	421 W THOMAS ST	WNW 1/8 - 1/4 (0.216 mi.)	J49	22
Fire Dept ID: 3717				
CHAO YANG	1008 S 4TH AVE	NW 1/8 - 1/4 (0.226 mi.)	50	22
Fire Dept ID: 3717				
RIISER OIL CO INC	505 W THOMAS ST	WNW 1/8 - 1/4 (0.243 mi.)	J54	24
Fire Dept ID: 3717				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONNOR FOREST INDUST	131 THOMAS ST	NNW 0 - 1/8 (0.024 mi.)	8	10
Fire Dept ID: 3717				
CITY OF WAUSAU	131 W THOMAS ST	N 0 - 1/8 (0.030 mi.)	B12	11
Fire Dept ID: 3717				
KRAUS SHEET METAL	234 CHELLIS ST	SSW 0 - 1/8 (0.088 mi.)	C13	11
Fire Dept ID: 3717				
SNE CORPORATION	910 CLEVELAND AVE	N 1/8 - 1/4 (0.176 mi.)	F33	16
Fire Dept ID: 3717				
WAULECO	910 CLEVELAND AVE	N 1/8 - 1/4 (0.176 mi.)	F34	17
Fire Dept ID: 3717				
GUNNARD REYNOLDS	205 E THOMAS ST	ENE 1/8 - 1/4 (0.180 mi.)	G38	18
Fire Dept ID: 3717				
CHRISTIAN ASSEMBLY O	215 E THOMAS ST	ENE 1/8 - 1/4 (0.205 mi.)	G44	21
Fire Dept ID: 3717				
EDS OMATIC TRANSMISS	210 WYATT ST	S 1/8 - 1/4 (0.245 mi.)	L55	24
Fire Dept ID: 3717				

EXECUTIVE SUMMARY

WI AST: A review of the WI AST list, as provided by EDR, and dated 09/09/2019 has revealed that there are 2 WI AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LIGHTNING LUBE Fire Dept ID: 3717	301 W THOMAS ST	WNW 1/8 - 1/4 (0.127 mi.)	D24	14
3M COMPANY F/K/A MIN Fire Dept ID: 3717	144 ROSECRANS ST	N 1/8 - 1/4 (0.191 mi.)	I42	19

State and tribal institutional control / engineering control registries

WI AUL: A review of the WI AUL list, as provided by EDR, and dated 08/01/2019 has revealed that there are 6 WI AUL sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNION 76 THOMAS ST Status: CLOSED Site Id: 4628400 Facid: 737171050	1033 S FOURTH AVE	NW 1/8 - 1/4 (0.173 mi.)	E30	15
3M CO - WAUSAU DOWNT Status: CLOSED Site Id: 643700 Facid: 737009460	144 ROSECRANS ST	N 1/8 - 1/4 (0.191 mi.)	I43	19
GRITZMACHERS AUTO & Status: CLOSED Site Id: 4942300 Facid: 737174570	604 W THOMAS ST	WNW 1/4 - 1/2 (0.306 mi.)	M61	26

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EDSOMATIC TRANSMISSI Status: CLOSED Site Id: 4229800 Facid: 737200090	210 WYATT ST	S 1/8 - 1/4 (0.245 mi.)	L56	24
RANDY HILL PROPERTY Status: CLOSED Site Id: 23143900 Facid: 737228470	1105 MCCLEARY ST	ENE 1/4 - 1/2 (0.298 mi.)	N60	26
WAUSAU CTY PUBLIC WO Status: CLOSED Site Id: 2876700 Facid: 737150260	400 MYRON ST	ESE 1/4 - 1/2 (0.324 mi.)	62	26

EXECUTIVE SUMMARY

State and tribal Brownfields sites

WI BROWNFIELDS: A review of the WI BROWNFIELDS list, as provided by EDR, has revealed that there are 3 WI BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MARATHON RUBBER PROD Database: BROWNFIELDS, Date of Government Version: 08/01/2019 Status: GEN PROP Facility ID: 737081840 Site Id: 647400	510 SHERMAN ST	NW 1/4 - 1/2 (0.419 mi.)	67	29
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE ROSE GARDEN BANQ Database: BROWNFIELDS, Date of Government Version: 08/01/2019 Status: GEN PROP Facility ID: 737234520 Site Id: 25695900	131 W THOMAS ST	N 0 - 1/8 (0.030 mi.)	B11	10
EDSOMATIC TRANSMISSI Database: BROWNFIELDS, Date of Government Version: 08/01/2019 Status: GEN PROP Facility ID: 737200090 Site Id: 4229800	210 WYATT ST	S 1/8 - 1/4 (0.245 mi.)	L56	24

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/16/2019 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUTCH AND RONS AUTO EPA ID:: WID982635286	301 W THOMAS ST	WNW 1/8 - 1/4 (0.127 mi.)	D22	13
LEVANETZ OIL EPA ID:: WIR000025908	1033 S 4TH AVE	NW 1/8 - 1/4 (0.173 mi.)	E31	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONNOR FOREST INDUST EPA ID:: WID079971784	131 THOMAS ST	N 0 - 1/8 (0.030 mi.)	B10	10
WAVLECO EPA ID:: WID006125835	910 CLEVELAND AVE	N 1/8 - 1/4 (0.176 mi.)	F32	16

EXECUTIVE SUMMARY

US MINES: A review of the US MINES list, as provided by EDR, has revealed that there is 1 US MINES site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WAUSAU PLANT Database: MINES VIOLATIONS, Date of Government Version: 09/17/2019	144 ROSECRANS STREET	N 1/8 - 1/4 (0.191 mi.)	I40	18

FINDS: A review of the FINDS list, as provided by EDR, and dated 08/12/2019 has revealed that there is 1 FINDS site within approximately 0.001 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RIVER VALLEY TESTING Registry ID:: 110005499852	1302 CLEVELAND AVE	0 - 1/8 (0.000 mi.)	A7	9

ECHO: A review of the ECHO list, as provided by EDR, and dated 07/06/2019 has revealed that there is 1 ECHO site within approximately 0.001 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RIVER VALLEY TESTING Registry ID: 110005499852	1302 CLEVELAND AVE	0 - 1/8 (0.000 mi.)	A7	9

WI MANIFEST: A review of the WI MANIFEST list, as provided by EDR, and dated 05/31/2018 has revealed that there are 2 WI MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
3M CO - WAUSAU DOWNTOWN ACT Status: A FID: 737009460 EPA ID: WID006125660	144 ROSECRANS ST	N 1/8 - 1/4 (0.191 mi.)	I43	19

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WAULECO INC ACT Status: I ACT Status: A FID: 737085250 EPA ID: WID982204802	125 ROSECRANS ST	N 1/8 - 1/4 (0.179 mi.)	F36	17

EXECUTIVE SUMMARY

NY MANIFEST: A review of the NY MANIFEST list, as provided by EDR, and dated 01/01/2019 has revealed that there is 1 NY MANIFEST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WAULECO INC EPA ID: WID982204802	125 ROSECRANS ST	N 1/8 - 1/4 (0.179 mi.)	F36	17

MN MANIFEST: A review of the MN MANIFEST list, as provided by EDR, and dated 06/30/2016 has revealed that there are 3 MN MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
3M - WAUSAU	144 ROSECRANS ST	N 1/8 - 1/4 (0.191 mi.)	I41	19
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WAULECO	910 CLEVELAND AVE	N 1/8 - 1/4 (0.176 mi.)	F35	17
WAUSAU CRANKSHAFT	233 MYRON ST	E 1/8 - 1/4 (0.239 mi.)	K51	22

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KLEINHELTER ORVILLE	1041 S 3RD AVE	NW 0 - 1/8 (0.111 mi.)	D18	12
BENS STANDARD SERVIC	S THIRD AVE & THOMAS	NW 0 - 1/8 (0.116 mi.)	D20	13
HOFFS STANDARD SERVI	1106 S 3RD AVE	WNW 0 - 1/8 (0.116 mi.)	D21	13

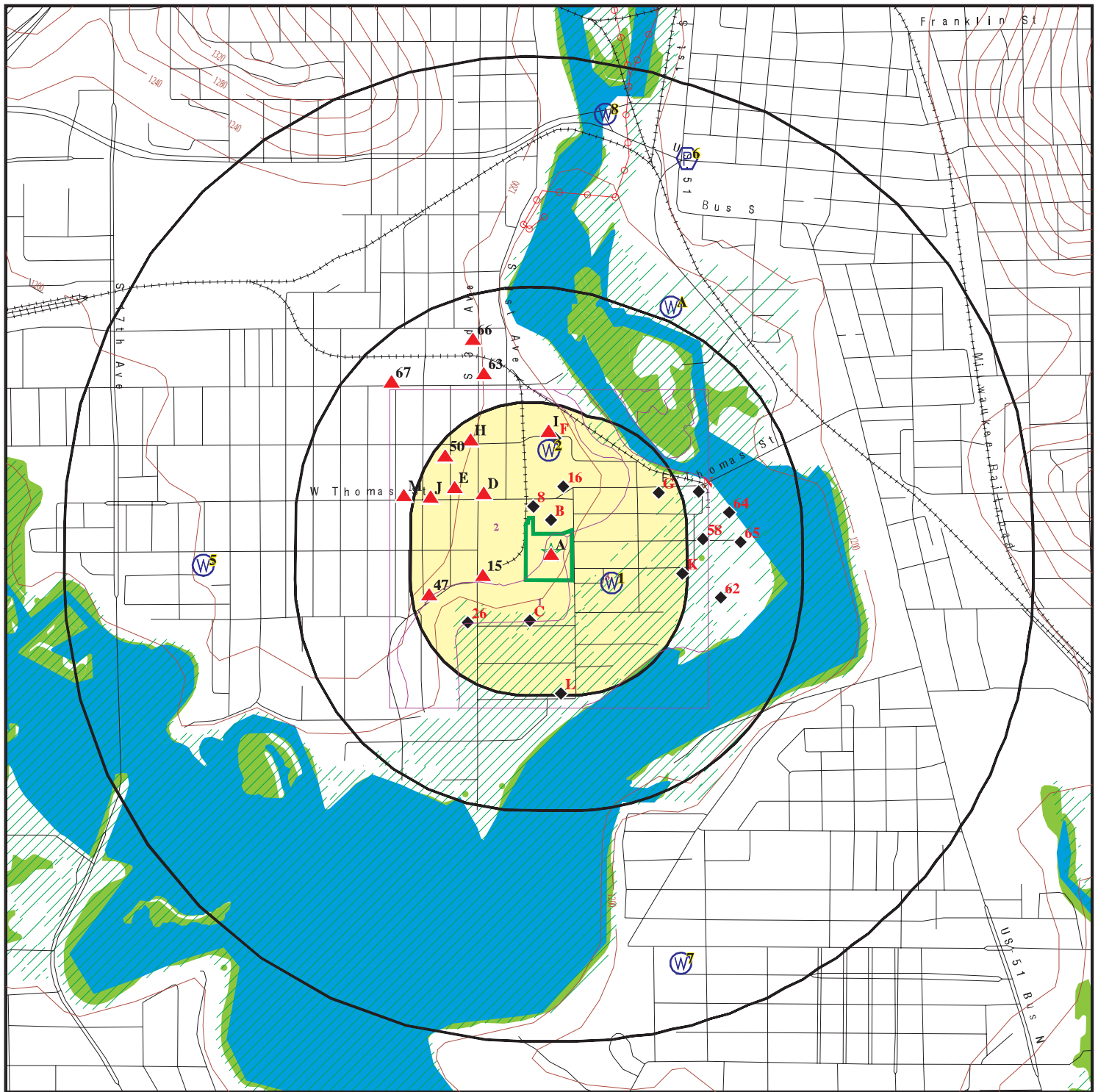
Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

OVERVIEW MAP - 5915356.2S



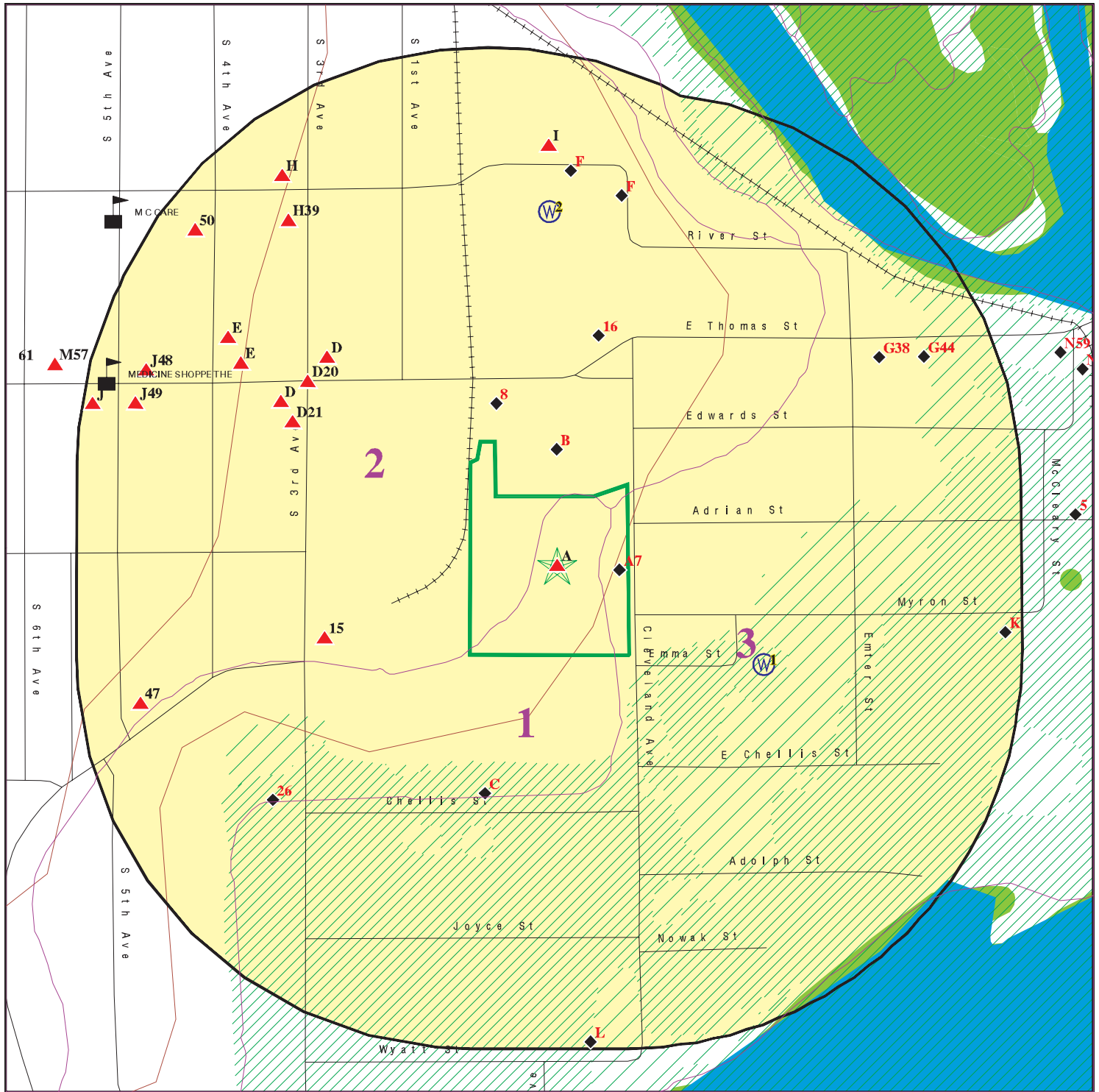
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Former Business Incubator
 ADDRESS: 1300 Cleveland Avenue
 Wausau WI 54401
 LAT/LONG: 44.946719 / 89.636136

CLIENT: REI
 CONTACT: Kenneth Lassa
 INQUIRY #: 5915356.2s
 DATE: December 24, 2019 10:04 am

DETAIL MAP - 5915356.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Former Business Incubator
 ADDRESS: 1300 Cleveland Avenue
 Wausau WI 54401
 LAT/LONG: 44.946719 / 89.636136

CLIENT: REI
 CONTACT: Kenneth Lassa
 INQUIRY #: 5915356.2s
 DATE: December 24, 2019 10:05 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	1	0	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	2	NR	NR	NR	2
RCRA-VSQG	0.250	1	1	3	NR	NR	NR	5
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
WI SHWS	1.000		0	0	0	0	NR	0
WI ERP	0.500	1	0	4	2	NR	NR	7
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
WI SWF/LF	0.500		0	0	0	NR	NR	0
WI WDS	0.500		1	0	0	NR	NR	1
WI SHWIMS	0.500	2	2	8	9	NR	NR	21
<i>State and tribal leaking storage tank lists</i>								
WI LUST	0.500		3	5	4	NR	NR	12

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
WI LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
WI UST	0.250		5	17	NR	NR	NR	22
WI AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
WI CRS	0.001		0	NR	NR	NR	NR	0
WI AUL	0.500		0	3	3	NR	NR	6
State and tribal voluntary cleanup sites								
WI VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
WI BEAP	0.500		0	0	0	NR	NR	0
WI BROWNFIELDS	0.500		1	1	1	NR	NR	3
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WI SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
WI CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
WI PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
WI LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
WI SPILLS	0.001		0	NR	NR	NR	NR	0
WI AGSPILLS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
WI SPILLS 90	0.001		0	NR	NR	NR	NR	0
WI SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	1	1	3	NR	NR	NR	5
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	1	NR	NR	NR	1
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001	2	1	NR	NR	NR	NR	3
ECHO	0.001	2	1	NR	NR	NR	NR	3
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
WI AIRS	0.001	1	0	NR	NR	NR	NR	1
WI ASBESTOS	0.001	1	0	NR	NR	NR	NR	1
WI BRRTS	0.001		0	NR	NR	NR	NR	0
WI COAL ASH	0.500		0	0	0	NR	NR	0
WI DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WI Financial Assurance	0.001		0	NR	NR	NR	NR	0
WI LEAD	0.001		0	NR	NR	NR	NR	0
WI MANIFEST	0.250		0	2	NR	NR	NR	2
NY MANIFEST	0.250		0	1	NR	NR	NR	1
MN MANIFEST	0.250		0	3	NR	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
WI NPDES	0.001	1	0	NR	NR	NR	NR	1
WI TIER 2	0.001	1	0	NR	NR	NR	NR	1
WI WRRSER	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		3	NR	NR	NR	NR	3
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

WI RGA LF	0.001		0	NR	NR	NR	NR	0
WI RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --		13	19	56	19	0	0	107
-------------	--	----	----	----	----	---	---	-----

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property
W S A INC DBA THE SHUTTERY OF NANIK
1300 CLEVELAND AVENUE
WAUSAU, WI 54401

RCRA NonGen / NLR

1000318551
WID982624397

Actual:
1189 ft.

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id WID982624397

A2
Target
Property
SHUTTER OF NANIK
1300 SOUTH CLEVELAND AVENUE SITE A
WAUSAU, WI 54401

FINDS 1016110695
ECHO N/A

Actual:
1189 ft.

[Click here for full text details](#)

FINDS
Registry ID: 110005464194

ECHO
Registry ID 110005464194

A3
Target
Property
SHUTTERY OF NANIK
1300 CLEVELAND AVE SITE A
WAUSAU, WI 54401

WI SHWIMS S108157495
N/A

Actual:
1189 ft.

[Click here for full text details](#)

WI SHWIMS
FID 737095370
Status OPERATING

A4
Target
Property
PDM TECHNOLOGY
1300 CLEVELAND SITE B
WAUSAU, WI 54401

RCRA-VSQG 1004800187
WI SHWIMS WIR000030817
FINDS
ECHO

Actual:
1189 ft.

[Click here for full text details](#)

RCRA-VSQG
EPA Id WIR000030817

WI SHWIMS
FID 737180510
Status OPERATING

FINDS
Registry ID: 110005529865

ECHO
Registry ID 110005529865

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A5
Target
Property
WSA, INC. D/B/A THE SHUTTERY OF NANIK
1300 CLEVELAND AVENUE
WAUSAU, WI 54401

WI TIER 2
S117417817
N/A

Actual:
1189 ft.

[Click here for full text details](#)

WI TIER 2
Facility ID 146517

A6
Target
Property
W S A INC D/B/A THE SHUTTERY OF NANIK
1300 CLEVELAND AVE
WAUSAU, WI 54401

WI ERP
WI AIRS
WI ASBESTOS
WI NPDES
S113377466
N/A

Actual:
1189 ft.

[Click here for full text details](#)

WI ERP
Status CLOSED
Site Id 4374700
Facility ID NONE

WI AIRS
Permit No 90-DBY-140
Permit No 91-POY-059
Facility ID 737112750

WI NPDES
FIN 39430
Status 9 - NO EXPOSURE CERTIFICATION

A7
< 1/8
1 ft.
RIVER VALLEY TESTING CORP
1302 CLEVELAND AVE
WAUSAU, WI 54401

RCRA-VSQG
WI SHWIMS
FINDS
ECHO
1004798966
WID988633574

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG
EPA Id WID988633574

WI SHWIMS
FID 737131560
Status OPERATING

FINDS
Registry ID: 110005499852

ECHO
Registry ID 110005499852

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

8
NNW
< 1/8
0.024 mi.
126 ft.

CONNOR FOREST INDUSTRIES INC
131 THOMAS ST
WAUSAU, WI 54401

WI UST

U002204033
N/A

Relative:
Lower

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

B9
North
< 1/8
0.030 mi.
157 ft.

CONNOR FOREST INDUSTRIES
131 THOMAS ST
WAUSAU, WI 54401

WI SHWIMS

S108150394
N/A

Relative:
Lower

[Click here for full text details](#)

WI SHWIMS
FID 737079200
Status CLOSED

B10
North
< 1/8
0.030 mi.
157 ft.

CONNOR FOREST INDUSTRY
131 THOMAS ST
WAUSAU, WI 54401

RCRA NonGen / NLR
FINDS
ECHO

1000318549
WID079971784

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id WID079971784

FINDS

Registry ID: 110005442529

ECHO

Registry ID 110005442529

B11
North
< 1/8
0.030 mi.
158 ft.

THE ROSE GARDEN BANQUET & CATERING
131 W THOMAS ST
WAUSAU, WI

WI BROWNFIELDS
WI BRRTS

S102355702
N/A

Relative:
Lower

[Click here for full text details](#)

WI BROWNFIELDS
Status GEN PROP
Facility ID 737234520
Site Id 25695900

WI BRRTS

Site Id 25695900
Status GEN PROP

[Click here for WDNR BRRTS Link](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B12
North
< 1/8
0.030 mi.
158 ft.

CITY OF WAUSAU
131 W THOMAS ST
WAUSAU, WI 54401

WI UST U002056948
N/A

Relative:
Lower

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

C13
SSW
< 1/8
0.088 mi.
463 ft.

KRAUS SHEET METAL
234 CHELLIS ST
WAUSAU, WI 54401

WI UST U002062938
N/A

Relative:
Lower

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

C14
SSW
< 1/8
0.088 mi.
463 ft.

KRAUS RESIDENCE
234 CHELLIS ST
WAUSAU, WI

WI LUST S100768364
N/A

Relative:
Lower

[Click here for full text details](#)

WI LUST
Facility Status CLOSED
Site Id 3246600
Facility ID 737139810

15
WSW
< 1/8
0.092 mi.
487 ft.

BAJET VAN LINES INC
1217 S 3RD AVE
WAUSAU, WI 54401

WI LUST U001971296
WI UST N/A

Relative:
Higher

[Click here for full text details](#)

WI LUST
Facility Status CLOSED
Site Id 4908300
Facility ID 737173580

WI UST
Fire Dept ID 3717

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

16
North
< 1/8
0.094 mi.
497 ft.

SNE CORP. (PENTACHLOROPHENOL) A.K.A. WAULECO
130 W THOMAS ST
WAUSAU CTY, WI

WI WDS

S110066255
N/A

Relative:
Lower

[Click here for full text details](#)

WI WDS

Max Site Id 644000
Facility Id 737063800

[Click here for WDNR SHWIMS Link](#)

D17
NW
< 1/8
0.111 mi.
587 ft.

BUSINESS MACHINES PROPERTY FORMER
1041 S 3RD AVE
WAUSAU, WI

WI LUST
WI ASBESTOS
WI BRRTS

S102453151
N/A

Relative:
Higher

[Click here for full text details](#)

WI LUST

Facility Status CLOSED
Site Id 3712300
Facility ID NONE

WI BRRTS

Site Id 3712300
Status NAR

D18
NW
< 1/8
0.111 mi.
587 ft.

KLEINHELTER ORVILLE
1041 S 3RD AVE
WAUSAU, WI 54401

EDR Hist Auto

1021124078
N/A

Relative:
Higher

[Click here for full text details](#)

D19
NW
< 1/8
0.111 mi.
587 ft.

WILLIAM JOHNSTON
1041 S 3RD AVE
WAUSAU, WI 54401

WI UST

U003018760
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST

Fire Dept ID 3717

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D20
NW
< 1/8
0.116 mi.
610 ft.

BENS STANDARD SERVICE
S THIRD AVE & THOMAS STS
WAUSAU, WI 54401

EDR Hist Auto

1021027899
N/A

Relative:
Higher

[Click here for full text details](#)

D21
WNW
< 1/8
0.116 mi.
613 ft.

HOFFS STANDARD SERVICE
1106 S 3RD AVE
WAUSAU, WI 54401

EDR Hist Auto

1020657588
N/A

Relative:
Higher

[Click here for full text details](#)

D22
WNW
1/8-1/4
0.127 mi.
669 ft.

BUTCH AND RONS AUTO REPAIR
301 W THOMAS ST
WAUSAU, WI 54401

RCRA NonGen / NLR
FINDS
ECHO

1000169240
WID982635286

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id WID982635286

FINDS

Registry ID: 110005464915

ECHO

Registry ID 110005464915

D23
WNW
1/8-1/4
0.127 mi.
669 ft.

BUTCH & RONS AUTO REPAIR
301 W THOMAS ST
WAUSAU, WI 54401

WI ERP
WI SHWIMS

S108149843
N/A

Relative:
Higher

[Click here for full text details](#)

WI ERP

Status CLOSED
Site Id 1285600
Facility ID 737096690

WI SHWIMS

FID 737096690
Status CLOSED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D24
WNW
1/8-1/4
0.127 mi.
669 ft.

LIGHTNING LUBE
301 W THOMAS ST
WAUSAU, WI 54401

WI AST U003470330
N/A

Relative:
Higher

[Click here for full text details](#)

WI AST
Fire Dept ID 3717

D25
WNW
1/8-1/4
0.127 mi.
669 ft.

KRIST OIL #89
301 W THOMAS ST
WAUSAU, WI 54401

WI UST U004248256
WI Financial Assurance N/A

Relative:
Higher

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

WI Financial Assurance
Building ID 153456
Regulatory Object Id 1578936
Regulatory Object Id 1578945
Regulatory Object Id 1578946

26
SW
1/8-1/4
0.155 mi.
820 ft.

PATS BODY SHOP
1302 S 3RD AVE
WAUSAU, WI 54401

RCRA-VSQG 1004796376
WI SHWIMS WID068320969
FINDS
ECHO

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG
EPA Id WID068320969

WI SHWIMS
FID 737083710
Status OPERATING

FINDS
Registry ID: 110005440406

ECHO
Registry ID 110005440406

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	MAP FINDINGS		
E27 WNW 1/8-1/4 0.159 mi. 840 ft.	KERR MCGEE #7876 320 W THOMAS ST WAUSAU, WI 54401	WI UST WI Financial Assurance	U004287580 N/A
Relative: Higher	Click here for full text details WI UST Fire Dept ID 3717 WI Financial Assurance Building ID 77624 Regulatory Object Id 289261 Regulatory Object Id 289663 Regulatory Object Id 289664		
E28 WNW 1/8-1/4 0.159 mi. 840 ft.	FAST BREAK MOBIL 320 W THOMAS ST WAUSAU, WI 54401	WI UST	U004287579 N/A
Relative: Higher	Click here for full text details WI UST Fire Dept ID 3717		
E29 WNW 1/8-1/4 0.159 mi. 840 ft.	UNION 76 320 W THOMAS ST WAUSAU, WI 54401	WI UST	U004287581 N/A
Relative: Higher	Click here for full text details WI UST Fire Dept ID 3717		
E30 NW 1/8-1/4 0.173 mi. 916 ft.	UNION 76 THOMAS ST 1033 S FOURTH AVE WAUSAU, WI	WI LUST WI CRS WI AUL	S102322524 N/A
Relative: Higher	Click here for full text details WI LUST Facility Status CLOSED Site Id 4628400 Facility ID 737171050 WI CRS Facility ID 737171050 WI AUL Status CLOSED Site Id 4628400		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNION 76 THOMAS ST (Continued)

S102322524

Facid 737171050

E31
NW
1/8-1/4
0.173 mi.
916 ft.

LEVANETZ OIL
1033 S 4TH AVE
WAUSAU, WI 54401

WI SHWIMS
RCRA NonGen / NLR
FINDS
ECHO

1001204151
WIR000025908

Relative:
Higher

[Click here for full text details](#)

WI SHWIMS
FID 737177430
Status OPERATING

RCRA NonGen / NLR
EPA Id WIR000025908

FINDS
Registry ID: 110005526350

ECHO
Registry ID 110005526350

F32
North
1/8-1/4
0.176 mi.
928 ft.

WAVLECO
910 CLEVELAND AVE
WAUSAU, WI 54401

SEMS-ARCHIVE
RCRA NonGen / NLR

1000100181
WID006125835

Relative:
Lower

[Click here for full text details](#)

SEMS-ARCHIVE
Site ID 0504993
EPA Id WID006125835

RCRA NonGen / NLR
EPA Id WID006125835

F33
North
1/8-1/4
0.176 mi.
928 ft.

SNE CORPORATION
910 CLEVELAND AVE
WAUSAU, WI 54401

WI UST **U004284459**
N/A

Relative:
Lower

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F34
North
1/8-1/4
0.176 mi.
928 ft.

WAULECO
910 CLEVELAND AVE
WAUSAU, WI 54401

WI UST

U004284460
N/A

Relative:
Lower

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

F35
North
1/8-1/4
0.176 mi.
928 ft.

WAULECO
910 CLEVELAND AVE
WAUSAU, WI 54401

MN MANIFEST

S119132515
N/A

Relative:
Lower

[Click here for full text details](#)

F36
North
1/8-1/4
0.179 mi.
943 ft.

WAULECO INC
125 ROSECRANS ST
WAUSAU, WI 54401

RCRA-SQG
WI ERP
WI SHWIMS
WI SPILLS
FINDS
ECHO
NY MANIFEST
WI MANIFEST
WI TIER 2

1000279748
WID982204802

Relative:
Lower

[Click here for full text details](#)

RCRA-SQG
EPA Id WID982204802

WI ERP
Status OPEN
Site Id 644000
Facility ID 737063800

WI SHWIMS
FID 737085250
Status OPERATING

WI SPILLS
Site Id 1227800
Status CLOSED

FINDS
Registry ID: 110005461268

ECHO
Registry ID 110005461268

NY MANIFEST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WAULECO INC (Continued)

1000279748

EPA ID WID982204802

WI MANIFEST

ACT Status I

ACT Status A

FID 737085250

EPA ID WID982204802

WI TIER 2

Facility ID 153625

Facility ID 31382

F37
North
1/8-1/4
0.179 mi.
943 ft.

WAULECO
125 ROSECRANS STREET
WAUSAU, WI 54401

WI SHWIMS

S123673238
N/A

Relative:
Lower

[Click here for full text details](#)

WI SHWIMS

FID 737063800

Status CLOSED

G38
ENE
1/8-1/4
0.180 mi.
948 ft.

GUNNARD REYNOLDS
205 E THOMAS ST
WAUSAU, WI 54401

WI UST

U003495764
N/A

Relative:
Lower

[Click here for full text details](#)

WI UST

Fire Dept ID 3717

H39
NW
1/8-1/4
0.186 mi.
984 ft.

BAESEMANS SHOES
1002 S 3RD AVE
WAUSAU, WI 54401

WI UST

U003477555
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST

Fire Dept ID 3717

I40
North
1/8-1/4
0.191 mi.
1011 ft.

WAUSAU PLANT
144 ROSECRANS STREET
WAUSAU, WI 54401

US MINES

1024927552
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

I41
North
1/8-1/4
0.191 mi.
1011 ft.

3M - WAUSAU
144 ROSECRANS ST
WAUSAU, WI 54401

MN MANIFEST

S119131737
N/A

Relative:
Higher

[Click here for full text details](#)

I42
North
1/8-1/4
0.191 mi.
1011 ft.

3M COMPANY F/K/A MINNESOTA MINING & MFG CO
144 ROSECRANS ST
WAUSAU, WI 54401

WI UST
WI AST

U003956565
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

WI AST
Fire Dept ID 3717

I43
North
1/8-1/4
0.191 mi.
1011 ft.

3M CO - WAUSAU DOWNTOWN
144 ROSECRANS ST
WAUSAU, WI 54401

RCRA-SQG
WI ERP
WI SHWIMS
WI LUST
WI CRS
WI AUL
WI SPILLS
TRIS
ICIS
US AIRS
FINDS
ECHO
WI ASBESTOS
WI MANIFEST
WI NPDES
WI TIER 2

1000435580
54401MXXXX144RO

Relative:
Higher

[Click here for full text details](#)

RCRA-SQG
EPA Id WID006125660

WI ERP
Status CLOSED
Site Id 643700
Facility ID 737009460

WI SHWIMS
FID 737009460
Status OPERATING

WI LUST
Facility Status CLOSED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3M CO - WAUSAU DOWNTOWN (Continued)

1000435580

Site Id 643700
Facility ID 737009460

WI CRS

Site ID 643700
Facility ID 737009460

WI AUL

Status CLOSED
Site Id 643700
Facid 737009460

WI SPILLS

Site Id 643700
Status CLOSED
Status HISTORIC SPILL

TRIS

TRIS ID 54401MXXX144RO

ICIS

FRS ID: 110000421776

US AIRS

EPA plant ID: 110000421776

FINDS

Registry ID: 110000421776

ECHO

Registry ID 110000421776

WI MANIFEST

ACT Status A
FID 737009460
EPA ID WID006125660

WI NPDES

FIN 1388
FID 737009460
Status 6 - PERMIT COVERAGE GRANTED

WI TIER 2

Facility ID 8002
Facility ID 139306

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3M CO - WAUSAU DOWNTOWN (Continued)

1000435580

Facility ID 139299
Facility ID 139279
Facility ID 441537
Facility ID 139280
Facility ID 139301
Facility ID 441534
Facility ID 445646
Facility ID 139295
Facility ID 139302
Facility ID 445647
Facility ID 139318
Facility ID 449130
Facility ID 145261

G44
ENE
1/8-1/4
0.205 mi.
1084 ft.

CHRISTIAN ASSEMBLY OF WAUSAU
215 E THOMAS ST
WAUSAU, WI 54401

WI UST **U003481800**
N/A

Relative:
Lower

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

H45
NW
1/8-1/4
0.211 mi.
1115 ft.

KWIK TRIP
936 S 3RD AVE
WAUSAU, WI

WI LUST **S104943960**
WI SPILLS **N/A**

Relative:
Higher

[Click here for full text details](#)

WI LUST
Facility Status CLOSED
Site Id 3228700
Facility ID 737120560

WI SPILLS
Site Id 3228700
Status CLOSED

H46
NW
1/8-1/4
0.211 mi.
1115 ft.

KICKAPOO KOUNTRY STORE #64
936 S 3RD AVE
WAUSAU, WI 54401

WI UST **U002060580**
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

47
WSW
1/8-1/4
0.211 mi.
1116 ft.

BOB HOLUP
1237 S 5TH AVE
WAUSAU, WI 54401

WI UST U003478968
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

J48
WNW
1/8-1/4
0.214 mi.
1132 ft.

CITY OF WAUSAU PROPERTY
1039 S 5TH AVE
WAUSAU, WI 54401

WI UST U004288489
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

J49
WNW
1/8-1/4
0.216 mi.
1142 ft.

BLIESE ENTERPRISES INC
421 W THOMAS ST
WAUSAU, WI 54401

WI UST U003478857
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

50
NW
1/8-1/4
0.226 mi.
1192 ft.

CHAO YANG
1008 S 4TH AVE
WAUSAU, WI 54401

WI UST U003481042
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

K51
East
1/8-1/4
0.239 mi.
1263 ft.

WAUSAU CRANKSHAFT
233 MYRON ST
WAUSAU, WI 54401

MN MANIFEST S119131930
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K52
East
1/8-1/4
0.239 mi.
1263 ft.

WAUSAU CRANK SHAFT
233 MYRON ST
WAUSAU, WI 54401

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQQ
EPA Id WID023603350

WI SHWIMS
FID 737094490
Status OPERATING

FINDS
Registry ID: 110005267344

ECHO
Registry ID 110005267344

WI NPDES
FIN 38871
Status 9 - NO EXPOSURE CERTIFICATION

RCRA-VSQQ **1000377740**
WI SHWIMS **WID023603350**
FINDS
ECHO
WI NPDES

J53
WNW
1/8-1/4
0.243 mi.
1283 ft.

RIISER MOBIL MART
505 W THOMAS ST
WAUSAU, WI 54401

Relative:
Higher

[Click here for full text details](#)

RCRA-VSQQ
EPA Id WID988611968

WI SHWIMS
FID 737140690
Status OPERATING

WI LUST
Facility Status CLOSED
Site Id 2722600
Facility ID 737140690

FINDS
Registry ID: 110005488436

ECHO
Registry ID 110005488436

RCRA-VSQQ **1004798335**
WI SHWIMS **WID988611968**
WI LUST
FINDS
ECHO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J54
WNW
1/8-1/4
0.243 mi.
1283 ft.

RIISER OIL CO INC
505 W THOMAS ST
WAUSAU, WI 54401

WI UST 1000664315
N/A

Relative:
Higher

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

L55
South
1/8-1/4
0.245 mi.
1296 ft.

EDS OMATIC TRANSMISSION SERV
210 WYATT ST
WAUSAU, WI 54401

WI UST U004121632
N/A

Relative:
Lower

[Click here for full text details](#)

WI UST
Fire Dept ID 3717

L56
South
1/8-1/4
0.245 mi.
1296 ft.

EDSOMATIC TRANSMISSION FORMER
210 WYATT ST
WAUSAU, WI

WI ERP S101677030
WI LUST N/A
WI AUL
WI BROWNFIELDS
WI BRRTS
WI WRRSER

Relative:
Lower

[Click here for full text details](#)

WI ERP
Status CLOSED
Site Id 4229800
Facility ID 737200090

WI LUST
Facility Status CLOSED
Site Id 4229800
Facility ID 737200090

WI AUL
Status CLOSED
Site Id 4229800
Facility ID 737200090

WI BROWNFIELDS
Status GEN PROP
Facility ID 737200090
Site Id 4229800

WI BRRTS
Site Id 4229800
Status GEN PROP

[Click here for WDNR BRRTS Link](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M57
WNW
1/4-1/2
0.271 mi.
1433 ft.

MEDICINE SHOPPE-WAUSAU
510 W THOMAS ST
WAUSAU, WI 54401

WI SHWIMS

S108154706
N/A

Relative:
Higher

[Click here for full text details](#)

WI SHWIMS
FID 737158510
Status OPERATING

58
East
1/4-1/2
0.285 mi.
1503 ft.

LINDER ELECTRIC
308 ADRIAN ST
WAUSAU, WI 54401

RCRA-VSQG
WI SHWIMS
FINDS
ECHO

1004796136
WID023600695

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG
EPA Id WID023600695

WI SHWIMS
FID 737094820
Status OPERATING

FINDS
Registry ID: 110005267273

ECHO
Registry ID 110005267273

N59
ENE
1/4-1/2
0.288 mi.
1519 ft.

JIMS SERV CTR INC
249 E THOMAS ST
WAUSAU, WI 54401

WI SHWIMS
WI LUST
WI WRRSER

S101132271
N/A

Relative:
Lower

[Click here for full text details](#)

WI SHWIMS
FID 737123310
Status OPERATING

WI LUST
Facility Status CLOSED
Site Id 2241100
Facility ID 737123310

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

N60
ENE
1/4-1/2
0.298 mi.
1576 ft.

RANDY HILL PROPERTY
1105 MCCLEARY ST
WAUSAU, WI 54401

WI LUST
WI CRS
WI AUL

S110674474
N/A

Relative:
Lower

[Click here for full text details](#)

WI LUST

Facility Status CLOSED
Site Id 23143900
Facility ID 737228470

WI CRS

Site ID 23143900
Facility ID 737228470

WI AUL

Status CLOSED
Site Id 23143900
Facid 737228470

M61
WNW
1/4-1/2
0.306 mi.
1614 ft.

GRITZMACHERS AUTO & TRUCK
604 W THOMAS ST
WAUSAU, WI

WI LUST
WI CRS
WI AUL

S103697584
N/A

Relative:
Higher

[Click here for full text details](#)

WI LUST

Facility Status CLOSED
Site Id 4942300
Facility ID 737174570

WI CRS

Site ID 4942300
Facility ID 737174570

WI AUL

Status CLOSED
Site Id 4942300
Facid 737174570

62
ESE
1/4-1/2
0.324 mi.
1712 ft.

WAUSAU CTY PUBLIC WORKS
400 MYRON ST
WAUSAU, WI 54401

WI SHWIMS
WI LUST
WI CRS
WI AUL
WI SPILLS
WI BRRTS
WI MANIFEST

S101391537
N/A

Relative:
Lower

[Click here for full text details](#)

WI SHWIMS

FID 737150260
Status OPERATING

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WAUSAU CTY PUBLIC WORKS (Continued)

S101391537

WI LUST

Facility Status CLOSED
Site Id 2876700
Facility ID 737150260

WI CRS

Site ID 2876700
Facility ID 737150260

WI AUL

Status CLOSED
Site Id 2876700
Facid 737150260

WI SPILLS

Site Id 2876700
Status CLOSED

WI BRRTS

Site Id 2876700
Status NAR

[Click here for WDNR BRRTS Link](#)

WI MANIFEST

ACT Status A
FID 737150260
EPA ID WI0000384420

63
NNW
1/4-1/2
0.328 mi.
1732 ft.

Relative:
Higher

STREICH EQUIPMENT CO INC
833 S THIRD AVE
WAUSAU, WI 54401

[Click here for full text details](#)

WI SHWIMS

FID 737150150
Status OPERATING

RCRA NonGen / NLR

EPA Id WI0000449561

FINDS

Registry ID: 110005414809

ECHO

WI SHWIMS 1000920944
RCRA NonGen / NLR WI0000449561
FINDS
ECHO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STREICH EQUIPMENT CO INC (Continued)

1000920944

Registry ID 110005414809

64
ENE
1/4-1/2
0.344 mi.
1814 ft.

KOLBE RIVERSIDE
1111 MCCLEARY ST
WAUSAU, WI 54401

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG **1004796962**
WI ERP **WID982204166**
WI SHWIMS
WI SPILLS
FINDS
ECHO
WI AIRS
WI BRRTS
WI MANIFEST
WI NPDES

RCRA-VSQG

EPA Id WID982204166

WI ERP

Status CLOSED
Site Id 1227300
Facility ID 737086020

WI SHWIMS

FID 737086020
Status OPERATING

WI SPILLS

Site Id 1227300
Status CLOSED

FINDS

Registry ID: 110005461222

ECHO

Registry ID 110005461222

WI AIRS

Permit No 99-MM-631
Facility ID 737188430

WI BRRTS

Site Id 1227300
Status GEN PROP

[Click here for WDNR BRRTS Link](#)

WI MANIFEST

ACT Status A
ACT Status I

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KOLBE RIVERSIDE (Continued)

1004796962

FID 737086020
EPA ID WID982204166

WI NPDES

FIN 13678
FID 737086020
Status 9 - NO EXPOSURE CERTIFICATION

65
East
1/4-1/2
0.366 mi.
1930 ft.

WAUSAU CTY WASTEWATER TREATMENT PLT
435 ADRIAN ST
WAUSAU, WI 54403

WI SHWIMS
WI AIRS
WI ASBESTOS
WI TIER 2

S108159338
N/A

Relative:
Lower

[Click here for full text details](#)

WI SHWIMS

FID 737008690
Status CLOSED

WI AIRS

Permit No 737008690-EXM
Facility ID 737008690

WI TIER 2

Facility ID 51188
Facility ID 108398
Facility ID 453690
Facility ID 456301

66
NNW
1/4-1/2
0.406 mi.
2145 ft.

SALZMAN ROOFING & SIDING
806 S 3RD AVE
WAUSAU, WI 54401

WI SHWIMS

S108157169
N/A

Relative:
Higher

[Click here for full text details](#)

WI SHWIMS

FID 737173470
Status CLOSED

67
NW
1/4-1/2
0.419 mi.
2214 ft.

MARATHON RUBBER PRODUCTS
510 SHERMAN ST
WAUSAU, WI 54401

WI ERP
WI SHWIMS
WI BROWNFIELDS
RCRA NonGen / NLR
FINDS
ECHO
WI AIRS
WI BRRTS

1000159214
WID006129019

Relative:
Higher

[Click here for full text details](#)

WI ERP

Status CLOSED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARATHON RUBBER PRODUCTS (Continued)

1000159214

Site Id 647400
Facility ID 737081840

WI SHWIMS

FID 737081840
Status CLOSED

WI BROWNFIELDS

Status GEN PROP
Facility ID 737081840
Site Id 647400

RCRA NonGen / NLR

EPA Id WID006129019

FINDS

Registry ID: 110005266817

ECHO

Registry ID 110005266817

WI AIRS

Permit No 737081840-P01
Permit No 737081840-P10
Facility ID 737081840

WI BRRTS

Site Id 647400
Status NAR
Status GEN PROP

[Click here for WDNR BRRTS Link](#)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
WI	AG SPILLS	Agricultural Spill Cases	Department of Agriculture, Trade & Consumer P	06/04/2019	06/13/2019	06/13/2019
WI	AIRS	Air Permit Program Listing	Department of Natural Resources	10/24/2019	10/25/2019	12/13/2019
WI	ASBESTOS	Asbestos Notification Listing	Department of Natural Resources	08/26/2019	08/28/2019	11/08/2019
WI	AST	Tanks Database	Department of Agriculture, Trade & Consumer P	09/09/2019	09/10/2019	11/13/2019
WI	AUL	Deed Restriction at Closeout Sites	Department of Natural Resources	08/01/2019	09/30/2019	12/02/2019
WI	BEAP	Brownfields Environmental Assessment Program	Department of Natural Resources	12/31/2000	05/29/2001	06/29/2001
WI	BROWNFIELDS	Brownfields Site Locations Listing	Department of Natural Resources	08/01/2019	09/30/2019	12/02/2019
WI	BRTS	Bureau of Remediation & Redevelopment Tracking System	Department of Natural Resources	08/01/2019	09/30/2019	12/02/2019
WI	CDL	Clandestine Drug Lab Listing	Department of Justice	12/31/2016	03/19/2019	06/17/2019
WI	COAL ASH	Coal Ash Disposal Site Listing	Deaprtment of Natural Resources	06/24/2019	06/27/2019	09/03/2019
WI	CRS	Closed Remediation Sites	Department of Natural Resources	09/30/2019	09/30/2019	12/02/2019
WI	DRYCLEANERS	Five Star Recognition Program Sites	Department of Natural Resources	06/11/2019	06/13/2019	06/13/2019
WI	ERP	Environmental Repair Program Database	Department of Natural Resources	08/01/2019	09/30/2019	12/02/2019
WI	Financial Assurance 1	Financial Assurance Information Listing	Department of Natural Resources	08/16/2019	08/20/2019	10/30/2019
WI	Financial Assurance 2	Financial Assurance Information Listing	Department of Agriculture, Trade & Consumer P	09/20/2019	09/24/2019	11/26/2019
WI	Financial Assurance 3	Financial Assurance Information Listing	Department of Natural Resources	08/16/2019	08/20/2019	10/30/2019
WI	LAST	Leaking Aboveground Storage Tank Listing	Department of Natural Resources	08/01/2019	09/30/2019	12/02/2019
WI	LEAD	Lead Inspection Data	Department of Health & Family Services	10/02/2018	10/18/2018	11/27/2018
WI	LEAD CERT	Lead Safe Housing Registry	Department of Environmental & Occupation	09/25/2019	09/26/2019	12/02/2019
WI	LIENS	Environmental Liens Listing	Department of Natural Resources	08/01/2019	10/17/2019	12/10/2019
WI	LUST	Leaking Underground Storage Tank Database	Department of Natural Resources	08/01/2019	09/30/2019	12/02/2019
WI	NPDES	NPDES Permit Listing	Department of Natural Resources	07/29/2019	08/21/2019	11/01/2019
WI	PFAS	PFAS Contamination Site Location Listing	Department of Natural Resources	10/14/2019	10/16/2019	12/10/2019
WI	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Natural Resources		07/01/2013	01/13/2014
WI	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Natural Resources		07/01/2013	12/27/2013
WI	SHWIMS	Solid & Hazardous Waste Information Management System	Department of Natural Resources	09/23/2019	09/25/2019	11/26/2019
WI	SHWS	Hazard Ranking List	Department of Natural Resources	11/30/1994	02/10/1995	03/01/1995
WI	SPILLS	Spills Database	Department of Natural Resources	08/01/2019	09/30/2019	12/02/2019
WI	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	03/31/2003	01/03/2013	03/01/2013
WI	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	11/06/2012	01/03/2013	02/11/2013
WI	SWF/LF	List of Licensed Landfills	Department of Natural Resources	09/23/2019	09/24/2019	11/22/2019
WI	SWRCY	Recycling Center Listing	Solid & Hazardous Waste Education center	10/25/2019	10/25/2019	12/13/2019
WI	TIER 2	Tier 2 Facility Listing	Department of Natural Resources	12/31/2018	05/16/2019	07/31/2019
WI	UST	Registered Underground Storage Tanks	Department of Agriculture, Trade & Consumer P	09/09/2019	09/10/2019	11/13/2019
WI	VCP	Voluntary Party Liability Exemption Sites	Department of Natural Resources	08/01/2019	09/30/2019	12/02/2019
WI	WDS	Registry of Waste Disposal Sites	Department of Natural Resources	07/22/2013	10/03/2013	11/15/2013
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
WI	WRRSER	Wisconsin Remedial Response Site Evaluation Report	Department of Natural Resources	10/01/1995	01/02/1996	02/01/1996
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/10/2019	09/10/2019	10/17/2019
US	BRS	Biennial Reporting System	EPANTIS	12/31/2015	02/22/2017	09/28/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2019	10/09/2019	12/20/2019
US	CORRACTS	Corrective Action Report	EPA	12/16/2019	12/16/2019	12/20/2019
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	07/01/2019	07/31/2019	10/24/2019
US	Delisted NPL	National Priority List Deletions	EPA	10/25/2019	11/07/2019	11/20/2019
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	07/06/2019	07/09/2019	10/02/2019
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/09/2019	09/09/2019	09/23/2019
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	04/03/2019	04/05/2019	05/14/2019
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	08/27/2019	08/28/2019	11/11/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	08/12/2019	09/04/2019	12/03/2019
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	05/15/2019	05/21/2019	08/08/2019
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/19/2019	08/20/2019	11/11/2019
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/24/2019	06/26/2019	09/23/2019
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/11/2019	07/29/2019	10/17/2019
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/16/2019	07/29/2019	10/17/2019
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/12/2019	07/29/2019	10/17/2019
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/08/2019	07/30/2019	10/17/2019
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/01/2019	07/29/2019	10/17/2019
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	07/02/2019	10/16/2019	10/24/2019
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	05/02/2019	10/22/2019	11/11/2019
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2019	07/29/2019	10/17/2019
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/11/2019	07/30/2019	10/17/2019
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/16/2019	07/30/2019	10/17/2019
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/12/2019	07/29/2019	10/17/2019
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/08/2019	07/29/2019	10/17/2019
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/01/2019	07/29/2019	10/17/2019
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	05/02/2019	07/29/2019	10/17/2019
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/02/2019	10/22/2019	11/11/2019
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2019	07/29/2019	10/17/2019
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/25/2019	11/07/2019	11/20/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/25/2019	11/07/2019	11/20/2019
US	LUCIS	Land Use Control Information System	Department of the Navy	08/13/2019	08/20/2019	08/26/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	09/17/2019	09/18/2019	12/03/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/20/2019	06/20/2019	08/08/2019
US	NPL	National Priority List	EPA	10/25/2019	11/07/2019	11/20/2019
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	PRP	Potentially Responsible Parties	EPA	10/25/2019	11/07/2019	11/21/2019
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/25/2019	11/07/2019	11/20/2019
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/16/2019	12/16/2019	12/20/2019
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/16/2019	12/16/2019	12/20/2019
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/16/2019	12/16/2019	12/20/2019
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/16/2019	12/16/2019	12/20/2019
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/16/2019	12/16/2019	12/20/2019
US	RMP	Risk Management Plans	Environmental Protection Agency	04/25/2019	05/02/2019	05/23/2019
US	ROD	Records Of Decision	EPA	10/25/2019	11/07/2019	11/20/2019
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	10/25/2019	11/07/2019	11/21/2019
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/25/2019	11/07/2019	11/21/2019
US	SSTS	Section 7 Tracking Systems	EPA	09/30/2018	04/24/2019	08/08/2019
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2017	11/16/2018	11/21/2019
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/01/2019	08/21/2019	11/11/2019
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/03/2019	06/04/2019	08/26/2019
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	06/11/2019	06/13/2019	09/03/2019
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	08/19/2019	08/20/2019	08/26/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/23/2019	09/24/2019	12/20/2019
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	06/11/2019	06/13/2019	09/03/2019
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	08/19/2019	08/20/2019	08/26/2019
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2019	08/27/2019	11/11/2019
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2017	01/17/2019	04/01/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	05/14/2019	05/14/2019	08/05/2019
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	05/01/2019	06/21/2019
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2018	10/02/2019	12/10/2019
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	07/15/2019	07/16/2019	10/04/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
WI	Daycare Centers	Sensitive Receptor: Day Care Directory	Department of Health & Family Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

FORMER BUSINESS INCUBATOR
1300 CLEVELAND AVENUE
WAUSAU, WI 54401

TARGET PROPERTY COORDINATES

Latitude (North):	44.946719 - 44° 56' 48.19"
Longitude (West):	89.636136 - 89° 38' 10.09"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	292033.3
UTM Y (Meters):	4980195.5
Elevation:	1189 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5954163 WAUSAU WEST, WI
Version Date:	2013
East Map:	5954463 WAUSAU EAST, WI
Version Date:	2013

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

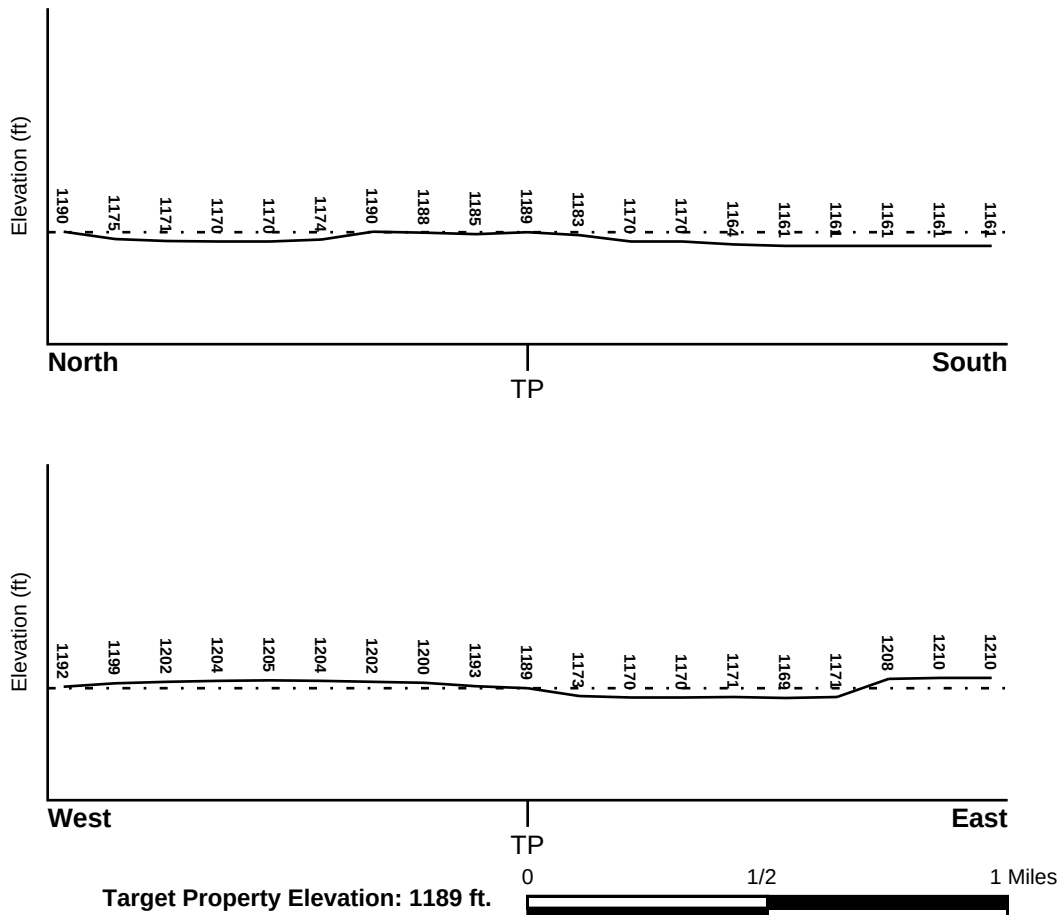
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ESE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
55073C0384F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
55073C0383F	FEMA FIRM Flood data
55073C0403F	FEMA FIRM Flood data
55073C0411F	FEMA FIRM Flood data
55073C0392F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

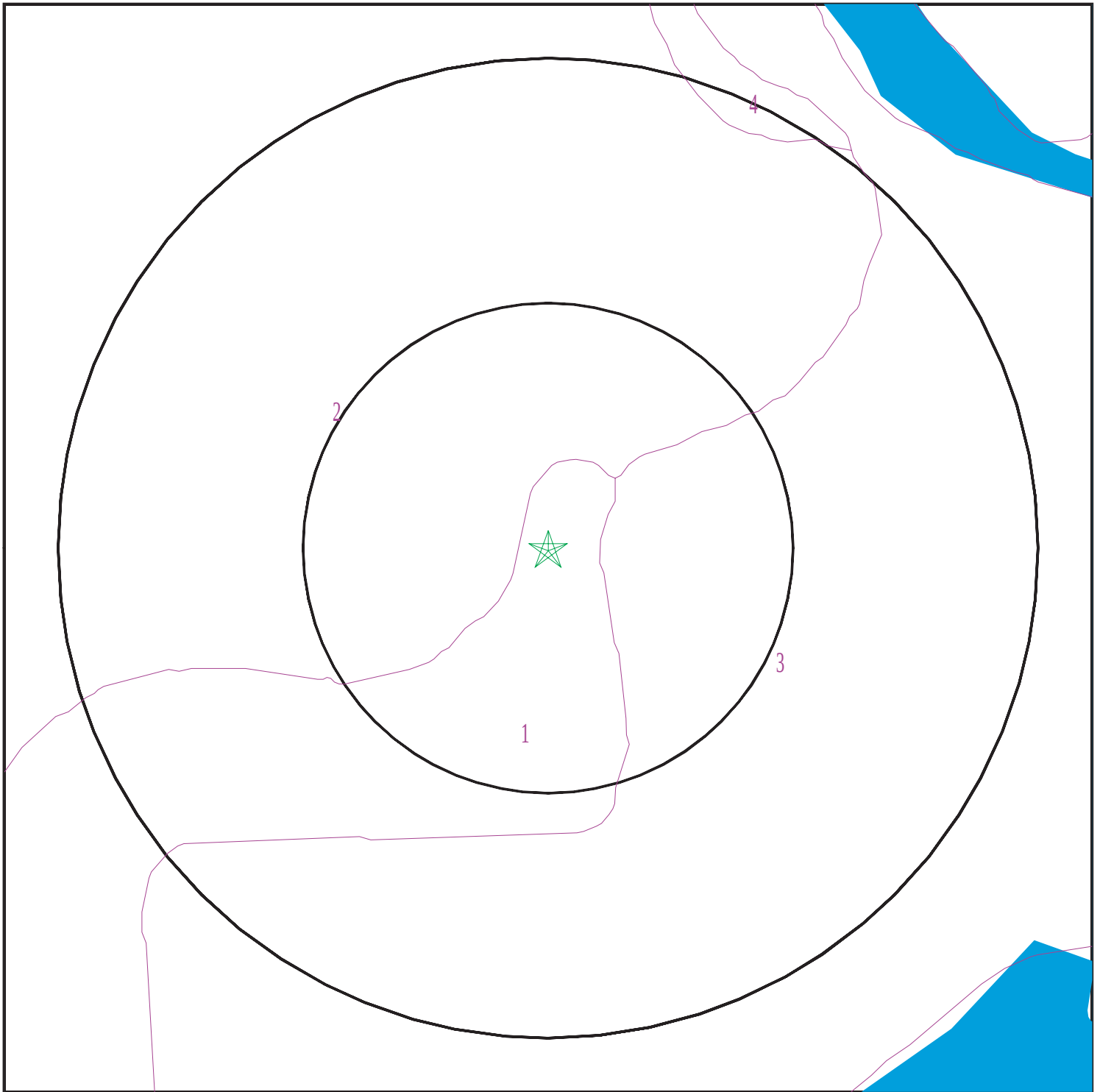
Era:	Precambrian
System:	Precambrian
Series:	X volcanic rocks
Code:	Xv <i>(decoded above as Era, System & Series)</i>

GEOLOGIC AGE IDENTIFICATION

Category: Volcanic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 5915356.2s



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: Former Business Incubator
ADDRESS: 1300 Cleveland Avenue
Wausau WI 54401
LAT/LONG: 44.946719 / 89.636136

CLIENT: REI
CONTACT: Kenneth Lassa
INQUIRY #: 5915356.2s
DATE: December 24, 2019 10:05 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Udorthents

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	59 inches	fine sandy loam	Not reported	Not reported	Max: 42 Min: 0	Max: Min:
2	59 inches	79 inches	variable	Not reported	Not reported	Max: 42 Min: 0	Max: Min:

Soil Map ID: 2

Soil Component Name: Mahtomedi

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
2	7 inches	18 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
3	18 inches	24 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
4	24 inches	59 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1

Soil Map ID: 3

Soil Component Name: Dunnville

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Not reported	Not reported	Max: 141 Min: 42	Max: 6.5 Min: 5.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	25 inches	loam	Not reported	Not reported	Max: 141 Min: 42	Max: 6.5 Min: 5.1
3	25 inches	35 inches	sandy loam	Not reported	Not reported	Max: 141 Min: 42	Max: 6.5 Min: 5.1
4	35 inches	59 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 6.5 Min: 5.1

Soil Map ID: 4

Soil Component Name: Mahtomedi

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
2	7 inches	18 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
3	18 inches	24 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
4	24 inches	59 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS40001323260	1/8 - 1/4 Mile ESE
2	USGS40001331964	1/8 - 1/4 Mile North
5	USGS40001323271	1/2 - 1 Mile West
7	USGS40001323131	1/2 - 1 Mile SSE
8	USGS40001323464	1/2 - 1 Mile North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

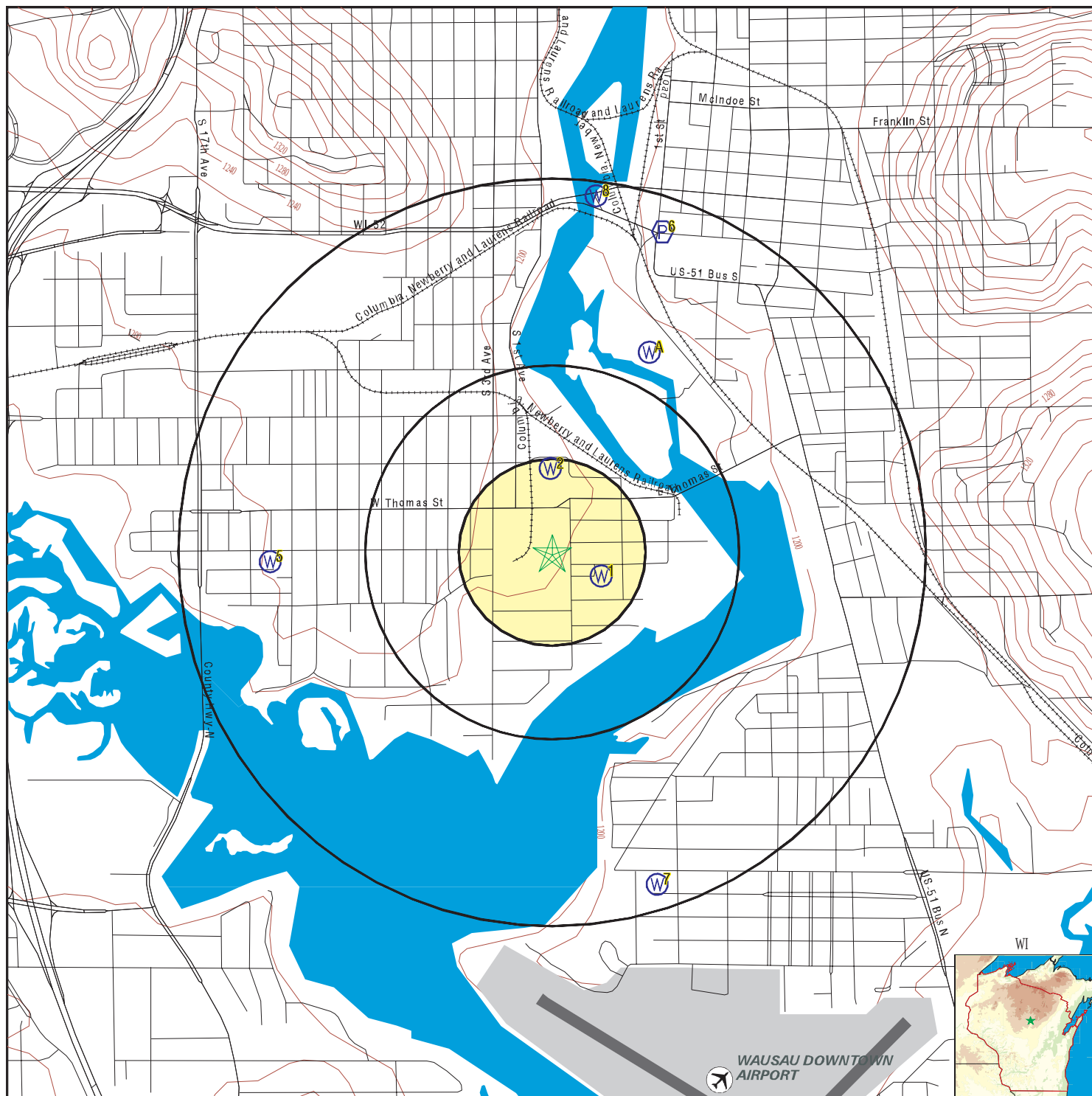
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
6	WI7370434	1/2 - 1 Mile NNE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A3	WI5000000336794	1/2 - 1 Mile NNE
A4	WI5000000336758	1/2 - 1 Mile NNE

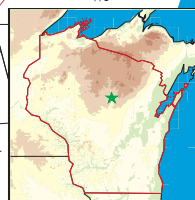
PHYSICAL SETTING SOURCE MAP - 5915356.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data

0 1/4 1/2 1 Miles



SITE NAME: Former Business Incubator
 ADDRESS: 1300 Cleveland Avenue
 Wausau WI 54401
 LAT/LONG: 44.946719 / 89.636136

CLIENT: REI
 CONTACT: Kenneth Lassa
 INQUIRY #: 5915356.2s
 DATE: December 24, 2019 10:05 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

1 ESE 1/8 - 1/4 Mile Lower	Click here for full text details	FED USGS	USGS40001323260
-------------------------------------	--	----------	-----------------

2 North 1/8 - 1/4 Mile Higher	Click here for full text details	FED USGS	USGS40001331964
--	--	----------	-----------------

A3 NNE 1/2 - 1 Mile Lower	Click here for full text details	WI WELLS	WI5000000336794
------------------------------------	--	----------	-----------------

A4 NNE 1/2 - 1 Mile Lower	Click here for full text details	WI WELLS	WI5000000336758
------------------------------------	--	----------	-----------------

5 West 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40001323271
-------------------------------------	--	----------	-----------------

6 NNE 1/2 - 1 Mile Higher	Click here for full text details	FRDS PWS	WI7370434
------------------------------------	--	----------	-----------

7 SSE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40001323131
------------------------------------	--	----------	-----------------

8 North 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40001323464
--------------------------------------	--	----------	-----------------

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: WI Radon

Radon Test Results

Num Tests	# 4-10 pCi/L	# > 10 pCi/L	Avg pCi/L	Max pCi/L
3055	853	795	11.0	330.0

Federal EPA Radon Zone for MARATHON County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 54401

Number of sites tested: 25

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.550 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	4.416 pCi/L	76%	20%	4%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Wisconsin Well Construction Report File

Source: Department of Natural Resources

Telephone: 608-266-0153

In the past, not all latitude/longitudes were accurate. Many were protracted from centroid (center of the quarter sections given in PLSS). The ones that were not accurate were removed from the well database.

OTHER STATE DATABASE INFORMATION

RADON

State Database: WI Radon

Source: Department of Health & Family Services

Telephone: 608-266-1865

Wisconsin Measurement Summary

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

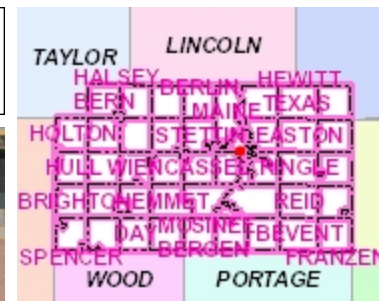
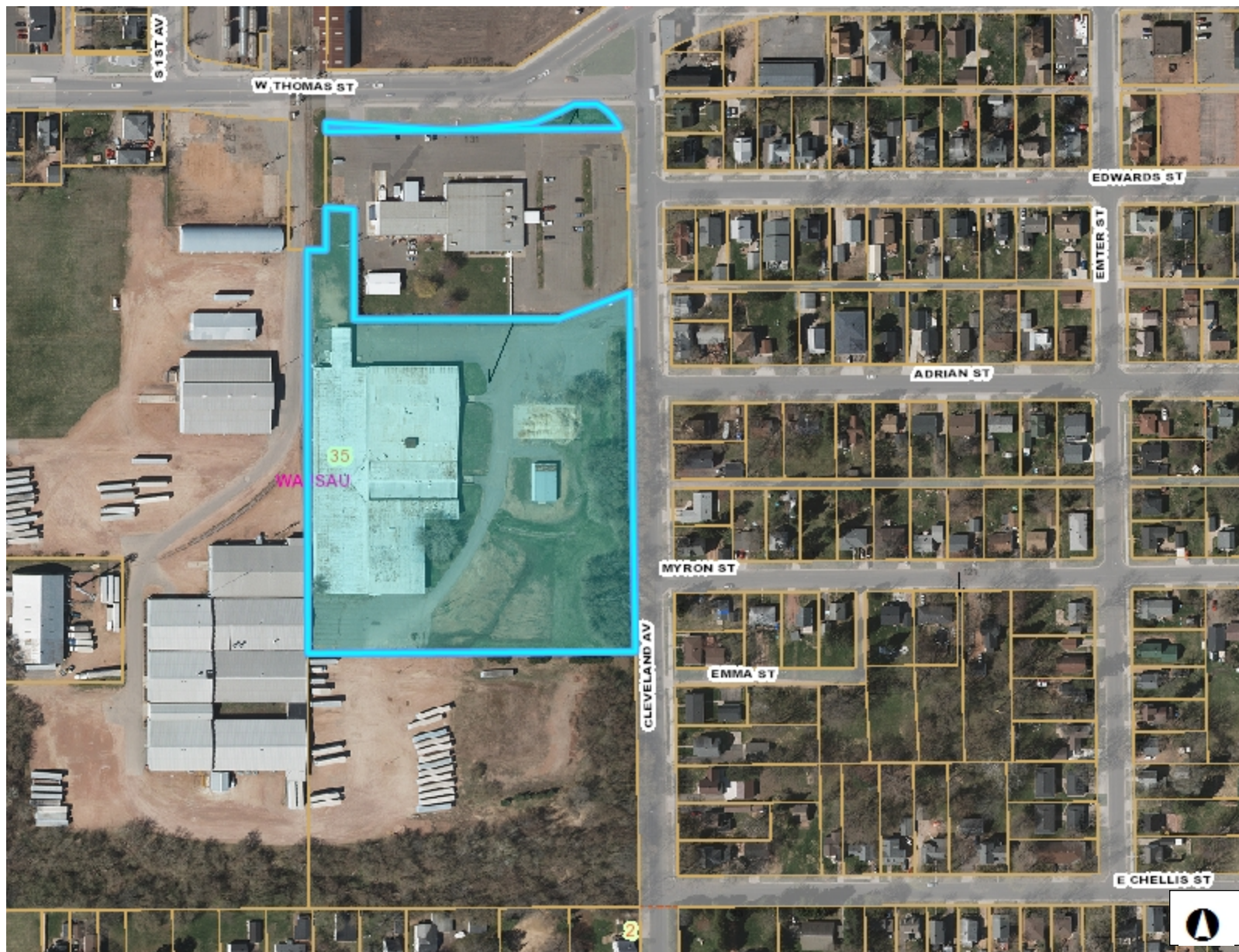
PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Land Information Mapping System



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- 2015 Orthos
- Wausau-Schofield
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Surrounding_Counties
- CLARK
- LANGLADE
- LINCOLN
- PORTAGE
- SHAWANO
- TAYLOR
- WAUPACA
- WOOD

119.82 0 119.82 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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

Notes

Marathon County

Owner (s):

**CITY OF WAUSAU
INCUBATOR SITE**

Location:

SW1/4 SE1/4,Sect. 35, T29N, R7E

Mailing Address:

**CITY OF WAUSAU
407 GRANT ST
WAUSAU, WI 54403-4737**

School District:

6223 - WAUSAU

Request Mailing Address Change

Tax Parcel ID Number: Tax District:

291-2907-354-0965 291-CITY OF WAUSAU

Status:

Active

Alternate Tax Parcel Number: Government Owned:Acres:

59-352907-015-001-00-00

6.9150

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

SEC 35-29-7 PT

OF SW1/4 SE1/4 DESD AS PCL (2) OF CSM VOL 29-114(7651) AND PCL (3) OF CSM VOL 21-134(5816) EX ROW @ DOC #1779786

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

1300 CLEVELAND AVE WAUSAU, WI 54401

123 W THOMAS ST WAUSAU, WI 54401

Tax Year: 2019

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value	Action
4	Exempt Other (Other)	7.680	\$0	\$0	\$0	
Total:		7.680	\$0	\$0	\$0	

Estimated Fair Market Value:

-

Average Assessment Ratio:

0.916267031

* MFL and PFC values are not included in the total.

Special Assessments

Assessment	Value	Action
------------	-------	--------



State of Wisconsin

DEPARTMENT OF NATURAL RESOURCES

Antigo Area Headquarters
P.O. Box 310
Antigo, WI 54409

Carroll D. Besadny
Secretary

December 5, 1986

4430

Mr. E. R. Corolewski
Connor Forest Industries, Inc.
330 Fourth St.
Wausau, WI 54401

Dear Mr. Corolewski:

The Department of Natural Resources has reviewed the data submitted by your consultant, Geraghty & Miller, concerning the recent soil and groundwater investigation at the Connor Forest Industries Cabinet Shop in Wausau. This information was submitted in two parts; October 30 and November 11, 1986, respectively.

Based on the work completed, the Department in part concurs with the interpretations reached by your consultant. Although volatile organic compounds are present in the groundwater and soils, according to the District Hydrogeologist, Mr. Ed Kreul, they do not appear to be a significant problem at this time. However, the volatile organic contaminants found in the drywell in the maintenance building (Area 1) should be removed and properly disposed as hazardous waste. If this drywell does not have a concrete base, then the drywell base soil should be retested to determine if any soils have a significant contaminant level. If VOC contaminants are present in the soil, then the Department of Natural Resources recommends this soil be removed and properly disposed.

Hopefully this should conclude the investigation at the Connor Forest Industry Cabinet Plant. However, if at a later date, any additional information is brought forward concerning past waste disposal practices at this facility, the Department would have to assess this new information.

If you have any questions regarding this letter, please contact me at 715-627-4317 or Gary Kulibert at 715-362-7616.

Sincerely,
North Central District


Kenneth D. Markart
Area Solid Waste Specialist

KDM:bb

cc: Gary Kulibert

James Lonsdorf, 610 Jackson St., P.O. Box 372, Wausau, WI 54401
→ Mayor John Kannenberg, City of Wausau, 407 Grant St., Wausau, WI 54401



CONNOR
FOREST INDUSTRIES, INC.
POST OFFICE BOX 847 • WAUSAU, WI 54401 • 715/842-0511

original to
date 8/27/86
subject CFI

August 25, 1986

City Of Wausau, Wisconsin
Wausau, WI 54401

RE: Purchase Of Property In Wausau, Wisconsin
From Connor Forest Industries, Inc.

Gentlemen:

The City of Wausau ("the City") has been considering the purchase from Connor Forest Industries, Inc. ("CFI") of certain property located on Thomas Street in the City ("the CFI Property"). The City is concerned about potential liabilities that it may incur if it purchases the CFI Property because of contamination to the CFI Property (including soils and groundwater) from chemical contaminants, some of which may have originated from the operations of Connor Forest Industries ("CFI") or its predecessors on the property.

As an inducement to the City to purchase the CFI Property from CFI, CFI hereby agrees to indemnify and hold the City harmless from and against all liabilities (including third party claims), costs, expenses or charges (including reasonable attorneys' fees) (collectively referred to as "Liabilities") that the City may incur as a result of purchasing or owning the CFI Property to the extent that such Liabilities are incurred because of groundwater, surface water or soil conditions caused by operations of CFI or its predecessors on the CFI Property. The City agrees that it shall promptly notify CFI of any monitoring or remedial action that it may be requested or required to take respecting environmental contamination of the CFI Property by the Wisconsin Department of Natural Resources ("the DNR"), the U.S. Environmental Protection Agency ("the EPA") or any other regulatory agency and, to the extent that such environmental contamination may have originated from operations on the CFI Property, the City shall afford CFI the right and opportunity to discuss such requested or required actions with the DNR, the EPA or such other regulatory agency and, if CFI so chooses, to protest, appeal or otherwise challenge the appropriateness or necessity of such requested or required actions, through the agencies, the courts or otherwise, all at CFI's expense and under CFI's control. The City agrees that it will promptly notify CFI of any third party claims asserted against it to which the City may be entitled to indemnification hereunder, and the City shall afford CFI the right and opportunity to defend and settle such claim at CFI's expense and under CFI's control.

City of Wausau, Wisconsin
August 25, 1986
Page 2

The City agrees that it shall permit CFI and its agents reasonable access to the CFI Property for the purpose of undertaking monitoring and remedial actions (including the drilling and sampling of wells) requested or required by the DNR, the EPA or any other regulatory agency as the result of environmental contamination.

The indemnification provisions of this letter agreement specifically exclude any liability resulting from contaminants which do not originate from operations on the CFI Property. By accepting and executing this letter agreement, the City shall not be deemed to have waived any rights or claims to which it may be entitled now or in the future under any statute, rule, regulation or under the common law. This letter agreement shall not be construed as an admission that CFI has caused any environmental contamination on the CFI Property, and shall not be construed to deny CFI any rights of contribution or indemnification it may have against any parties other than the City with respect to any liability, cost or expense indemnified against hereunder. This letter agreement shall become void if the City does not purchase the CFI Property by December 31, 1987.

Please execute and return a copy of this letter to confirm the City's agreement with its terms.

Very truly yours,

CONNOR FOREST INDUSTRIES, INC.

By

P. W. W. P. W.

Agreed to this 27th day of August, 1986:

CITY OF WAUSAU

By

John L. Kanneberg
John L. Kanneberg, Mayor

By

Gary Lee Klingbeil
Gary Lee Klingbeil, Clerk

APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS



EDR Aerial Photo Decade Package

12/10/19

Site Name:

1300 Cleveland Ave
Wausau, WI

EDR Inquiry # 5900012.8

Client Name:

REI
4080 N. 20th Avenue
Wausau, WI 54401
Contact: Kenneth Lassa



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Acquisition Date: April 27, 1998	USGS/DOQQ
1992	1"=500'	Flight Date: May 05, 1992	NAPP
1986	1"=500'	Flight Date: June 09, 1986	USDA
1979	1"=500'	Flight Date: September 17, 1979	WIDOT
1968	1"=500'	Flight Date: May 15, 1968	ASCS
1960	1"=500'	Flight Date: August 26, 1960	CSS
1948	1"=500'	Flight Date: August 30, 1948	PMA
1938	1"=500'	Flight Date: September 22, 1938	AAA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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INQUIRY #: 5900012.8

YEAR: 2017

— = 500'





INQUIRY #: 5900012.8

YEAR: 2013

— = 500'





INQUIRY #: 5900012.8

YEAR: 2010

— = 500'





INQUIRY #: 5900012.8

YEAR: 2006

— = 500'





INQUIRY #: 5900012.8

YEAR: 1998

— = 500'





INQUIRY #: 5900012.8

YEAR: 1992

— = 500'





INQUIRY #: 5900012.8

YEAR: 1986

— = 500'





INQUIRY #: 5900012.8

YEAR: 1979

— = 500'





INQUIRY #: 5900012.8

YEAR: 1968

1" = 500'





INQUIRY #: 5900012.8

YEAR: 1960

— = 500'





INQUIRY #: 5900012.8

YEAR: 1948

— = 500'





INQUIRY #: 5900012.8

YEAR: 1938

— = 500'



APPENDIX D

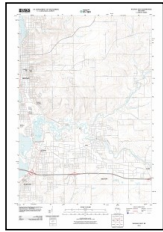
HISTORICAL TOPOGRAPHIC MAPS



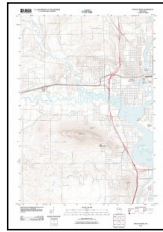
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets

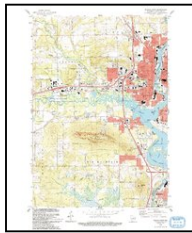


Wausau East
2013
7.5-minute, 24000

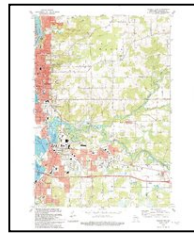


Wausau West
2013
7.5-minute, 24000

1993 Source Sheets



Wausau West
1993
7.5-minute, 24000
Aerial Photo Revised 1990

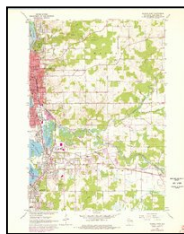


Wausau East
1993
7.5-minute, 24000
Aerial Photo Revised 1990

1978 Source Sheets



Wausau West
1978
7.5-minute, 24000
Aerial Photo Revised 1976

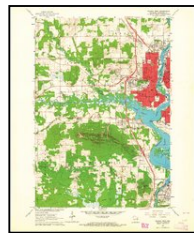


Wausau East
1978
7.5-minute, 24000
Aerial Photo Revised 1976

1963 Source Sheets



Wausau East
1963
7.5-minute, 24000
Aerial Photo Revised 1962

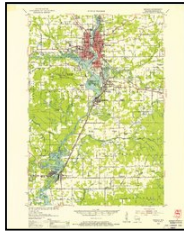


Wausau West
1963
7.5-minute, 24000
Aerial Photo Revised 1962

Topo Sheet Key

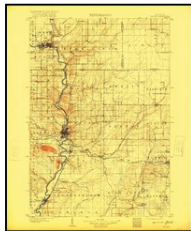
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953 Source Sheets



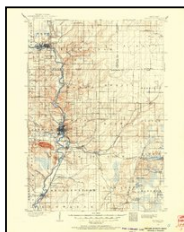
Wausau
1953
15-minute, 48000
Aerial Photo Revised 1952

1902 Source Sheets

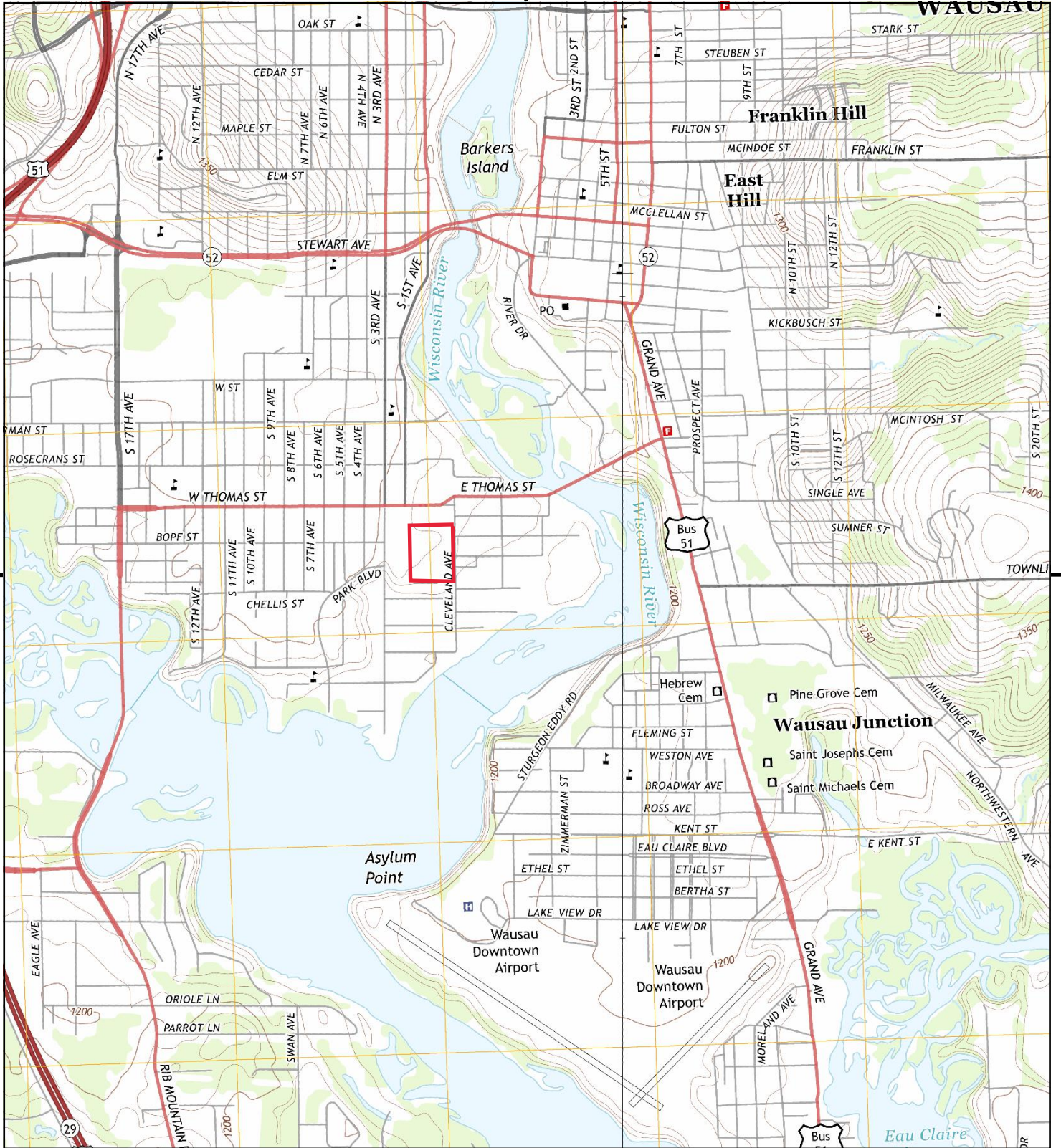


Wausau
1902
30-minute, 125000

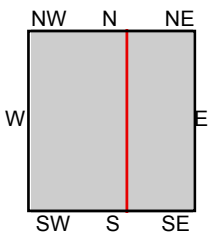
1899 Source Sheets



Wausau
1899
30-minute, 125000



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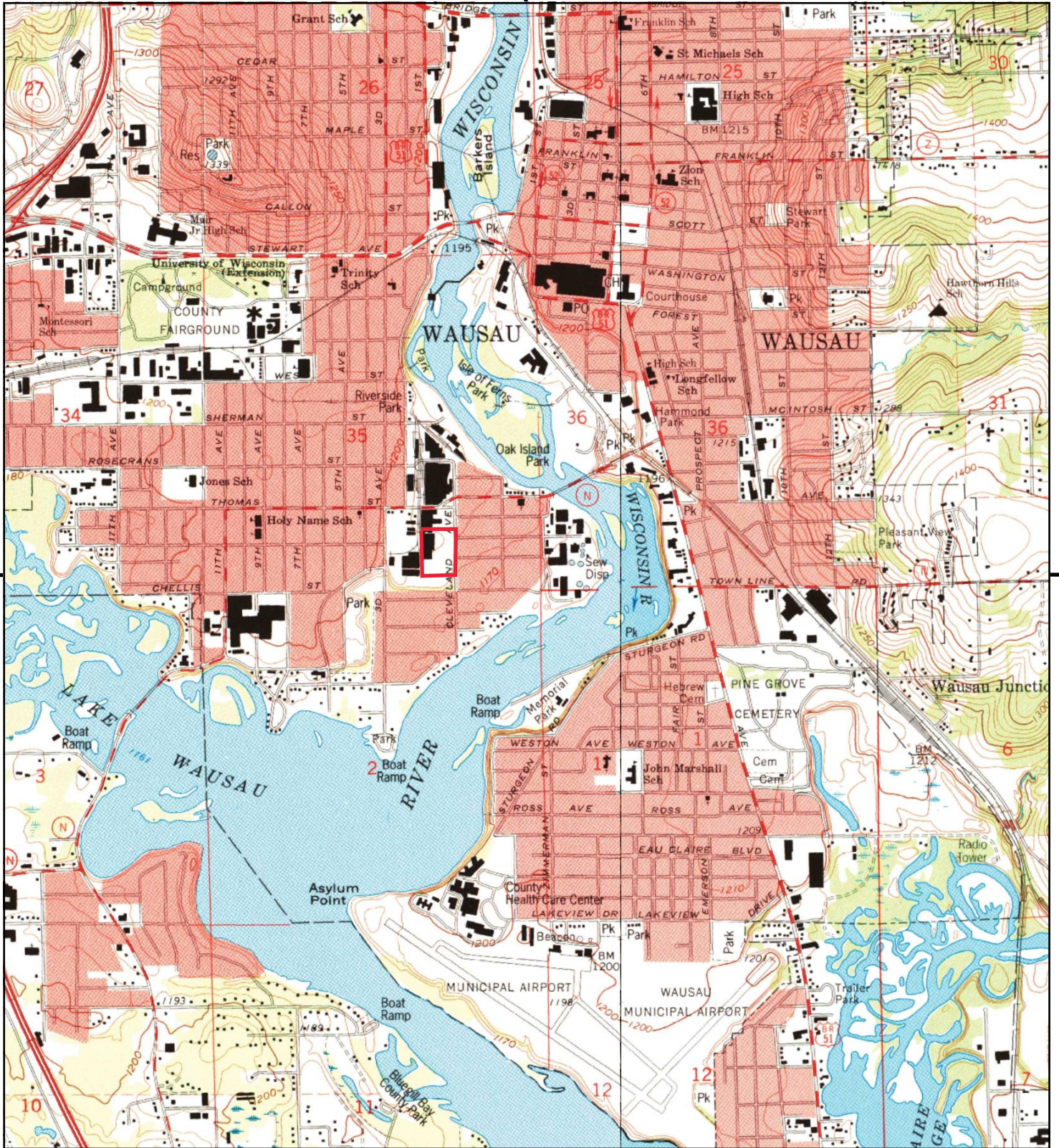


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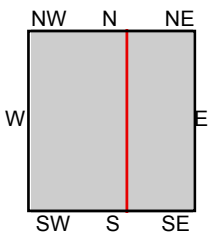
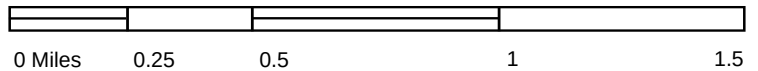
SITE NAME: **1300 Cleveland Avenue**
ADDRESS: **Wausau, WI**

CLIENT: REI





This report includes information from the following map sheet(s).

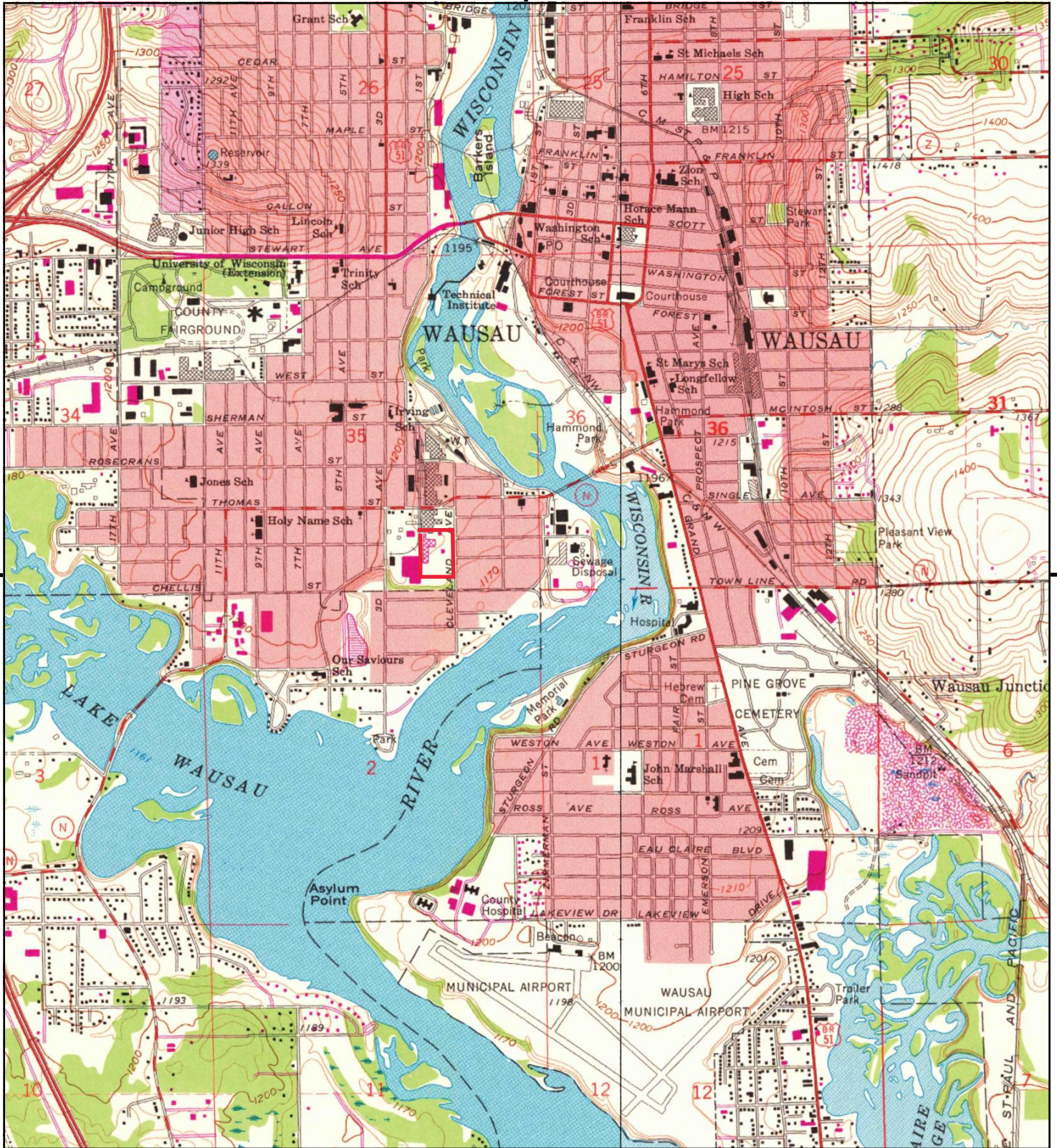


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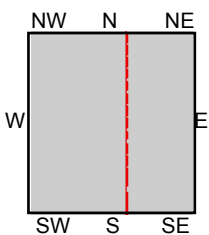
SITE NAME: **1300 Cleveland Avenue**
ADDRESS: **Wausau, WI**

CLIENT: REI





This report includes information from the following map sheet(s).

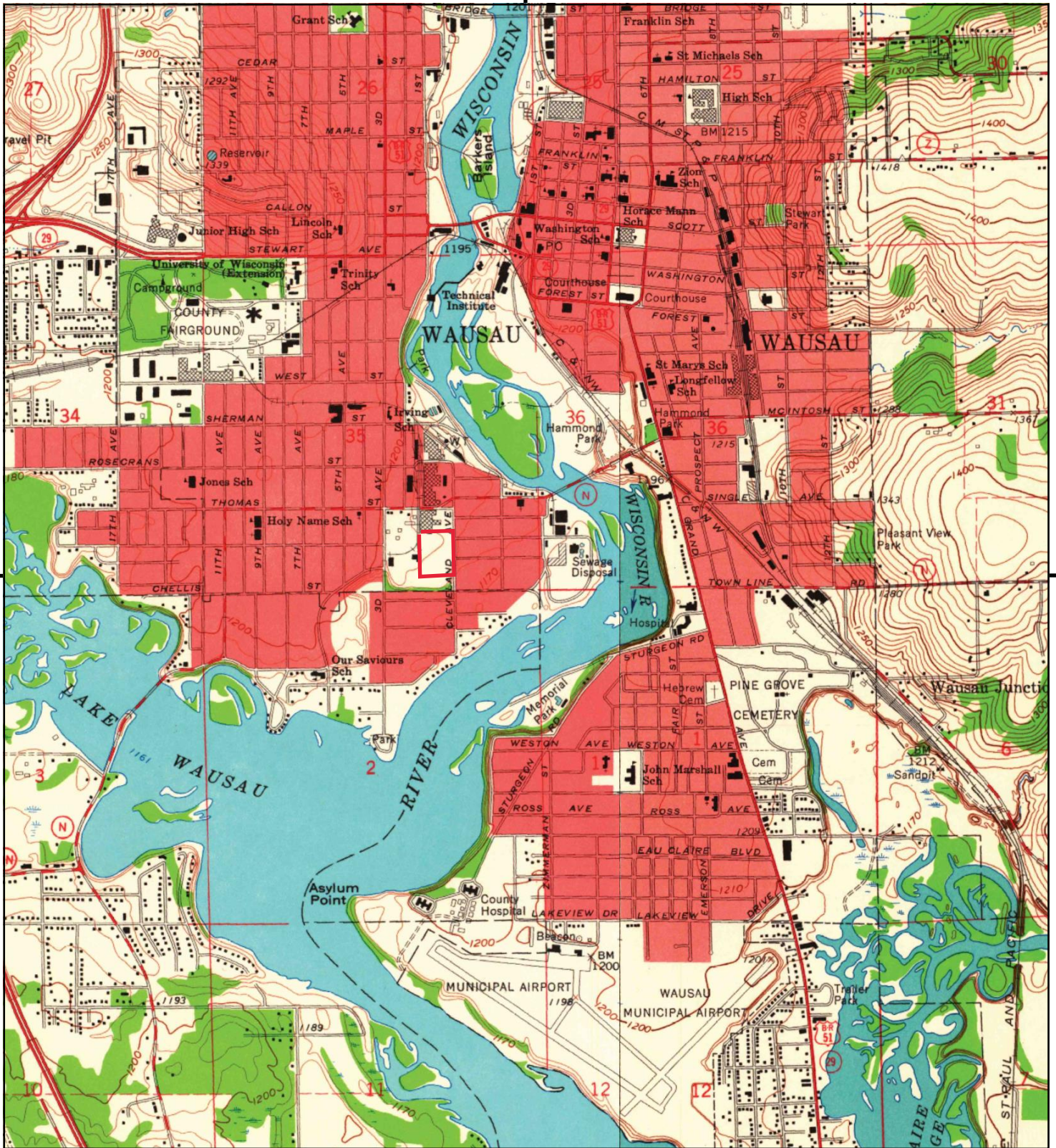


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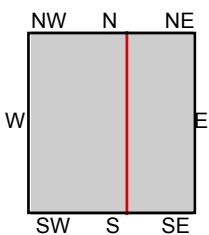
SITE NAME: 1300 Cleveland Avenue
ADDRESS: Wausau, WI

CLIENT: REI





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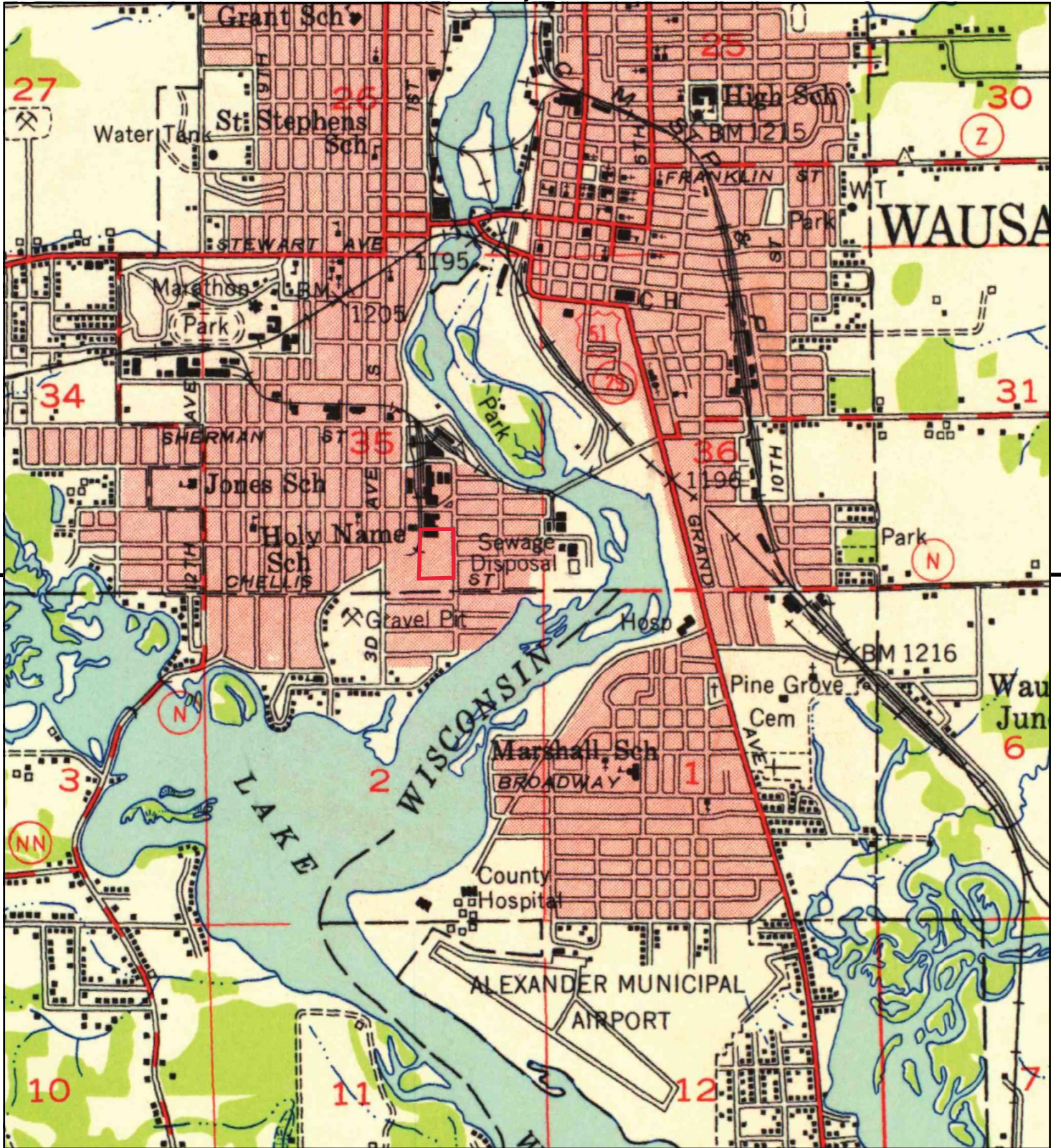


TP, Wausau West, 1963, 7.5-minute
E, Wausau East, 1963, 7.5-minute

SITE NAME: 1300 Cleveland Avenue
ADDRESS: Wausau, WI

CLIENT: REI





This report includes information from the following map sheet(s).



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SITE NAME: 1300 Cleveland Avenue
ADDRESS: Wausau, WI

CLIENT: REI





This report includes information from the following map sheet(s).

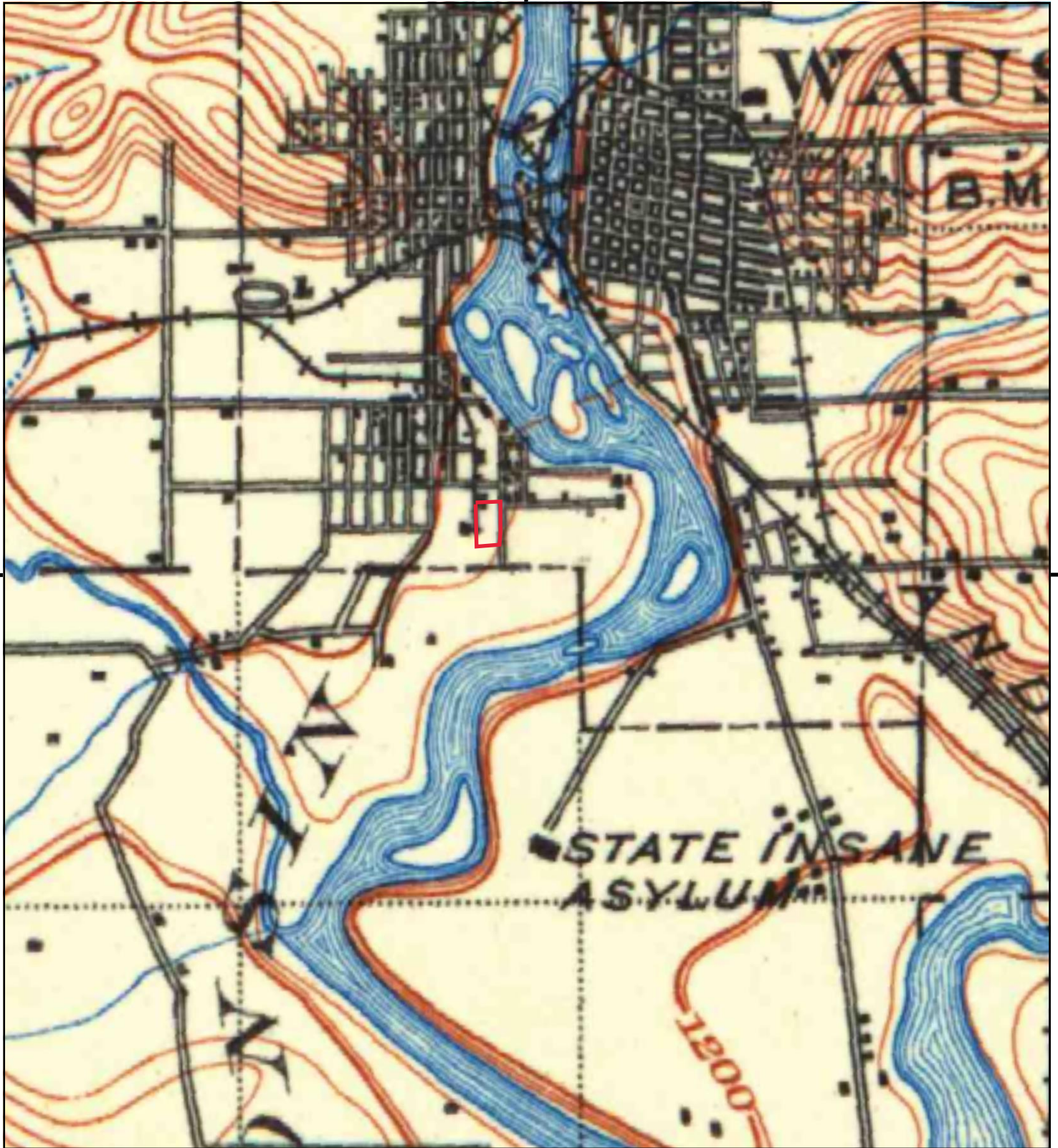


TP, Wausau, 1902, 30-minute

SITE NAME: 1300 Cleveland Avenue
ADDRESS: Wausau, WI

CLIENT: REI





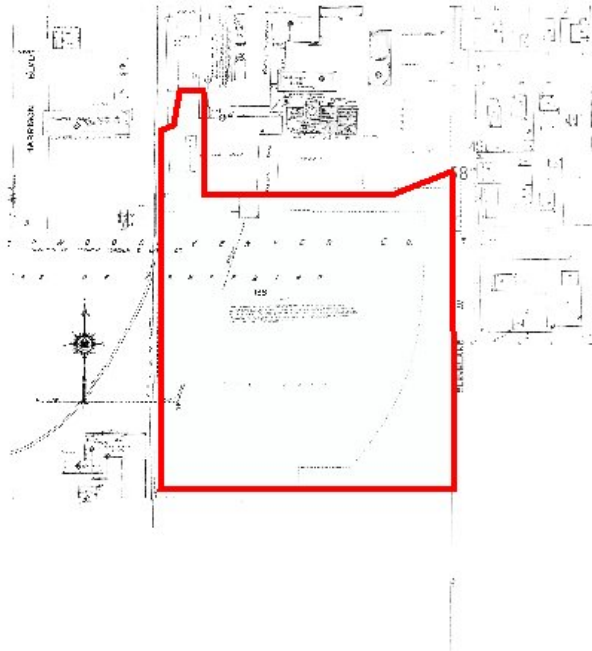
This report includes information from the following map sheet(s).



TP, Wausau, 1899, 30-minute

SITE NAME: 1300 Cleveland Avenue
ADDRESS: Wausau, WI
CLIENT: REI





Boundaries are approximate



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

**SANBORN - 1963
CITY OF WAUSAU - 1300 CLEVELAND AVENUE
1300 Cleveland Avenue
Wausau, Wisconsin 54401**

**PREPARED FOR: City of Wausau
PROJ. MGR: Kenneth Lassa
DRAWN BY: Brian Bailey**

**DATE: 12/31/2019
PROJ. #: 6566A**

APPENDIX E

HISTORICAL FIRE INSURANCE MAPS





Former Business Incubator

1300 Cleveland Avenue

Wausau, WI 54401

Inquiry Number: 5915356.3

December 24, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/24/19

Site Name:

Former Business Incubator
1300 Cleveland Avenue
Wausau, WI 54401
EDR Inquiry # 5915356.3

Client Name:

REI
4080 N. 20th Avenue
Wausau, WI 54401
Contact: Kenneth Lassa



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Certified Sanborn Results:

Certification # 13EB-4CC5-A512

PO # NA

Project 6566A

Maps Provided:

1967 1898
1963
1961
1954
1950
1923
1912
1904



Sanborn® Library search results

Certification #: 13EB-4CC5-A512

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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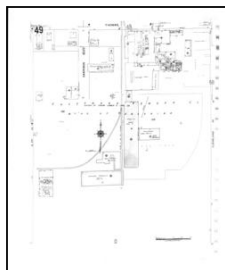
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Sanborn Sheet Key

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1967 Source Sheets



Volume 1, Sheet 49
1967

1963 Source Sheets



Volume 1, Sheet 56
1963



Volume 1, Sheet 49
1963

1961 Source Sheets



Volume 1, Sheet 56
1961



Volume 1, Sheet 49
1961

1954 Source Sheets



Volume 1, Sheet 49
1954



Volume 1, Sheet 56
1954

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1950 Source Sheets



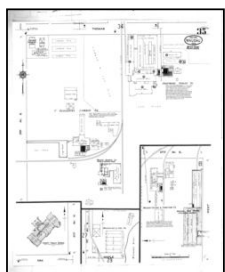
Volume 1, Sheet 49
1950

1923 Source Sheets



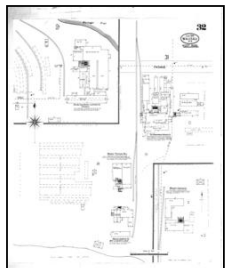
Volume 1, Sheet 49
1923

1912 Source Sheets



Volume 1, Sheet 35
1912

1904 Source Sheets



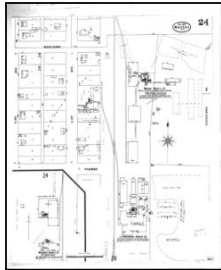
Volume 1, Sheet 32
1904

Sanborn Sheet Key

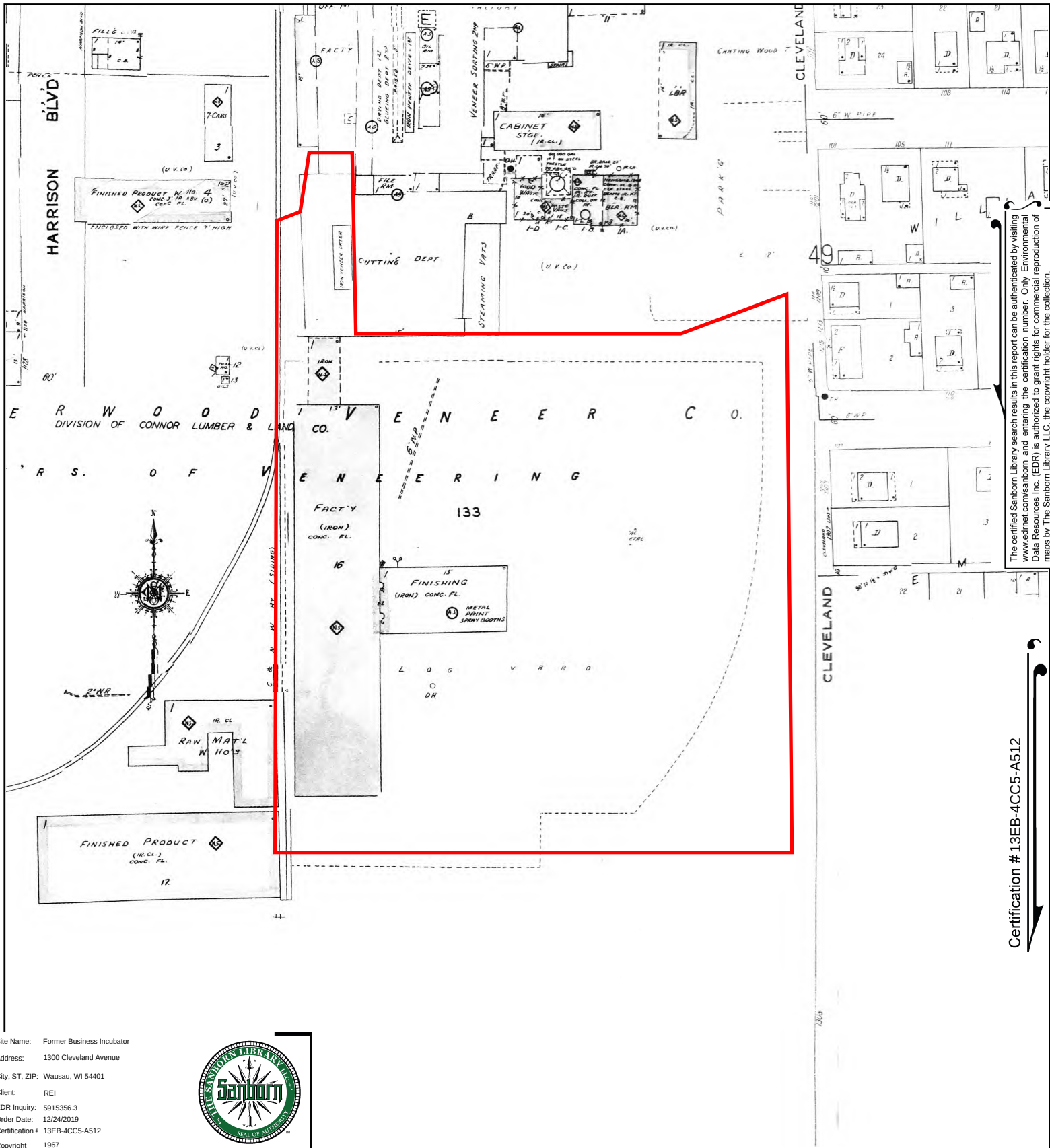
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1898 Source Sheets



Volume 1, Sheet 24
1898

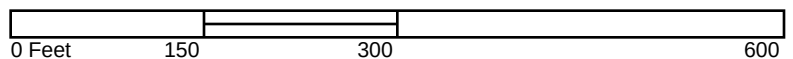


Certification # 13EB-4CC5-A512

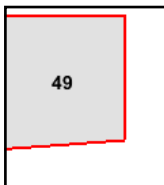
Site Name: Former Business Incubator
 Address: 1300 Cleveland Avenue
 City, ST, ZIP: Wausau, WI 54401
 Client: REI
 EDR Inquiry: 5915356.3
 Order Date: 12/24/2019
 Certification #: 13EB-4CC5-A512
 Copyright: 1967

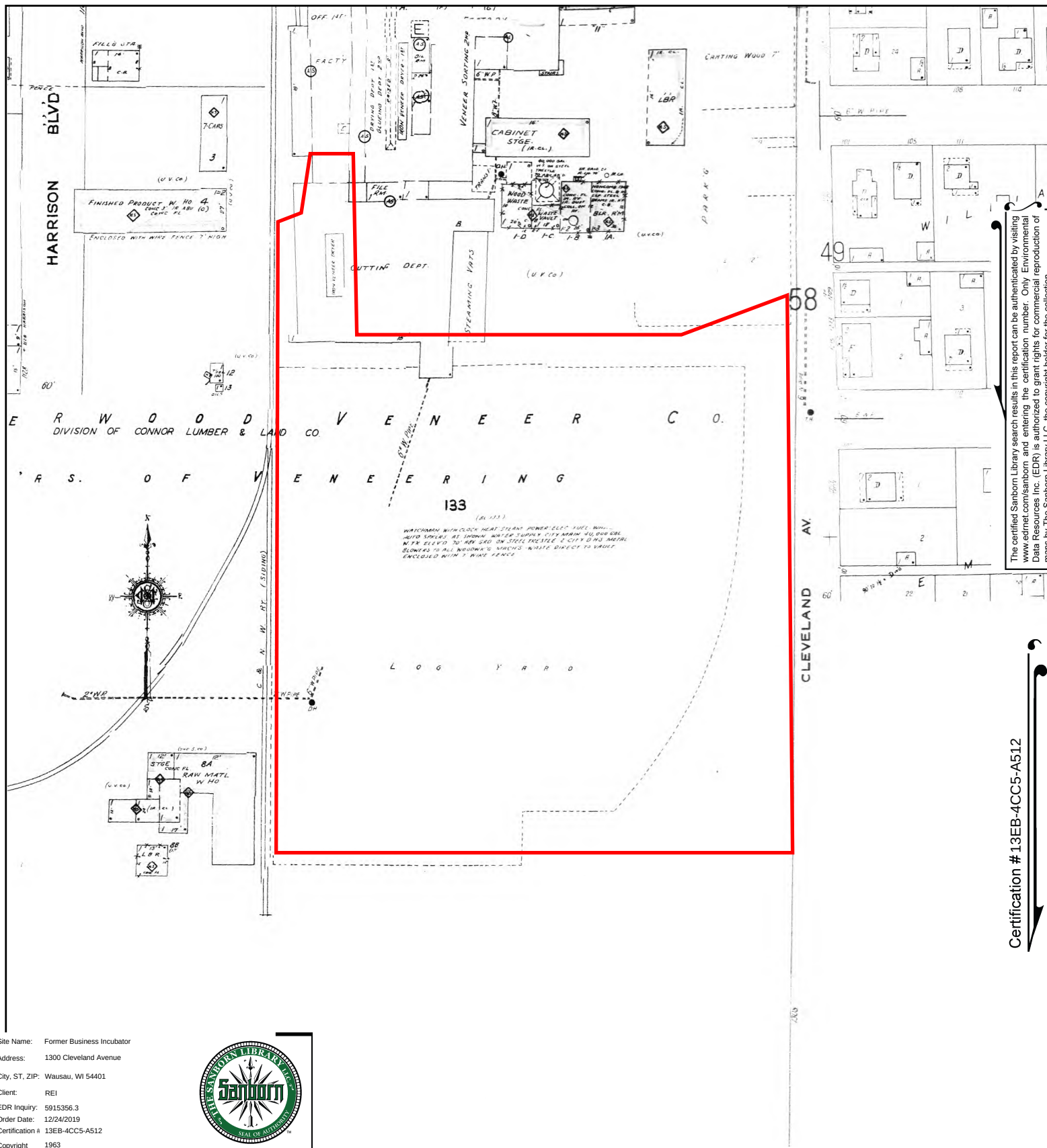


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.

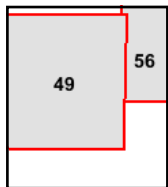


Volume 1, Sheet 49

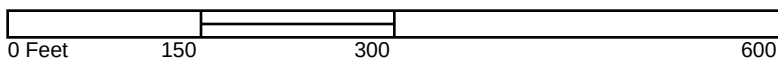


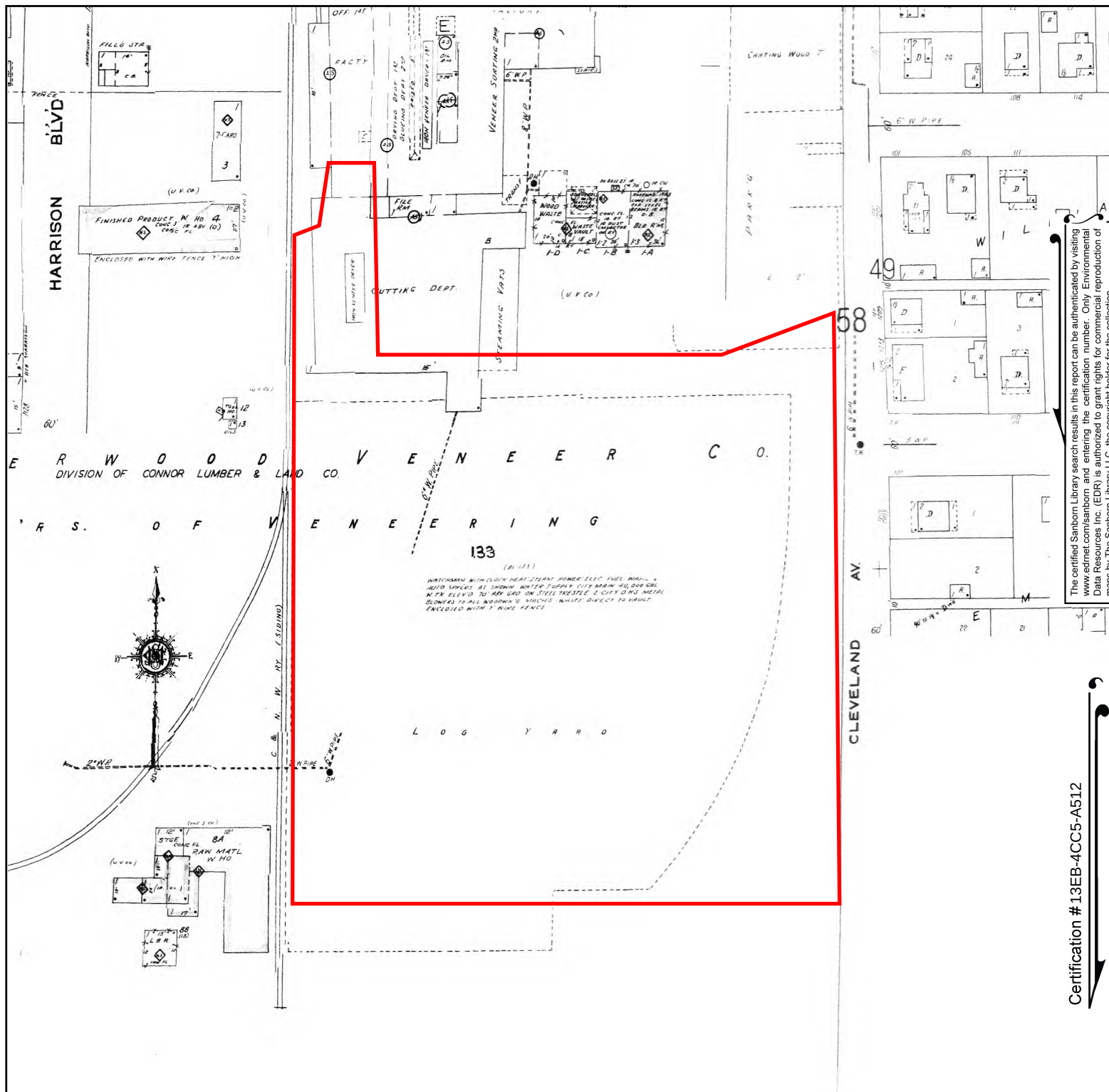


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 49
 Volume 1, Sheet 56





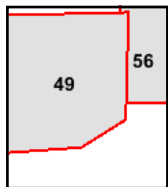
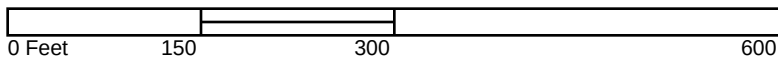
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Certification # 13EB-4CC5-A512

Site Name: Former Business Incubator
Address: 1300 Cleveland Avenue
City, ST, ZIP: Wausau, WI 54401
Client: REI
EDR Inquiry: 5915356.3
Order Date: 12/24/2019
Certification # 13EB-4CC5-A512
Copyright 1961

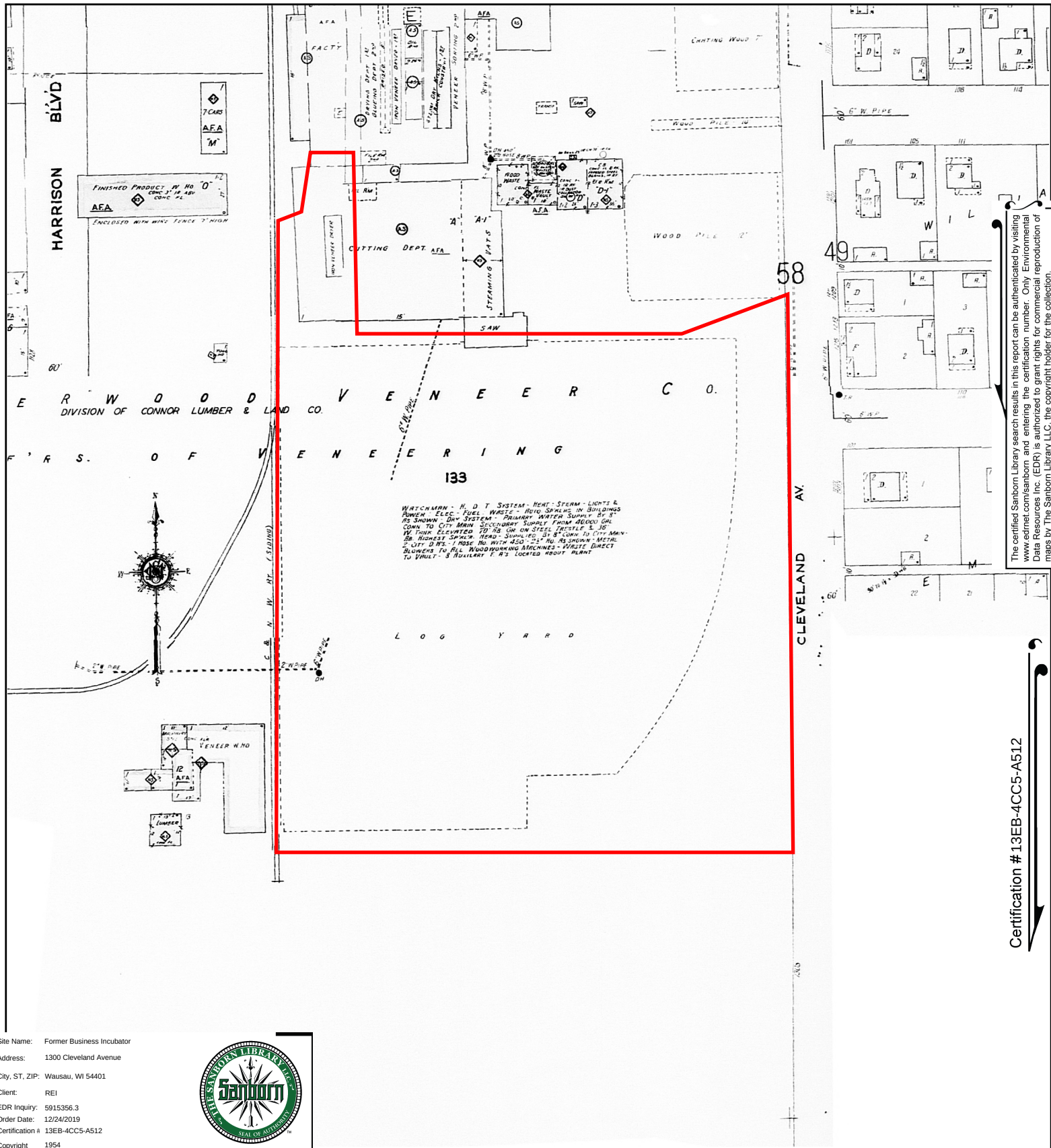


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Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 49
Volume 1, Sheet 56





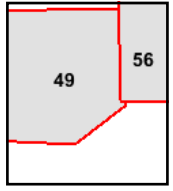
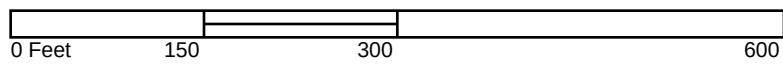
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Certification # 13EB-4CC5-A512

Site Name: Former Business Incubator
Address: 1300 Cleveland Avenue
City, ST, ZIP: Wausau, WI 54401
Client: REI
EDR Inquiry: 5915356.3
Order Date: 12/24/2019
Certification #: 13EB-4CC5-A512
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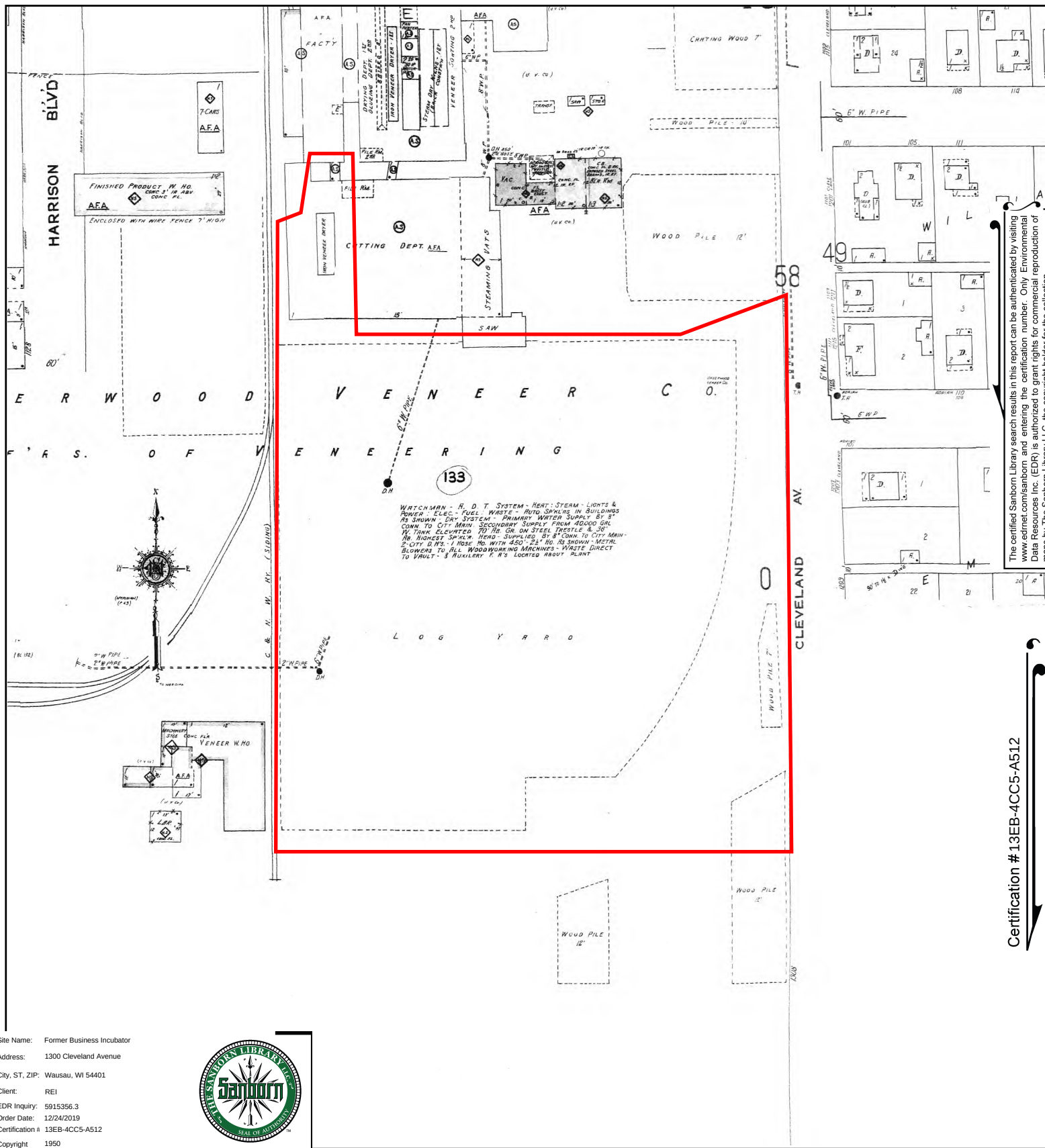


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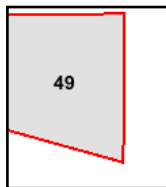


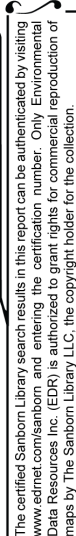
Volume 1, Sheet 56
Volume 1, Sheet 49





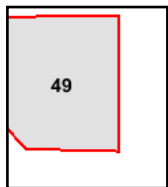
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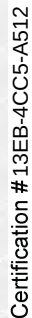




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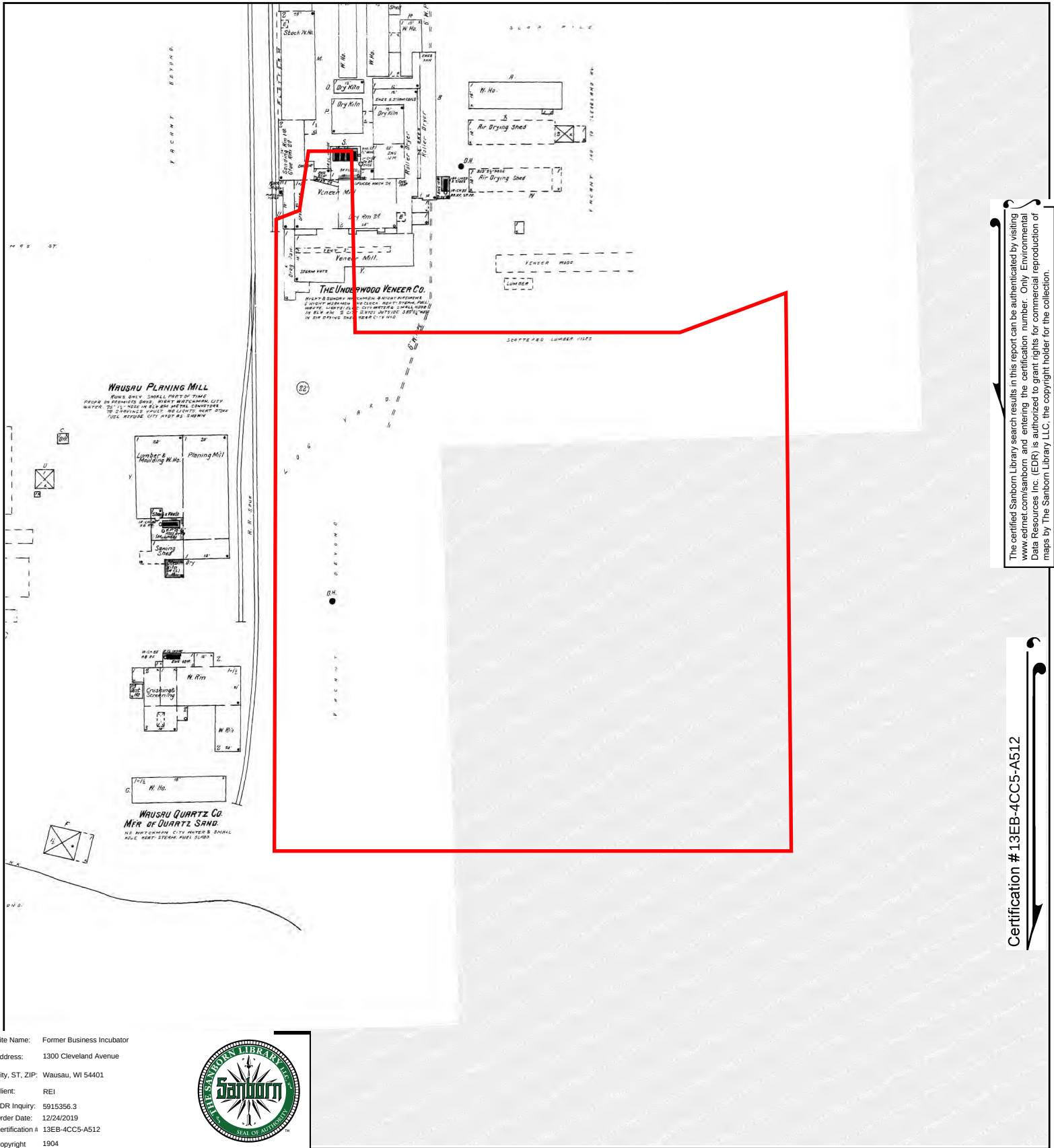
Volume 1, Sheet 49





35

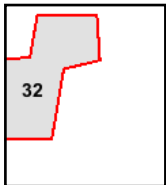
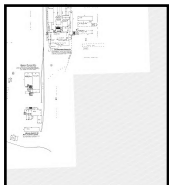




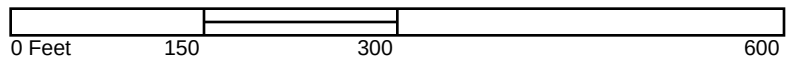
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 City, ST, ZIP: Wausau, WI 54401
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 EDR Inquiry: 5915356.3
 Order Date: 12/24/2019
 Certification #: 13EB-4CC5-A512
 Copyright: 1904



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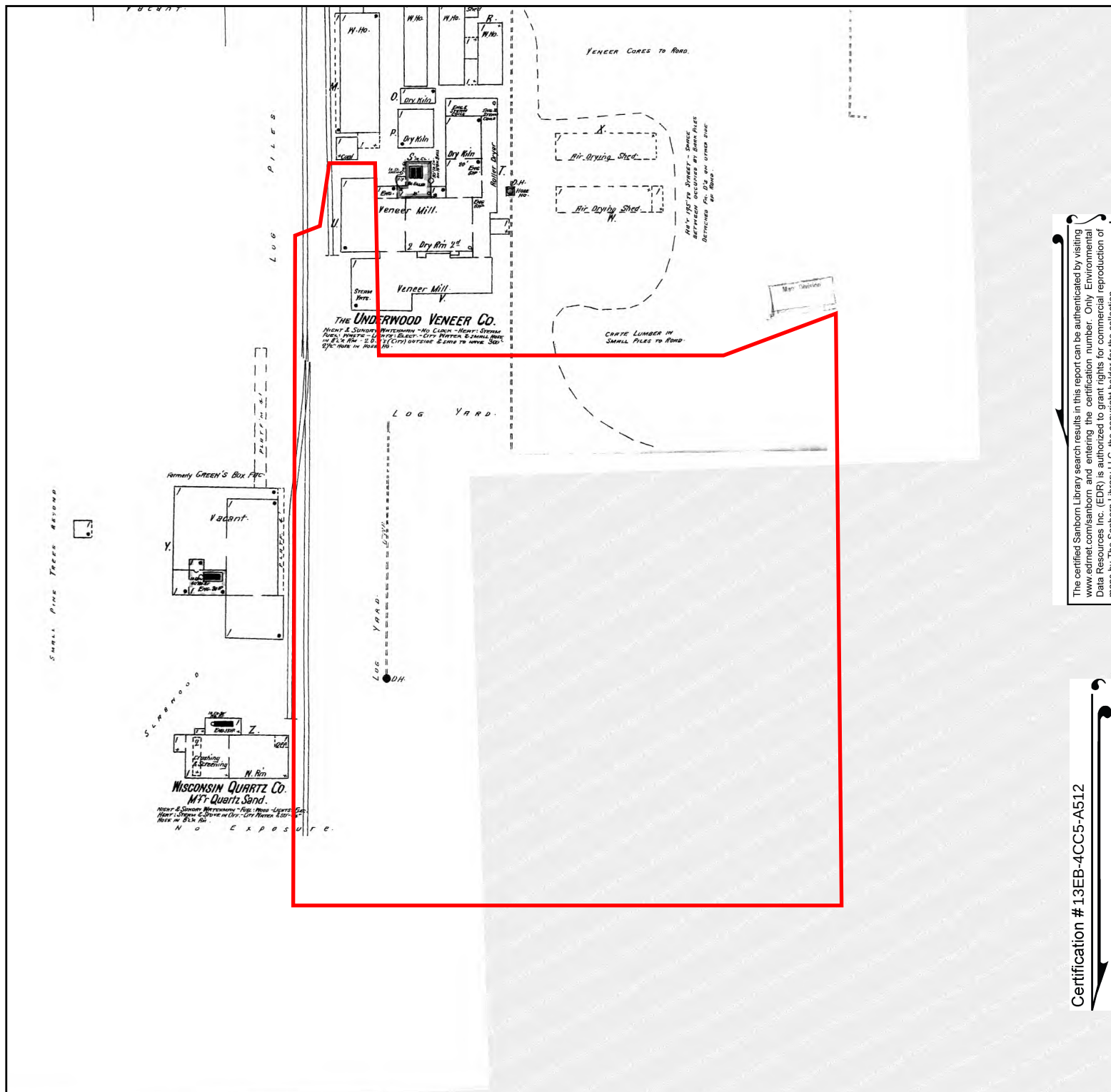


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Certification # 13EB-4CC5-A512





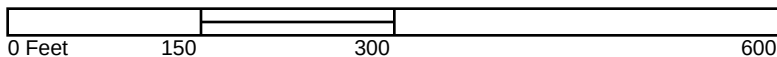
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Certification #13EB-4CC5-A512

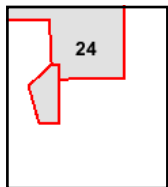
Site Name: Former Business Incubator
 Address: 1300 Cleveland Avenue
 City, ST, ZIP: Wausau, WI 54401
 Client: REI
 EDR Inquiry: 5915356.3
 Order Date: 12/24/2019
 Certification # 13EB-4CC5-A512
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Volume 1, Sheet 24



APPENDIX F

CITY DIRECTORY SEARCH



Former Business Incubator

1300 Cleveland Avenue
Wausau, WI 54401

Inquiry Number: 5915356.5
December 30, 2019

The EDR-City Directory Image Report

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Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2014	☒	☐	EDR Digital Archive
2010	☒	☐	EDR Digital Archive
2005	☒	☐	EDR Digital Archive
2000	☒	☐	EDR Digital Archive
1995	☒	☐	EDR Digital Archive
1992	☒	☐	EDR Digital Archive
1987	☒	☐	Wright's City Directory
1982	☒	☐	Wright's City Directory
1977	☒	☐	Wright's City Directory
1972	☒	☐	Wright's City Directory
1967	☒	☐	Wright's City Directory
1963	☒	☐	Wright's City Directory

FINDINGS

TARGET PROPERTY STREET

1300 Cleveland Avenue
Wausau, WI 54401

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

CLEVELAND AVE

2014	pg A1	EDR Digital Archive
2010	pg A2	EDR Digital Archive
2005	pg A3	EDR Digital Archive
2000	pg A4	EDR Digital Archive
1995	pg A5	EDR Digital Archive
1992	pg A6	EDR Digital Archive
1987	pg A7	Wright's City Directory
1982	pg A8	Wright's City Directory
1977	pg A9	Wright's City Directory
1972	pg A10	Wright's City Directory
1967	pg A11	Wright's City Directory
1963	pg A12	Wright's City Directory
1963	pg A13	Wright's City Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

CLEVELAND AVE 2014

1107 JB THIFT SHOP
LIL DEVIL GLASS

1300 BRABAZON PUMPE COMPANY LTD
WISCONSIN COMPRESSED AIR CORP

1531 WAUSAU PLUMBING

CLEVELAND AVE 2010

1107 LIL DEVIL GLASS

1300 BRABAZON PUMPE COMPANY LTD
BRANDON APPAREL GROUP INC
DEMANDTEK
UNITED HMONG AMERICAN CORP
URGENT TRANSLATION LLC
WISCONSIN COMPRESSED AIR CORP

1304 DRIVING CENTER

1419 BERG JESSIE R

1531 WAUSAU PLUMBING

CLEVELAND AVE 2005

1107	MOTHER EARTH CAFE & GL QUEENIES PIZZA TWO LLC
1201	HAROLDSON ALMA
1300	BNX DEVELOPMENT CENTER INC BRABAZON PUMPE CO LTD BRANDON APPAREL GROUP INC DEMANDTEK SHUTTER SPECIALS INC UNITED HMONG AMERICAN CORP URGENT TRANSLATION LLC W B MACHINE & TOOL WAUSAU BUSINESS INCUBATOR INC WAUSAU TO GO LLC
1304	DRIVING CENTER

CLEVELAND AVE 2000

1107 QUEENIES PIZZA & PASTIES II

1300 ARTISANS INC
BRABAZON PUMPE CO LTD
BRANDON APPAREL GROUP INC
DIRKS CONSULTING GROUP
MARATHON COMMUNICATIONS GROUP
MIDWEST INDUSTRIAL SEWING CORP
NORTHERN LITES INC
ROE MICHAEL
UNITED HMONG AMERICAN CORP
WAUSAU BUSINESS INCUBATOR INC

1304 DRIVING CENTER

CLEVELAND AVE 1995

1107	KNUDSON SHEET METAL INC
1200	UNITED HMONC AMERICAN CORP
1300	APOGEE ENTERPRISES INC
	BRANDON APPAREL GROUP INC
	BRIAR COLONY INC
	DEER FRIENDS INC
	ENVIRONMENTAL COMPLIANCE CONS
	HITEMP CORPORATION
	LASERPRO INC
	PDM TECHNOLOGY INC
	WAUSAU BUSINESS INCUBATOR
	WOODSTOCK
1302	RIVER VALLEY TESTING CORP
1304	DRIVING CENTER
1510	MEDIX TRANSPORTATION

CLEVELAND AVE 1992

1107	KNUDSON SHEET METAL INC
1200	W C A INC
1300	A 1 HEAD SERVICE
	DEER FRIENDS INC
	HITEMP CORPORATION
	RIB MOUNTAIN TOOL WORKS INC
	WAUSAU METALS CORPORATION
1302	RIVER VALLEY TESTING CORP
1313	WAUSAU CABINET SHOP

CLEVELAND AVE 1987**10****CLEVELAND AV (TOWN OF RIB
MOUNTAIN)—FROM E CHELLIS ST
SOUTH****ZIP CODE 54401****1201 Zimbauer Evelyn A Mrs © 845-2349****1201½ Nass Duwayne 842-4008****1209 Bentz Wilbur H 845-5937****1209½ Opichka Jenny****1213 Frank Lorraine E****1213½ Tomczak Edna M 842-3172****1215 Habeck Randy A 845-8101****ADRIAN ST INTERSECTS****1303★Siong Chia 845-3022****1303½★Siong Neng 845-3022****1307 Nowitzke Anton V Jr © 845-9496****1315 Belgrams Roxanne R 842-0326****1317 No Return****MYRON INTERSECTS****1401 Guillaume Maurice 842-3674****1401½ Maurice's Leather Shop clo ret
842-3674**

CLEVELAND AVE 1982

16

**CLEVELAND AV (TOWN OF RIB
MOUNTAIN)—FROM E CHELLIS ST
SOUTH****ZIP CODE 54401**

1201 Zimbauer Evelyn A Mrs © 845-2349

1201½ Beyer Carol J 842-4008

1209★Bentz Wilbur C 845-5937

1209½ Opichka Jenny

1213 Frank Lori A

1213½ Tomczak Edna M 842-3172

1215 No Return

ADRIAN ST INTERSECTS

1303 Thao Lue

1303½ Yee Yang 842-7810

1307 Nowitzke Anton V Jr © 845-9496

1315 Schroeder Janet 848-3145

1317 Vacant

MYRON INTERSECTS

1401 Guillaume Helen Mrs 842-3674

1401½ Maurice's leather novelties 842-3674

1407 Gajewski Jerome B © 842-1392

1411 Apfelbeck John M © 845-8581

1415 Nowitzke Roger J © 845-3594

1419 Kapfhamer Carl ©

1423 Schoepke Harlan E © 845-7948

1427 Schoepke Galen R © 842-8675

E CHELLIS ST INTERSECTS**W CHELLIS ST INTERSECTS**

1504 Beck Myron © 842-4333

1504½★Gibberd Mike 842-9638

1506 Moore Keaven B © 842-4820

1510 Letto Dexter

1513 Windorski Jerome A © 845-3038

1516 Kutella John B ©

1517 Waldhart Raymond L © 845-8525

ADOLPH ST INTERSECTS

1520 No Return

1523 Lutzke Regina C ©

1531 Gruna Gary L © 842-9248

JOYCE ST INTERSECTS**NOWAK ST INTERSECTS**

CLEVELAND AVE 1977

16

**CLEVELAND AV (TOWN OF RIB
MOUNTAIN)—FROM E CHELLIS ST
SOUTH****ZIP CODE 54401****1201 Zimbauer Evelyn A Mrs © 845-2349****1201½★Schiltz Kevin****1209 Bentz Wilbur 845-5937****1209½★Opticha Jenny****1213★Wurz Saml****1213½★Duskey Joel 842-9953****1215 Waraksa Wm S Jr 845-1403****1215½★Seiffert Glen 842-0396****ADRIAN ST BEGINS****1303★Simmons Jeanie****1303½★Lewis Diane 1 842-5714****1307 Nowitzke Anton V Jr © 845-9496****1315 Buzinski Mary J Mrs © 848-9137****MYRON BEGINS****1401 Guillaume Helen Mrs © 842-3674****1401½ Maurice's leather novelties 842-3674****1407 Gajewski Jerome B © 842-1392****1411 Apfelbeck John M © 845-8581****1415 Nowitzke Roger J © 845-3594****1419 Robbins Robt C © 842-0102****1423★Schoepke Harlan****1427 Schoepke Galen R © 842-8675****E CHELLIS ST BEGINS****W CHELLIS ST BEGINS****1504 Vacant****1504½ Beck Robt 842-1997****1506 Moore Keaven B © 842-4820****1510★Kegler Christine 845-5727****1513 Windorski Jerome A © 845-3038**

CLEVELAND AVE 1972

ZIP CODE 54401

EDWARDS ST BEGINS

1201 Zimbauer Evelyn A Mrs © 845-2349

1201½ Barnett Bonita

1209★Schwartz John © 842-9777

1209½ Vacant

1213★Peterson Robt 842-7678

1213½★Mohr Ronald

1215★Karl Donald

1511½ Thoreson Albert R 848-4266

ADRIAN ST BEGINS

1303★Holbrook Danl 845-2687

1303½ Vacant

1307★Nowitzke Anthony ©

1315 Buzinski Mary I Mrs © 848-9137

MYRON BEGINS

1401 Guillaume Helen Mrs © 842-3674

1401½ Maurice's leather novelties 842-3674

Guillaume Maurice 842-3674

1407 Gajewski Jerome B © 842-1392

1411 Apfelbeck John M © 845-8581

1415 Schwartz Patricia Mrs 845-3285

1419 Beckman Emil W © 845-8900

1419½ Vacant

1423 Wendt Ervin A © 845-5166

1427 Schoepke Galen R © 842-8675

E CHELLIS ST BEGINS

W CHELLIS ST BEGINS

1504★Laub Nancy Mrs 848-7242

1504½★Piehl Terrv 845-1537

CLEVELAND AVE 1967

16

---EDWARDS BEGINS

1201 ZIMBAUER FRED C • 845-2349

1201½ VACANT

1209 PETRI ARTH F • 845-8800

1209½ VACANT

1213 NO RETURN

1213½ CHRISTENSEN DENNIS 845-7702

1215 KUEHN SANDRA

1215½ JOHNSON GERALD

---ADRIAN BEGINS

1303 VACANT

1303½ HEINRICH GORDON H

1307 PRELLER JERRY A • 845-4640

1315 BUZINSKI JOHN • 848-9137

---MYRON BEGINS

1401 GUILLAUME HELEN MRS 842-3674

1407 GAJEWSKI JEROME B • 842-1392

1411 APFELBECK JOHN • 847-5942

1415 SCHWARTZ LESLIE JR 845-3285

1419 MILBAUER EDGAR J • 847-4855

1419½ FREEMAN DOROTHY M MRS

845-8517

1423 WENDT ERVIN A • 847-4853

1427 SCHOEPKE GALEN R • 847-4851

---E CHELLIS BEGINS

---W CHELLIS BEGINS

1504 GUTOWSKI FRANCES MRS •

847-6732

CLEVELAND AVE 1963

16

Edwards begins

1201 Zimbauer Fred C © 846-3503

1201 $\frac{1}{2}$ Riehle Arnold L

1209 Petri Arth F © 846-3505

1209 $\frac{1}{2}$ Prozinski Sylvester

1213 Vacant

1213 $\frac{1}{2}$ DeHann Wm L

1215 No Return

1215 $\frac{1}{2}$ Vacant**Adrian begins**

1303 Beckman Theo H 846-7704

CLEVELAND AVE 1963

CLEVELAND AV--Contd

1303 $\frac{1}{2}$ Buchholz David L 842-2575

1315 Buzinski John © 848-9137

Myron begins

1401 Gullaume Helen Mrs 847-8531

1407 Gajewski Jerome B © 842-1392

1415 Nielsen John © 847-5944

Hintz Wm E 847-6955

1419 Milbauer Edgar J © 847-4855

1419 $\frac{1}{2}$ Freeman Dorothy M Mrs 846-2862

1423 Wendt Evin A © 847-4853

1427 Schoepke Galen R © 847-4852

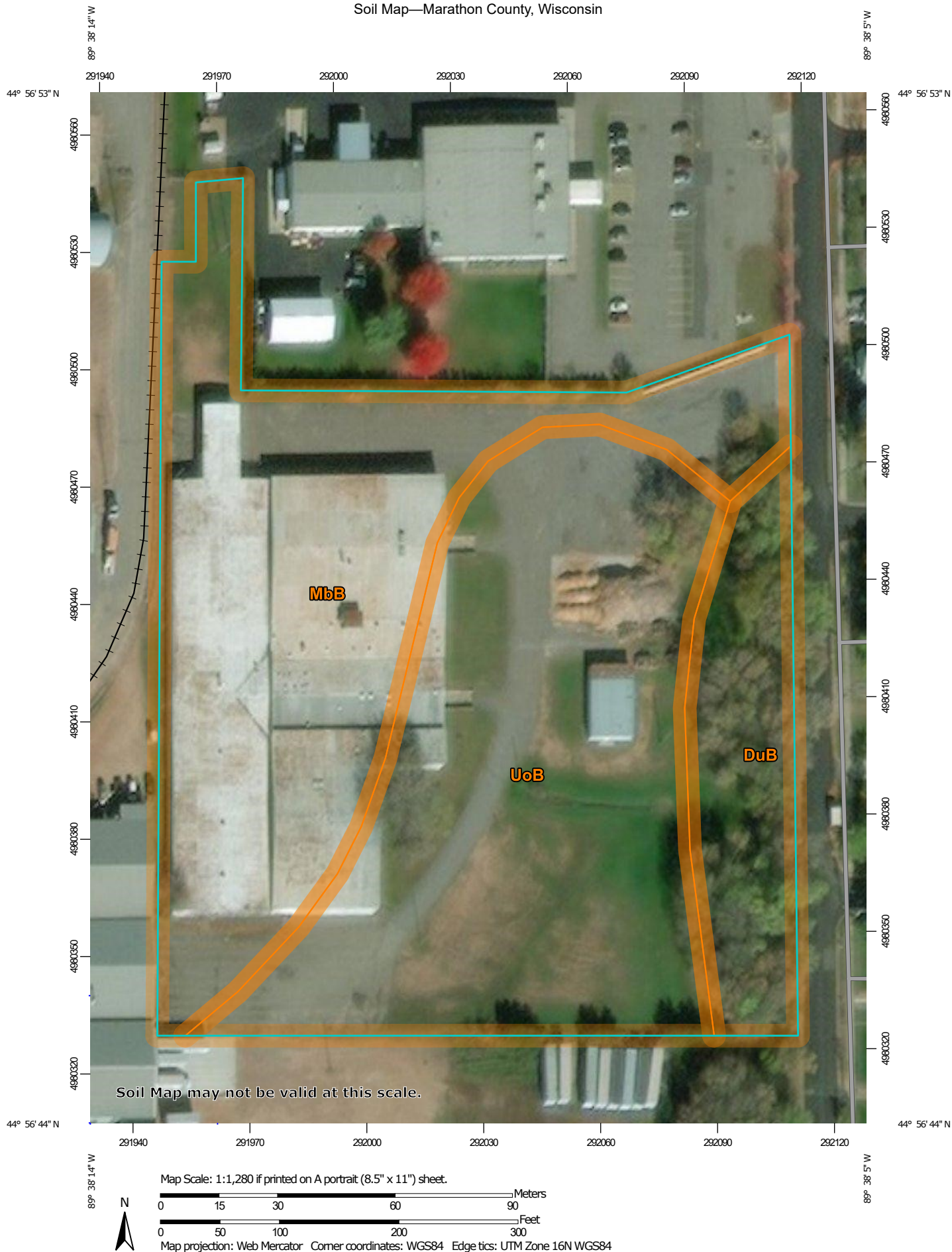
E Chellis begins**W Chellis begins**

APPENDIX G

SOILS INFORMATION



Soil Map—Marathon County, Wisconsin



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marathon County, Wisconsin

Survey Area Data: Version 17, Sep 14, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 28, 2011—Nov 2, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DuB	Dunnville fine sandy loam, 1 to 4 percent slopes	0.9	12.5%
MbB	Mahtomedi loamy sand, 0 to 6 percent slopes	2.9	42.1%
UoB	Udorthents, loamy, gently sloping	3.2	45.4%
Totals for Area of Interest		7.0	100.0%

Marathon County, Wisconsin

DuB—Dunnville fine sandy loam, 1 to 4 percent slopes

Map Unit Setting

National map unit symbol: ggvw

Elevation: 700 to 1,200 feet

Mean annual precipitation: 28 to 33 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 120 to 135 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dunnville and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dunnville

Setting

Landform: Stream terraces

Landform position (two-dimensional): Summit

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy alluvium over sandy alluvium

Typical profile

Ap - 0 to 8 inches: fine sandy loam

Bw1,Bw2 - 8 to 26 inches: loam

BC - 26 to 36 inches: sandy loam

2C1,2C2 - 36 to 60 inches: sand

Properties and qualities

Slope: 1 to 4 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.57 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Forage suitability group: Mod AWC, adequately drained
(G090BY005WI)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Marathon County, Wisconsin

Survey Area Data: Version 17, Sep 14, 2019

Marathon County, Wisconsin

MbB—Mahtomedi loamy sand, 0 to 6 percent slopes

Map Unit Setting

National map unit symbol: ggwn

Elevation: 670 to 1,600 feet

Mean annual precipitation: 22 to 33 inches

Mean annual air temperature: 36 to 45 degrees F

Frost-free period: 88 to 142 days

Farmland classification: Not prime farmland

Map Unit Composition

Mahtomedi and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mahtomedi

Setting

Landform: Outwash plains, stream terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Sandy outwash

Typical profile

Ap - 0 to 8 inches: loamy sand

Bw1 - 8 to 18 inches: sand

Bw2 - 18 to 24 inches: sand

C - 24 to 60 inches: sand

Properties and qualities

Slope: 0 to 6 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Available water storage in profile: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Forage suitability group: Low AWC, adequately drained
(G090BY002WI)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Marathon County, Wisconsin
Survey Area Data: Version 17, Sep 14, 2019

Marathon County, Wisconsin

UoB—Udorthents, loamy, gently sloping

Map Unit Setting

National map unit symbol: ggxx

Elevation: 800 to 2,000 feet

Mean annual precipitation: 28 to 40 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 170 to 200 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, loamy, and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Loamy

Typical profile

H1 - 0 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 6 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.57 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Forage suitability group: Mod AWC, adequately drained
(G090BY005WI)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Marathon County, Wisconsin

Survey Area Data: Version 17, Sep 14, 2019

APPENDIX H

QUALIFICATIONS





Brian J. Bailey

Environmental Scientist



Education

B.S. in Water Resources, Watershed Hydrology & Management,
University of Wisconsin, Stevens Point
Minor in Chemistry, University of Wisconsin, Stevens Point

Certifications

Registered Tank-System Site Assessor, Wisconsin #402222
40 Hour HAZWOPER Training – 29 CFR 1910.120/29 CFR 1926.65
8 Hour HAZWOPER Refresher – 29 CFR 1910.120/29 CFR 1926.65

Summary of Qualifications

Ten years of experience in environmental consulting primarily focused on contamination studies, site investigations, emergency spill response coordination, environmental assessments, environmental monitoring and compliance and project management. Experience includes work in the following areas:

Related Project Experience

Project Management

Responsible for leading project direction with varying scopes and magnitudes accountable for bidding, scheduling, implementing and directing field investigations, documenting and interpreting data.

Environmental Due Diligence/Phase I Hazardous Material Assessments

Experience conducting environmental due diligence in accordance with ASTM 1527 and US EPA All Appropriate Inquiry (AAI). Conduct Phase II Environmental Site Assessments in order to determine if properties are contaminated.

Emergency Spill Response

Responsible for coordinating and performing cleanup activities resultant from petroleum and hazardous material releases. This involves corresponding with local, state and governmental agencies and responsible parties to effectively communicate and successfully initiate the cleanup activities.

Drilling/Direct Push Boring Oversight

Inspected drilling operations for environmental sampling projects and geotechnical evaluations. Collected samples for chemical analysis and materials testing and classification. Provided oversight of direct push borings in order to define degree and extent of contamination project.

Soil/Groundwater Sampling

Collected soil samples for laboratory analysis of various contaminants from split-spoons, direct push borings, and hand auger samples. Collected groundwater samples using multiple sampling techniques for field evaluation of chemistry parameters in addition to submittal for laboratory analysis. Implemented field tests for determination of chloride impacted soils.

Storm Water

Prepared Storm Water Pollution Prevention Plans (SWPPPs) for various clients/industries in accordance with the respective Wisconsin WPDES General Permits.



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Kenneth J. Lassa, P.S.

Environmental Scientist/
Department Manager



Education

B.S., Soil Science, University of Wisconsin – Stevens Point

Registration

Professional Soil Scientist (PS-84), Wisconsin

Summary of Qualifications

27 years of experience as an environmental professional with an extensive background in client relations, proposal and work scope development, group presentations, directing hydrologic investigations, environmental due diligence, brownfields, grant writing, environmental liability exemptions, emergency spill response coordination and project management.

Related Project Experience

Environmental Due Diligence/Phase I Hazardous Material Assessments

Extensive experience conducting environmental due diligence in accordance with ASTM 1527 and US EPA All Appropriate Inquiry (AAI). Procedure 21-35-5 in WisDOT FDM for real estate transactions in Wisconsin. Conduct Phase II Environmental Site Assessments in order to determine if properties are contaminated. Communicating with buyers, sellers and property representatives throughout the process on expedited schedules.

Project Management/Regulatory Liaison

Responsible for project management direction for numerous projects throughout Wisconsin. Responsibilities include commodity bidding, scheduling, implementing and directing field investigations, scheduling personnel and resources, documenting and interpreting data, preparing reports, maintaining budgets and serving as a client/regulatory liaison for the project to achieve the ultimate goal of case closure.

Environmental Liability Exemption Proce0073s

Guide lenders and local governmental units through environmental regulatory requirements in order to obtain environmental liability exemptions when taking property through foreclosure or tax delinquency.

Site Characterization

Extensive experience in soil classification, placement of soil borings, groundwater monitoring wells and vapor sampling locations to define degree and extent of contamination through sampling of soil, groundwater and vapor in accordance with WDNR regulations

Remedial Action

Determined comprehensive remediation plans for different sites based on specific property conditions such as soil type and depth to groundwater. Determine remedial options and ongoing long term sampling to demonstrate site cleanup in order to achieve site closure.

Emergency Spill Response

Responsible for coordinating, managing and performing cleanup activities resultant from petroleum and hazardous material releases. Working with fire departments, law enforcement, state regulatory personnel and local emergency management officials.



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Office of the Mayor
Robert B. Mielke



TEL: (715) 261-6800
FAX: (715) 261-6808

September 3, 2019

Dear Interested Parties,

The City of Wausau is pleased to release a **Request for Proposal (RFP)** for the **North Riverfront Redevelopment Area** which encompasses:

- The former Great Lakes Cheese parcel at **101 Devoe Street (7.85 acres)**
- And the soon to be vacated Wausau Chemical facility at **2001 N. River Drive (3.32 acre main site and associated smaller parcels)**

Proposals may be made for the entire area or a subset of the total. Proposals must include: a draft site plan (vision plan) for the property; proposed purchase price offered; proposed use or uses of the area; estimated proposed construction value; and, any request for city participation.

Event	Date
1. RFP Released	September 3, 2019
2. Proposals Due	December 2, 2019
3. Committee Review & Council Decisions	Likely by the end of 2019

Email or send proposals by **4:30 p.m. on Monday December 2, 2019** to the attention of:

Planning, Community & Economic Development
407 Grant Street
Wausau, WI 54403-4783
Phone: 715-261-6683
christian.schock@ci.wausau.wi.us

Sincerely,

Robert B. Mielke
Mayor

Background

The City of Wausau acquired these sites as part of relocation and expansion of Wausau Chemical and Great Lakes Cheese in the Wausau Business Campus. The sites are a part of the City's North Riverfront Vision Plan drafted in 2018 in collaboration with the UW-Madison School of Planning and Landscape Architecture.

http://www.wausaudevelopment.com/Portals/0/Resources/Documents/West_Jules_FinalCapstoneDocument_2.pdf



Proposal Format and Required Information

The City is requesting proposals from interested parties for part or all of the redevelopment area of City owned property. Interested parties must submit a letter or email which should include the following information:

1. Interested Proposer/Name and Address, Telephone and Email- if City participation or funding is requested, the proposer will be asked to complete an Application for City Assistance
2. A draft site plan for the property to be utilized- a plan does not need to be engineered but should be generally to scale
3. Proposed purchase price offered
4. Proposed use of the area, including plans and elevations of the proposed project- or relevant examples
5. Estimated construction value (if construction is proposed)
6. Any request for city participation

The City's development and incentive strategy particularly encourages the diversification of housing typology and rents; deployment of alternative energy technology, achievement of high energy efficiency standards, and/or the utilization of Property Assessed Clean Energy (PACE) tools; the priority hiring of local contractors and subcontractors; and workforce agreements with the local Building Trades Council.

<http://www.wausaudevelopment.com/TIFDevelopment.aspx>

Part of the Wausau Chemical property is a documented brownfield site, which may require additional remediation depending on the use and site plan proposed for the project. More information on the sites is available, please contact the City's Planning, Community and Economic Development department. As with other successful brownfield redevelopments along Wausau's developing urban waterfront, the City welcomes collaborative dialogue with developers and builders to answer questions, provide guidance, and partner for successful redevelopment.

Evaluation Criteria

The Economic Development Committee and an internal staff evaluation shall consider proposals based upon the quality of response, proposed use, appropriateness for the neighborhood, and projected investment. To be selected, a proposer must be able to comply with general City land purchase requirements and any other applicable laws and requirements.

The City reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability;
- Accept or sell land on offers received, without discussions or requests for best and final offers;
- Accept more than one right to develop;
- Negotiate the nature and scope of any proposed project before final Committee and Council approval;
- Accept no proposal and re-RFP or bid properties again in the future.





REQUEST FOR PROPOSALS

New Monument Sign for the Business Campus

INTRODUCTION

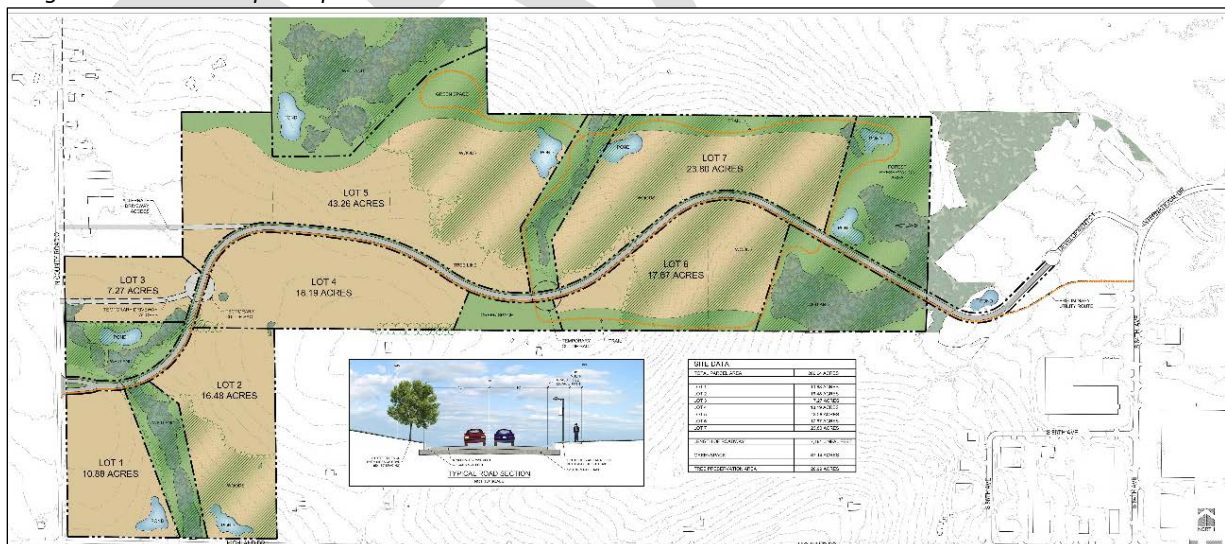
This Request for Proposals (RFP) seeks proposals from sign companies for the design, fabrication, and installation of a new monument-style sign for Wausau's Business Campus. The new sign is expected to complement the existing signage of the Business Campus, using Wausau's official logo.

BACKGROUND

The Wausau Business Campus is located on the west side of the city of Wausau, and is a major employment center of the region. Several years ago, the city rebranded the Business Campus and updated its signage, using a new logo that became the official logo for the city of Wausau. The logo is currently used on two highway signs (located along Highway 29) and a number of internal street signs within the campus.

Since the implementation of the updated signage system, the Business Campus expanded by approximately 200 acres. It now reaches west to County Highway O. The image below shows the expansion area with planned infrastructure improvements.

Image 1. Business Campus Expansion Area



A new street – Innovation Way – was constructed to intersect with County O and provide access to several new development sites on the far west end of the campus. A new sign is needed at the intersection of County O and Innovation Way to mark the western edge of the Business Campus, and to provide a visual wayfinding marker for those accessing the businesses from County Highway O.

THE PROPOSED SIGN

The proposed sign is envisioned to be a monument-style sign with a masonry base. The head/face of the sign shall be constructed of a high-quality, durable material. The specific materials for both the base and sign face are up to the contractor to propose. The overall appearance of the sign should be high-quality and enhance the overall visual appearance of the Business Campus, not just provide a wayfinding marker.

As noted previously, the copy of the sign shall use the official city logo. Also, the design shall complement the signage in other areas of the Business Campus. As with other signs, the words "Business Campus" shall be placed below the city's logo.

The anticipated location of the sign to maximize visibility from County O (from both the north and south) is within the median of Innovation Way, near the intersection of County O. See Image 2 below.

Image 2. Proposed location of the sign – Innovation Way median looking west to County O.



The size of the sign, so as to be proportional to the median, visible from County O, yet not being overly large, is expected to be approximately nine feet high by nine feet wide, including the base.

Street lights in the median should make the sign visible at night, such that direct lighting of the sign is not anticipated to be necessary.

SCOPE OF WORK

Contractors are expected to propose a design that meets the requirements of this RFP. Design proposals with all construction specifications shall be approved by the City prior to fabrication. Contractors are expected to fabricate and install the sign with minimal assistance from the City. The sign will need to pass a final inspection by the City to assure it meets the approved construction specifications. The sign must be able to be installed by August 1, 2020 pending timely approvals by the City.

RFP PROCESS

Proposals to the City shall include a cover page with full contact information. A description shall be

provided of the company's history and experience working on similar projects. Samples of previous work that demonstrate the company's ability to produce a similar final product to that which is outlined in this RFP may be provided.

Preliminary renderings of the proposed sign shall be included in the proposal. The renderings shall include dimensions of the sign, and other specifications needed to clearly convey how the sign will appear and be constructed.

A cost estimate of the sign shall be included in the proposal. The cost estimate shall include all costs associated with designing, fabricating, and installing the sign on site.

Proposals are due by 4:00 p.m. Central Standard Time, Tuesday, March 31, 2020. Please email the proposal to Brad Lenz, City Planner, at brad.lenz@ci.wausau.wi.us.

Proposals will be evaluated by a review committee in terms of how well a proposal meets the expectations outlined in this RFP. In particular, the committee will assess:

- Completeness of proposal – The proposal includes all of the information requested in this RFP.
- Quality of proposed sign – The proposed sign will provide effective wayfinding and be aesthetically pleasing, context-sensitive, durable, and safe to the public.
- Experience of contractor – The contractor has demonstrated the experience and capability to produce the final product as they have presented.
- Cost – The proposed sign will be designed, fabricated, and installed in a cost effective manner, providing long-term value to the City.

TENTATIVE SCHEDULE

EVENT	DATE
Release Request for Proposals (RFP)	February 28, 2020
Proposal deadline	March 31, 2020
Proposal approved by the City	April 2020
Final agreement executed and project commences	May 2020
Sign is completed and installed	August 2020

ADDITIONAL TERMS AND CONDITIONS

The City may request answers to specific questions about the proposals orally or in writing prior to making a final selection. Selection will be based on the overall strength of each proposal, and the evaluation is not restricted to considerations of any single factor, such as cost.

The City reserves the right to accept or reject any or all proposals or portions thereof without stated cause. Upon selection of a finalist, the City by its proper officials shall attempt to negotiate and reach a final agreement with the finalist. If the City, for any reason, is unable to reach a final agreement with this finalist; the City then reserves the right to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal. The City may also elect to reject all proposals and re-issue a new RFP.

The City is not bound to accept the proposal with the lowest cost, but may accept the proposal that demonstrates the best abilities and qualifications to meet the needs of the City. The City reserves the right to waive any formalities, defects, or irregularities, in any proposal, response, and/or submittal where the acceptance, rejection, or waiving of such is in the best interests of the City. The City reserves the right to disqualify any proposal, before or after opening, upon evidence of collusion, intent to defraud, or any other illegal practice on the part of the consultant.

Any current licensure or non-discrimination claims against you/your organization and those having occurred in the past five years, especially any resulting in claims or legal judgments against you must be disclosed in the proposal.

SIGNATURE BLOCK

Note: Please return the signature block below with your proposal, or replicate it in your cover letter.

The undersigned, an authorized agent of his/her company, hereby certifies:
() familiarization with all terms, conditions, and specifications herein stated,
() artist/organization is qualified to perform work and services as proposed,
() that the proposal submitted is valid until _____ (date).

Name

Authorized Signature

Company Name (if applicable)

Mailing Address

City, State, Zip

Email Address

Phone Number

Web Site