Bill

Received: 08/24/1999 Wanted: As time permits For: Joanne Huelsman (608) 266-2635					Received By: traderc				
					Identical to LRB: By/Representing: Ray				
May Co	ontact:			·	Alt. Drafters:				
Subject	: Enviror	nment - env. cl	Extra Copies:						
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Applica	ability of local g	overnmental un	it negotiatio	on and cost-re	ecovery process for	environmenta	al cleanups		
Instruc	ctions:								
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FE Sent For:

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Bill

Received: 08/24/1999					Received By: traderc				
Wanted: As time permits					Identical to LRB:				
For: Jo	anne Huelsmar	n (608) 266-26	35		By/Representing: Ray				
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FE Sent For:

<**END>**

Bill

Received: 08/24/1999	Received By: traderc			
Wanted: As time permits	Identical to LRB:			
For: Joanne Huelsman (608) 266-2635	By/Representing: Ray			
This file may be shown to any legislator: NO	Drafter: traderc			
May Contact:	Alt. Drafters:			
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Topic:				
Applicability of local governmental unit negotiation and cost-re	covery process for environmental cleanups			
Instructions:				
See Attached				

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Bill

Received: 08/24/1999					Received By: traderc			
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Bill

Received: 08/24/1999

Received By: traderc

Wanted: As time permits

Identical to LRB:

For: Joanne Huelsman (608) 266-2635

By/Representing: Ray

This file may be shown to any legislator: NO

Drafter: traderc

May Contact: Don Gallo, Michael, Beathfriedrich

Alt. Drafters:

Subject:

Environment - env. cleanup

Extra Copies:

Pre Topic:

No specific pre topic given

Topic:

Applicability of local governmental unit negotiation and cost-recovery process for environmental cleanups

Instructions:

See Attached

Drafting History:

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FE Sent For:

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STATE CAPITOL:

P.O. Box 7882

Madison, WI 53707-7882

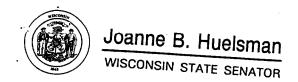
608-266-2635

WAUKESHA:

235 W. Broadway, Suite 210 Waukesha, WI 53186-4832

414-521-5010

Toll-free Legislative Hotlino: 1-800-362-WISC (9472)



☐ For your information ... ☐ Per your request ...

Please let me know if I can be of further assistance.

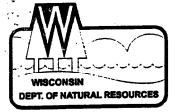
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TO MARC. THANKS

RAY

X 2635

1	AN ACT to amend 292.35 (2) of the statutes; relating to: the applicability of local
2	governmental unit negotiation and cost recovery.
	The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:
3	SECTION 1. 292.35 (2) of the statutes is amended to read:
4	292.35 (2) (title) APPLICABILITY; GENERALLY. This section only applies to a site or facility
5	if the that meets one of the following criteria:
6	(a) The site or facility is owned by a local governmental unit.
7	(b) A local governmental unit is responsible for more than 50% of the cost of
8	investigation and remedial action.
9	(2c) (title) APPLICABILITY: LANDFILLS. This section does not apply to a landfill until
10	January 1, 1996.
11	(END)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor George E. Meyer, Secretary X - 1:54031. San Venne Hilwaukee, Wisconsin 53212-0436 Gioria L. McCutcheon, Regional Director

Southeast Regional Headquarters 2300 N. Dr. ML King Drive, PO Box 12436 Telephone 414-26 FAX 414-263-8483

July 23, 1999

Mr. Paul Feller, Director of Public Works City of Waukesha 130 Delafield St. Waukesha, WI 53188

JUI 28 1999

TDD 414-263-8713

Subject: West Avenue Landfill Meeting

Dear Mr. Feller:

Thank you for meeting with the Department regarding the Waukesha West Avenue Landfill on July 7, 1999. The attached memo summarizes discussions at that meeting between the City of Waukesha and the Department of Natural Resources and identifies issues that need to be resolved prior to approval of the work plan. The memo also reflects the discussion between Frank Schultz and Don Gallo subsequent to the meeting.

Again, we want to assure you that the Department wants to work with the City in this process to select a remedy that will provide long term protection of public health and the environment. The next step in the process is for the City to propose modifications to the work plan incorporating the additional information requested at the July 7th meeting and in the enclosed minutes of the meeting. During the time that the City is revising the work plan, we need to work closely to assure that the additional data gathered will help move the project along. Once a site investigation is completed in accordance with an approved work plan, a remedial action plan will need to be prepared and submitted for the Department's approval. Please do not hesitate to call either of us, if you have questions regarding this letter or the enclosed minutes.

Sincerely,

Franklin C. Schultz Acting Remediation & Redevelopment Team Supervisor 414-263-8694

cc: Mayor Carol Lombardi 🛶 Senator Joanne Huelsman Katie Jelacic - City of Waukesha Joan Underwood - Earth Tech, Inc. Don Gallo - Michael, Best & Friedrich Charles Tisdale - King & Spalding Gloria McCutcheon - SER Lakshmi Sridharan - SER

Walter A. Ebersohl

Walter a Ebersohn

Remed. & Redev. Sub-team Supervisor 414-263-8714



Attendance: Katie Jelacic, City of Waukesha, Joan Underwood, Earth Tech, Don Gallo, Michael, Best & Friedrich, Paul Feller, City of Waukesha, Joanne Huelsman, State Senator, Walt Ebersohl, Wis. DNR, Deborah Johnson, Wis. DNR, Frank Schultz, Wis. DNR, John Krahling, Wis. DNR, Bob Strous, Wis. DNR, Tom Wentland, Wis. DNR, Marie Stewart, Wis. DNR, Carol Lombardi, City of Waukesha Mayor, Lakshmi Sridharan, Wis. DNR, Gloria McCutcheon, Wis. DNR

This memo summarizes discussions between the City of Waukesha and the Department of Natural Resources at the July 7, 1999 meeting. As explained at the meeting, the work plan for the Waukesha West Avenue Landfill received on June 25, 1999 is not approvable until the issues addressed in this memo have been resolved. This memo also reflects the discussion between Frank Schultz and Don Gallo, subsequent to the meeting.

Liquid Waste

At the meeting, John Krahling explained that the Waukesha West Avenue Landfill file contains information on liquid waste disposal areas and pits on the landfill. Attached are inspection reports (there may be others also) from the file indicating that special areas were maintained for disposal of liquid wastes. Subsequent to the meeting, Frank Schultz contacted a former Department employee that completed the above referenced inspection reports. This former employee said that he remembered liquid wastes being handled in two ways at the landfill: 1) for dust suppression on the property and 2) disposed at the working face of the landfill. He said that a pool of liquids existed in the southeast corner of the landfill, the last portion of the landfill that was open. Also attached is a file memo on disposal of drummed wastes in that portion of the landfill where apartment buildings are now located. As we mentioned at the meeting, locating areas where liquid wastes are concentrated may be important in determining the final remedial options for this site. We will be reviewing our records on this site to try to locate any liquid disposal areas that may have existed. We would also like the City to review historical information and conduct interviews of former municipal landfill officials to determine if liquid waste and drum disposal areas were present on the landfill. If source areas, including former liquid waste disposal areas, and drums beneath apartment buildings are located, the adequacy of the monitoring well network and gas monitoring for air toxics can be assessed.

Landfill Gas

At the meeting the City agreed all gas probes will be tested one time per week for six weeks. Joan Underwood explained that the gas monitoring equipment has been modified to meet the Department's concern about the accuracy of the sampling. In addition, the Department requested that gas probes #7 and #9 be added to the sampling list. Once the gas probe testing is completed and information is gathered regarding liquid waste disposal and wastes beneath apartment buildings, the City and Department need to meet

to determine whether additional work is needed to determine the degree and extent of gas migration, and air toxics that may pose possible inhalation threats to residents.

Extent of Solid Waste

Joan Underwood agreed that there is solid waste outside of the licensed boundaries of the landfill. Ms. Underwood explained that the limits of the gravel pit were defined based on air photos. The work plan proposed that direct push borings be installed to determine the limits of waste on the east and north sides of the landfill. The Department supports this work. However, no additional investigation to determine the limits of waste is proposed on the west and south sides of the landfill. The Department requested that the extent of waste be investigated around the entire perimeter of the landfill. The City contended that defining the boundaries of the landfill won't affect the proposed remedy for the site. The reason that the Department has requested this information is to assure that the landfill cap is properly located, that the proposed remedial gas system is properly designed and that direct contact, inhalation and explosion threats will be addressed.

As an alternative to conducting extensive work to determine the extent of fill on the west and south sides of the landfill, the City proposed, during a subsequent telephone call between Frank Schultz and Don Gallo, to work with individual property owners located on the perimeter of the landfill to address this issue for their properties. In order for the Department to support the City's proposal to ask each property owner individually if they want their property investigated, the Department would need documentation to show that the scope of the investigation offered would determine the limits of waste and the degree and extent of soil contamination. If property owners choose not to have their properties investigated, they can agree to:

- 1) gas monitoring in their building(s) and filing of a deed notice with the County Register of Deeds to inform prospective purchases and other interested parties of potential contamination on the property; and
- 2) seek exemptions for any future construction on or adjacent to the landfill.

Contaminated Soils Investigation

The City agreed at the meeting to submit for review to the Department a soils sampling plan for soils around the perimeter of the landfill. In a discussion subsequent to the meeting, Frank Schultz and Don Gallo agreed that the sampling plan would include the "yellow areas" on the map provided at the July 7, 1999 meeting. The Department has requested that soil samples be collected in 6" intervals to a depth of 2 feet. Possible contamination of "white areas" on adjacent properties would be covered by the sampling plans noted in the previous discussion on extent of solid waste.

STATE OF WISCONSIN – LEGISLATIVE REFERENCE BUREAU – LEGAL SECTION (608–266–3561)

9/16+17/99
<u> </u>
I discussed this draft will pon Gallo and
- Colored In the Wall Will I'm Carre one
Mark Patronsky, My concorn was that the percentage
of responsibility of the local governmental unit and
the other responsible parties is determined through
this process-it is not known up front, so you would
3 1 1 1 k to 00 a 1 to 1 0 day x 30
not be able to tell whether a local governmental
unit qualified.
They agreed that it would be drafted to
my acreed that to we aratted to
required the local governmental unit to commit
itself to paying 50% or more of the cast.
/clay

Groundwater

At the meeting the Department requested further investigation in the vicinity of monitoring well MW-4. Ms. Underwood explained that the well with a sheen is actually at well #93-4 and that the proposed well nest is downgradient of well #93-4. Mr. Gallo explained that remedial approaches for #93-4 and #90-4 will be provided to the Department.

We are currently working with our groundwater program to assist the City in identifying additional well nest locations west of the landfill. The Department won't be able to help the City with the locations until we have the information requested on liquid wastes. The groundwater monitoring well nests will need to be installed in order to define the degree and extent of groundwater contamination.

Compliance Boundary

Don Gallo contended that since the City cemetery is adjacent to the landfill boundary, the cemetery can be used to extend the compliance boundary used to determine whether the City complies with ch. NR 140 standards. Deb Johnson will review this issue with Mr. Gallo.

Air Emissions

The Department agreed to check on whether compliance with Chapter NR 445 air emission standards for the vent stack of the landfill gas extraction system (which will be located near apartment buildings) takes impacts to public health into account. Frank Schultz has contacted the air management program and found that that NR 445 does evaluate health impacts. The air program will model the blower discharge using a TSCREEN or similar model to determine the health impacts to the public living and working adjacent to the landfill.

Landfill Cover

At the meeting, the Department explained that in order for the southern portion of the landfill to be used for soccer fields, a two-foot cover will be required, specifically 1.5 feet of clay and 6 inches of top soil. The City agreed.

S. 292.35 Requirements

Deb Johnson explained that the City could only enter into the local governmental unit negotiation and cost recovery process with responsible parties for those portions of the landfill it owns since s. 292.35, Stats., applies only if the local governmental unit "owns" the site or facility. Mr. Gallo explained that the City of Waukesha may decide to work with Senator Huelsman to seek a statutory change to enable the City of Waukesha to enter into the local governmental unit negotiation and cost recovery process for the entire landfill site. Mayor Lombardi asked Senator Huelsman to sponsor such a bill.



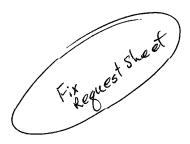
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State of Misconsin 1999 - 2000 LEGISLATURE Mon (9/20) 9a.m.

LRB-3497/1 RCT:,.:...

1999 BILL



AN ACT/...; relating to: applicability of the local governmental unit negotiation

and cost recovery process for contaminated property.

yen Cat.

Analysis by the Legislative Reference Bureau

Current law authorizes a local governmental unit that owns property that is contaminated with hazardous substances to initiate a process for negotiating, with parties that are responsible for the contamination about how the contamination will be remedied and how much the various parties will contribute toward the investigation and remedial action costs. The negotiations are conducted by an umpire. If an agreement is reached, it is binding on the parties. If an agreement is not reached, the umpire makes a recommendation that may be accepted or rejected by the parties. If allocal governmental unit accepts the recommendation and another party rejects the recommendation, the local governmental unit may sue that party to attempt to recover a portion of the investigation and remedial action costs. If the local governmental unit recovers an amount equal to or exceeding the amount that the party would have paid under the umpire's recommendation, the local governmental unit may recover interest and litigation costs.

This bill expands the applicability of this negotiation and cost-recovery process so that it may be used by a local governmental unit that does not own a contaminated property if the local governmental unit commits itself to paying more than 50% of the investigation and remedial action costs for the contaminated property.

BILL

For further information see the $\it local$ fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

1	SECTION 1. 292.35 (2) of the statutes is renumbered 292.35 (2) (intro.) and
2	amended to read:
3	292.35 (2) (intro.) Applicability; GENERALLY. This section only applies to a site
4	or facility if the that areas one of the following criteria
5	(a) The site or facility is owned by a local governmental unit.
6	(2c) APPLICABILITY: landfills This section does not apply to a landfill until
7	January 1, 1996. Score semicolon
8	History: 1995 a. 227 s. 613 to 616; 1997 a. 27. SECTION 2. 292.35 (2) (b) of the statutes is created to read:
9	292.35 (2) (b) local governmental unit commits itself to paying more than
10	50% of the cost of investigation and remedial action for the site or facility.
11	(END)

Tradewell, Becky

From:

Sobocinski, Ray

Sent:

Thursday, October 14, 1999 12:34 PM

To: Subject: Tradewell, Becky LRB - 3498/1

.Becky,

As I mentioned in my voicemail, on line 9, under Section 2, can the underlined be inserted to the sentence begining:

"A local governmental unit commits itself, by resolution of the governing body, to paying more than 50% of the cost of investigation and remedial action for the site or facility."

Let me know when you get a chance. Thanks for all your efforts!

Ray Sobocinski Office of Senator Joanne B. Huelsman State Capitol - Room 5 South Post Office Box 7882 Madison, WI 53707-7882 608-266-2635



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State of Misconsin 1999 - 2000 LEGISLATURE

Today, if possible

LRB-3497///L RCT:kmg:mrc

IMY

1999 BILL

AN ACT to renumber and amend 292.35 (2); and to create 292.35 (2) (b) of the statutes; relating to: applicability of the local governmental unit negotiation and cost-recovery process for contaminated property.

Analysis by the Legislative Reference Bureau

Current law authorizes a local governmental unit that owns property that is contaminated with hazardous substances to initiate a process for negotiating about how the contamination will be remedied and how much the various parties that are responsible for the contamination will contribute toward the investigation and remedial action costs. The negotiations are conducted by an umpire. If an agreement is reached, it is binding on the parties. If an agreement is not reached, the umpire makes a recommendation that may be accepted or rejected by the parties. If the local governmental unit accepts the recommendation and another party rejects the recommendation, the local governmental unit may sue that party to attempt to recover a portion of the investigation and remedial action costs. If the local governmental unit recovers an amount equal to or exceeding the amount that the party would have paid under the umpire's recommendation, the local governmental unit may recover interest and litigation costs.

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BILL

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The people of the state of V	Visconsin, re	presented in	senate ar	nd assembly,	, d o
enact as follows:					

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5	(a) The site or facility is owned by a local governmental unit.
6	(2c) Applicability, Landfills. This section does not apply to a landfill until
7	January 1, 1996.
8	SECTION 2. 292.35 (2) (b) of the statutes is created to read: by resolution of the
(B)	SECTION 2. 292.35 (2) (b) of the statutes is created to read: by resolution of the statutes is created to read: by resolution of the statutes is created to read: 292.35 (2) (b) A local governmental unit commits itself to paying more than
10	50% of the cost of investigation and remedial action for the site or facility.
11	(END)

STATE OF WISCONSIN – **LEGISLATIVE REFERENCE BUREAU** – LEGAL SECTION (608–266–3561)

-3498

1999 - 2000 LEGISLATURE

YMV.

1999 BILL



AN ACT to renumber and amend 292.35 (2); and to create 292.35 (2) (b) of the statutes; relating to: applicability of the local governmental unit negotiation and cost-recovery process for contaminated property.

Analysis by the Legislative Reference Bureau

Current law authorizes a local governmental unit that owns property that is contaminated with hazardous substances to initiate a process for negotiating about how the contamination will be remedied and how much the various parties that are responsible for the contamination will contribute toward the investigation and remedial action costs. The negotiations are conducted by an umpire. If an agreement is reached, it is binding on the parties. If an agreement is not reached, the umpire makes a recommendation that may be accepted or rejected by the parties. If the local governmental unit accepts the recommendation and another party rejects the recommendation, the local governmental unit may sue that party to attempt to recover a portion of the investigation and remedial action costs. If the local governmental unit recovers an amount equal to or exceeding the amount that the party would have paid under the umpire's recommendation, the local governmental unit may recover interest and litigation costs.

This bill expands the applicability of this negotiation and cost—recovery process so that it may be used by a local governmental unit that does not own a contaminated property if the local governmental unit commits itself to paying more than 50% of the investigation and remedial action costs for the contaminated property.



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BILL

For further information see the ${\it local}$ fiscal estimate, which will be printed as an appendix to this bill.

Inset	The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:
2-11	SECTION 1. 292.35 (2) of the statutes is renumbered 292.35 (2) (intro.) and
2	amended to read:
3	292.35 (2) APPLICABILITY; CENERALLY, (intro.) This section only applies to a site
4	or facility if the one of the following criteria is satisfied:
5	(a) The site or facility is owned by a local governmental unit.
6	(2c) APPLICABILITY: LANDFILLS. This section does not apply to a landfill until
7	January 1, 1996.
8	SECTION 2. 292.35 (2) (b) of the statutes is created to read:
9	292.35 (2) (b) A local governmental unit commits itself, by resolution of its
10	governing body to paying more than 50% of the cost of investigation and remedial
11	action for the site or facility. less any financial assistance received for
12	action for the site or facility. less any financial assistance received for the site or facility (END)
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provided by a governmental unit That is not a
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investigation and remedial action for a site or facility.
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