

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA
PLAN COMMISSION
Council Chambers
140 Main Street, Menasha**

**October 2, 2012
3:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the September 11, 2012 Plan Commission Meeting](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
Five (5) minute time limit for each person
- E. DISCUSSION
 - 1. [Acquisition of Army Reserve Building and Intended Uses – Jefferson Park](#)
- F. ACTION ITEMS
 - 1. [Certified Survey Map – Lake Road](#)
- G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 11, 2012
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 4:35 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Commissioners Schmidt, Sturm, and DPW Radtke.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank and Ald. Benner

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan and Don Snyder

C. MINUTES TO APPROVE

1. **Minutes of the August 21, 2012 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by DPW Radtke to approve the August 21, 2012 Plan Commission meeting minutes as presented.

The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

E. DISCUSSION

1. **Digital Billboards**

CDD Keil summarized the information presented in a memorandum and supporting documentation concerning the following aspects of electronic billboards:

- Location
- Size
- Height
- Spacing
- Illumination
- Mitigation

Plan Commissioner's discussed various aspects of the above and requested that staff prepare ordinance language that would amend the existing signage ordinance to allow electronic billboards in the STH 441 corridor subject to specific limitations on the above noted criteria. Don Snyder, from NextMedia commented on several technical aspects of electronic billboards and criteria employed by some other communities in regulating them.

2. **Garage Requirements**

PP Homan stated that in response to inquiries from constituents Ald. Langdon scheduled a meeting with staff to discuss the implications of requiring a garage in conjunction with issuing a building permit for a new dwelling. The primary concern was to have enclosed space to store various household and lawn care items to avoid clutter in outdoor yard areas. PP Homan distributed a listing of the responses she received to an inquiry made to other Fox Valley communities regarding garage requirements. Only Green Bay had an ordinance that requires garages along with new dwelling units

Plan Commissioners discussed:

- The number and location of dwellings being built without garages

- The prospects for and timing of garages being built after the new dwelling was occupied
- Impacts such a requirement may have on house design, particularly on narrow lots
- The impacts such a requirement may have on housing affordability
- The prevalence of housing units without garages in older neighborhoods
- The absence of such requirements in nearly all other Fox Valley communities

It was the consensus of the Plan Commission that staff should not pursue drafting ordinance language to require garages for new dwellings at the present time due to potential negative consequences, the relatively small number of homes being built without garages, and the lack of such requirements in nearly all other communities.

ACTION ITEMS

1. **None**

G. ADJOURNMENT

Motion by Comm. Schmidt, seconded by Comm. Sturm to adjourn at 4:30 p.m.

The motion carried.

Minutes respectfully submitted by CDD Greg Keil.

Brian Tungate

From: Adam Alix
Sent: Tuesday, August 07, 2012 4:23 PM
To: Brian Tungate
Cc: Mark Radtke
Subject: armory evaluation

Hi Brian,

Well having walked thru the facility and had an opportunity to think about the issues seen and suspect, I'm of the opinion that it would take a substantial amount of money to get the building habitable again and even more so to provide for its long term use.

With the building having been unheated for the past several winters and with the building not been winterized I suspect that there are issues with burst pipes based on the mold visible on the walls in the North restroom. And to make matters worse there doesn't appear to be any plumbing chases or access, at least easily accessible, to pipes to inspect or eventually to make repairs.

Likewise the building was heated with a boiler system and according to Ray the system was not drained or moth balled for future use. I too suspect that there will be issues with the system's plumbing even if the boiler were to fire up and burn.

So even after we are able to provide heat and plumbing for the facility there are other concerns that will need to be addressed in the near future. One being the roof. Granted we did not bring a ladder but Ray indicated that the he believed the roof was original, a built up asphalt and tar roof. Even though there didn't appear to be any significant leaks inside I'm sure we would need to replace the roof soon.

And then there are concerns with the structure itself. There is evidence of significant settling throughout the entire facility as several of the room's floors have sunk from their original elevations. The crack in the main hallway between a controlled joint shows that there was quite a bit of movement as the crack isn't only on the mortar joint but the blocks themselves are cracked and broken too. I suspect the building will continue to move/settle due to the unstable soil conditions as I believe the site was once a landfill prior to the Armory being located there.

In addition if we intend to use the facility we would need to then plan for the handling of the suspected asbestos within the facility. Based on the approximate date of the construction the floor tile/mastic and the piping insulation more than likely have asbestos fibers in them and will eventually need to be abated and replaced. Regardless the asbestos will need to be abated even if the facility is demoed however we'll be funding this abatement plus the replacement of tile and insulation if we decide to keep and use the building.

In summary this facility is very much like several of the City's current buildings that we are struggling to obtain the funds to adequate maintain them. So why we would want to add yet another facility that will only add to this our already limited funding?

Adam



Date: August 31, 2012

To: Brian Tungate – Parks and Recreation

From: Todd Drew, RS
Environmental Health Sanitarian
City of Menasha Health Department

Re: Armory Building

A walk thru was conducted at the Armory Building, Third Street, Menasha. The walk thru was done to assess the condition and determine the feasibility of renovating the building vs. demolition of the building based on environmental issues.

The following environmental health issues / concerns were identified:

- ~10,000 square feet of assumed asbestos containing floor tile and mastic in poor condition
- ~ 400 linear feet of assumed asbestos containing pipe insulation. (additional pipe insulation will likely be identified in wall cavities and above ceilings).
- ~ 10,000 square feet of assumed asbestos containing roofing, likely with multiple leaks based on water damage noted inside the building.

Mold growth was identified in areas throughout the building. Significant mold growth was noted in the rest rooms. Growth was most concentrated on the adjoining wall between the bathrooms which probably indicates ruptured plumbing lines in the pipe chase serving both rest rooms.

The asbestos containing materials would likely all require abatement in the event the building is renovated due to condition and likelihood to disturb asbestos containing materials during renovation activities. Inspection and abatement would be required by DNR Asbestos Code NR447 prior to renovation activities which may disturb asbestos containing materials. Additional inspection would have to be conducted in this building to sample all materials including ceiling tile, plaster, drywall, etc. It is likely that additional asbestos containing materials (ACM) would be found. Asbestos abatement costs for just those items specifically noted during the walk through would likely be \$20,000-25,000, not including additional materials that would be found with a comprehensive asbestos inspection.

Mold growth will likely be found throughout the building which would require extensive interior demolition and potential remediation.

If demolished it is my understanding that the Army/ Federal Government absorbs the cost for demolition of the building including pre-demolition asbestos inspection and abatement.

Environmental health issues including the presence of damaged suspect asbestos containing materials and mold would require extensive remediation and expense to the City to renovate this building. It is recommended based on the environmental health risks noted that the building be demolished by the Army per the lease language.

Brian Tungate

From: Nelson, Byron D CTR CTR USAR 88TH RSC ARIM [byron.nelson1@usar.army.mil]
Sent: Wednesday, August 01, 2012 9:32 AM
To: Brian Tungate
Subject: RE: WI - Menasha - Costs (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Brian:

The estimated costs for our report stated approx. \$40,000 per year; that includes full-time custodial, lawn and snow and all utilities. I assume our costs would be much more than the cities. I still need to have our budget and contract staff look at past records.

Thank you.

BYRON NELSON
Real Estate Specialist
88th Regional Support Command, DPW (Ft. Snelling)
Contractor (J.M. Waller and Associates)
(612) 713-3170
FAX: (612) 713-3516
byron.nelson1@us.army.mil

If applicable, please click on the ICE link below to comment on service you received today. Thank you.
https://ice.disa.mil/index.cfm?fa=card&service_provider_id=113396&site_id=344&service_category_id=5

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-----Original Message-----

From: Brian Tungate [mailto:btungate@ci.menasha.wi.us]
Sent: Wednesday, August 01, 2012 9:20 AM
To: Nelson, Byron D CTR CTR USAR 88TH RSC ARIM
Subject: RE: WI - Menasha - Site Inspection (UNCLASSIFIED)

Byron: was there supposed to be an attachment to this email- or are there some figures that you will be sending later? I spoke to Ray and he is willing to set some visits up for us. He knows the facility rather well and should be helpful with our assessment of its condition.

-----Original Message-----

From: Nelson, Byron D CTR CTR USAR 88TH RSC ARIM
[mailto:byron.nelson1@usar.army.mil]
Sent: Tuesday, July 31, 2012 2:50 PM

Brian Tungate

From: Lane, Ray M Mr CTR 88TH RSC ARIM/DPW [ray.m.lane@usar.army.mil]
Sent: Wednesday, August 22, 2012 11:43 AM
To: Brian Tungate
Subject: RE: Menasha Reserve Bldg.

Brian,

I do not have a key to the garage yet, lawn will be mowed by the end of the week or early next week.

Just a rough estimate on getting the boiler working is not easy.

1st. The heating system was not drained for a period of time after the building was closed and without heat. This could mean that the boiler is shot and would need replacement.

2nd. The piping in the walls and ceilings would possibly need to be replaced because of freezing.

I would make a rough estimate of 100k to have a system that would properly heat the facility.

Ray Lane
Area Facility Operations Specialist
Northern WI aFOS/JM Waller Assoc.
88th RSC DPW Maintenance/ Repair

ray.m.lane@usar.army.mil
C: 906.235.8202

-----Original Message-----

From: Brian Tungate [mailto:btungate@ci.menasha.wi.us]
Sent: Wednesday, August 22, 2012 10:41 AM
To: Lane, Ray M Mr CTR 88TH RSC ARIM/DPW
Subject: Menasha Reserve Bldg.

Ray: Couple things- grass needs to be cut at the site. Any luck with getting a key for the garage bldg? Lastly, anyway you could make a rough estimate on getting the boiler (and piping) repaired and running- if we even wanted to get the building heated again? All ball park number would be sufficient.

As a local governmental entity, the City of Menasha is subject to Wisconsin statutes relating to open records. Any e-mail received by anyone at the City of Menasha, as well as any e-mail sent by someone from the City of Menasha are subject to these laws. Unless otherwise exempted from the Open Records law, senders and receivers of City e-mail should presume that any e-mail is subject to release upon request. --

















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If you or someone you know is in an emotional crisis
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24/28 400 Pump
in Slave Town

WARNING: High Voltage
Do Not Open
Do Not Touch
Do Not Enter

WARNING: High Voltage
Do Not Open
Do Not Touch
Do Not Enter





3.2 EXECUTIVE SUMMARY (PAGES 5-19)

ASBESTOS

Based on ITI's survey of the building, ITI has concluded the following materials contain asbestos:

USARC – MAIN BUILDING

Confirmed Asbestos Containing Materials

- White/tan fibrous Thermal System Insulation on pipes (TSI-1)
 - Located throughout, on elbows, valves, and tees of heat pipes and cold water pipes
- 9" x 9" Floor tile, dark brown with white streaks (VFT-3)
 - Approximately 4,000 square feet, located in hallways, and rooms 1, 2, 5, 6, 9, 13, 14, 15, 16, 17, 18
- Black mastic
 - Approximately 9,000 square feet, located throughout, under floor tiles
- Exterior tan expansion joint material (EJ-1)
 - Located between concrete block sections of building

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- Cloth vibration/expansion joint material (VDC-1)
 - Located on air handler ducts in Drill Hall

OMS BUILDING

Confirmed Asbestos Containing Materials

- White/grey fibrous Thermal System Insulation (TSI-2)
 - Approximately 55 linear feet, located on cold water pipes

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- White cloth vibration/expansion joint material (VDC-2)
 - Located on exhaust blower duct

PCB'S

Based on ITI's survey of the building, ITI has concluded that the following types of transformers are located in the building:

USARC – MAIN BUILDING

- Light ballasts - Advance R-2540-1-TP ("No PCB's" on label)
- Light ballasts - GE 95X934 (Assumed to contain PCB's since there is no label)
- Light ballasts - Universal 446-LR-TC-P ("No PCB's" on label)
- Light ballasts - Universal 446-L-LH-TC-P (Assumed to contain PCB's since there is no label)

OMS BUILDING

- Lights too high to reach

TRANSFORMERS

There are no transformers located on the property.

LEAD BASED PAINTS

Based on ITI's survey for LBP, ITI has concluded that the following building products contain LBP:

USARC – MAIN BUILDING

- Interior door jambs
 - Brown metal, intact condition
- Interior door jambs
 - Cream colored metal, intact condition
- Interior door jambs and casings
 - Beige metal, intact condition
- Interior doors
 - Brown metal, intact condition
- Interior window aprons and wells
 - Yellow wood, intact condition

OMS BUILDING

- Exterior door casings
 - Brown metal, intact condition
- Exterior columns
 - Yellow metal, intact condition

- Interior columns
 - Grey metal, intact condition

SPECIAL NOTE: If any other structural columns, beams, rafters, or joists are discovered that have been painted, they should be assumed to contain lead or be tested for the presence of lead.

RADON

Based on a previous radon survey provided to ITI, which was conducted in 2001 by the 88th RSC using alpha tracks, and ITI's review of the records, ITI has concluded that all radon results are below 4 pCi/l.

The USARC Building was re-tested for radon in 2005 by ITI, as only two readings were available from the previous survey. Five detectors were placed and retrieved in September of 2005, and all were below 4 pCi/l.

See Appendix D for complete radon results.

4.0 PREVIOUS INSPECTIONS

Below are the records for previous inspections conducted at this site.

4.1 ASBESTOS

- No previous inspections

4.2 PCB'S

- No previous inspections

4.3 LEAD BASED PAINT

- No previous inspections

4.4 RADON

- In 2001, radon sampling was conducted by the 88th RSC using alpha tracks. Results were analyzed and reported by Landauer, Inc. of Glenwood, IL. See Appendix D for previous data.

5.0 ASBESTOS CONTAINING MATERIALS

During this survey conducted on 15 September 2004, ITI accredited building inspector Mr. David Tyler (License Number AII-112386), performed a walk-through of the subject building. This was performed in order to identify and delineate locations of homogeneous materials suspected of containing asbestos. A homogeneous material is defined as

WI-041 Inspection Report – rev 60515

material that presents similar distinguishing features such as contents. Once homogeneous materials were identified, Mr. Tyler collected bulk samples from these materials in order to confirm the presence or absence of asbestos. Samples were collected in accordance with U.S. Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA).

BULK SAMPLES

During the Inspection, sampling locations were recorded on floor plans and are identified in Appendix A of this report.

AESL Environmental Laboratory, located in Tempe, Arizona, is the laboratory ITI used for analysis of bulk samples. This independent laboratory successfully participates in the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos sample analysis. The samples are analyzed using Polarized Light Microscopy (PLM) analysis methodology coupled with dispersion staining solutions to distinguish the unique optical properties of mineral forms. Employing this method of analysis allows asbestos fiber characteristics to colonize, which enables the microscopist to verify the presence or absence, quantity and type of asbestos in the samples. Any product that contains more than one percent asbestos is considered to be ACM by EPA & OSHA. ITI performed QA/QC sampling for the total collected bulk samples (minimum of 10%). PLM results will be located in Appendix A to this report.

5.1 ASSESSMENT METHODOLOGY

All Asbestos Containing Building Materials (ACBM) were classified into the following three types of suspect materials:

1. Surfacing Materials
2. Thermal System Insulation (TSI)
3. Miscellaneous Materials

ACM identified during the building survey was assessed according to the protocol described in 40 CR 763. The protocol evaluates the risk of exposure to airborne asbestos fibers by assessing the condition of each ACM and potential for that ACM to be disturbed and generate fibers. ACM was assessed according to each of the following factors:

- (1) Damaged or significantly damaged thermal system insulation ACM.
- (2) Damaged friable surfacing ACM.
- (3) Significantly damaged friable surfacing ACM.
- (4) Damaged or significantly damaged friable miscellaneous ACM.

- (5) ACBM with potential for damage.
- (6) ACBM with potential for significant damage.
- (7) Any remaining friable ACBM or friable suspected ACBM.

ASSESSING CONDITION AND FRIABILITY

NATIONAL EMISSIONS FOR HAZARD AIR POLLUTANTS, 40 CFR Part 61, Subpart M, definitions for asbestos:

- Friable (F): ACM that can be crumbled, crushed, or reduced to powder by hand pressure.
- Nonfriable Category 1(NF1): Asbestos containing packing, gaskets, resilient floor coverings, asphalt roofing products, caulks, and mastics. These bituminous materials are assumed to remain nonfriable if demolition is performed using “normal” methods, but will become friable if severely weathered, sanded, or abraded.
- Nonfriable Category 2 (NF2): ACM excluding Category 1 nonfriable ACM, that, when dry and in its present form, cannot be crumbled, pulverized or reduced to powder by hand pressure; however, these materials may become friable during demolition activities. These include Transite board and asbestos cement products.

The condition of ACM including severity and extent of damage is classified into one of the following categories:

- Significantly Damaged: ACM that is crumbled, blistered, gouged, marred, delaminated, or otherwise damaged either uniformly or locally over a substantial portion of its surface area.
- Damaged: ACM that is crumbled, blistered, gouged, marred, delaminated, or otherwise damaged either uniformly or locally over a small portion of its surface area.
- Good: ACM with very little or no damage.
- Potential for Disturbance: The potential for disturbance of each ACM was evaluated with respect to the types and frequency of occupancy, whether the ACM was accessible to area occupants, including vibration and air erosion.

5.2 ASBESTOS CONTAINING MATERIALS

USARC – MAIN BUILDING

Confirmed Asbestos Containing Materials

- White/tan fibrous Thermal System Insulation on pipes (TSI-1)
 - Located throughout, on elbows, valves, and tees of heat pipes and cold water pipes
 - **Damaged condition, friable**

- 9" x 9" floor tile, dark brown with white streaks (VFT-3)
 - Approximately 4,000 square feet, located in hallways, and rooms 1, 2, 5, 6, 9, 13, 14, 15, 16, 17, 18
 - Good condition, non friable
- Black mastic
 - Approximately 9,000 square feet, located throughout, under floor tiles
 - Good condition, non friable
- Exterior tan expansion joint material (EJ-1)
 - Located between concrete block sections of building
 - Good condition, non friable

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- Cloth vibration/expansion joint material (VDC-1)
 - Located on air handler ducts in Drill Hall
 - Good condition, non friable

OMS BUILDING

Confirmed Asbestos Containing Materials

- White/grey fibrous Thermal System Insulation (TSI-2)
 - Approximately 55 linear feet, located on cold water pipes
 - **Damaged condition, friable**

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- White cloth vibration/expansion joint material (VDC-2)
 - Located on exhaust blower duct
 - Good condition, non friable

5.3 NON ASBESTOS CONTAINING MATERIAL

USARC BUILDING

- 12" x 12" Floor tile, tan with beige streaks (VFT-1)
 - Located in rooms 24, 25, 26, and 27
 - Mastic contains asbestos

- 12" x 12" Floor tile, light brown with white and orange streaks (VFT-2)
 - Located in rooms 11 and 12 (Kitchen area)
 - Mastic contains asbestos
- 9" x 9" Floor tile, chocolate brown with white and orange streaks (VFT-4)
 - Located throughout, as patches for VFT-3
 - Mastic contains asbestos
- Plaster walls (PW-1)
 - Located in bathrooms
- Gypsum wallboard walls (PWB-1)
 - Located in rooms 5, 13, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26, 27
- Black vinyl baseboards and dark brown mastic (BB-1)
 - Located in rooms 11, 12, 20, 21, 22, 23, 24, 25, 26, 27
- Gypsum wallboard ceilings (CM-1)
 - Located in rooms 1, 2, 5, 6, 8, 9, 11, 15, 16, and Boiler Room
- Plaster ceilings (CM-2)
 - Located in bathrooms
- Baseboard and mastic (BB-1)
 - Located throughout
- 2' x 4' Tan layin ceiling tile; vinyl textured surface backed with fiberglass (CT-1)
 - Located in room 14
- Blue folding curtain divider with grey cloth backing & brown material (FC-1)
 - Located in room 15
- Green folding curtain divider with tan cloth backing (FC-2)
 - Located between rooms 17 and 18
- Exterior brown expansion joint material (EJ-2)
 - Located between concrete block sections of building
- Exterior brown window caulk (WC-1)
 - Located around window frames

OMS BUILDING

- Exterior white door caulk (DC-1)
 - Located around door frames

6.0 POLYCHLORINATED BIPHENYLS

PCB's are mixtures of chlorinated biphenyls that are relatively nonflammable and have useful heat exchange and dielectric properties. PCB's were used in the electric industry as dielectric fluid in capacitors and transformers until 1976, when PCB's were banned from use because of their carcinogenic properties. PCB's were also used in the formulation of lubricating oils, pesticides, adhesives, plastics, inks, paints, and sealants. ITI inventoried electrical transformers and light ballasts as part of its scope.

The primary uses of potential PCB materials are associated with transformers (i.e., pad-, pole-, or wall-mounted) or light ballast. ITI recorded available information, such as the WI-041 Inspection Report – rev 60515

manufacturer, serial and model number, condition, date of manufacture, and location of potential PCB-containing equipment.

The principal requirements for PCB management are detailed in the Toxic Substances Control Act (TSCA) federal regulatory program, Title 40; Subchapter R, Part 761, Code of Federal Regulations (CFR). CFR Title 40 Part 761 establishes regulations for the use, storage, removal, disposal, and testing of PCB-containing equipment.

ITI used these management requirements regarding onsite PCB management as guidelines during the Site investigation.

6.1 PCB INVENTORY

ITI personnel observed the following: - Refer to drawing in Appendix B for inspection locations.

USARC – MAIN BUILDING

- Light ballasts - Advance R-2540-1-TP (“No PCB’s” on label)
- Light ballasts - GE 95X934 (Assumed to contain PCB’s since there is no label)
- Light ballasts - Universal 446-LR-TC-P (“No PCB’s” on label)
- Light ballasts - Universal 446-L-LH-TC-P (Assumed to contain PCB’s since there is no label)

OMS BUILDING

- Lights too high to reach

TRANSFORMERS

There are no transformers located on the property.

7.0 LEAD BASED PAINT

During this survey, ITI inspector Mr. Narciso Martinez performed a walk-through of the subject building on 19 December, 2002 for LBP. This was performed in order to identify and delineate locations that would be sampled for lead based paint.

During the Inspection, sampling locations were recorded on working drawings and are identified in Appendix C of this report.

Samples were taken using an X-ray Fluorescence (XRF) Analyzer RMD Model LPA-1 (Serial Number 01908) manufactured by RMD, Inc. of Watertown, MA. An XRF analyzer works by exposing a paint surface to radiation emitted from a sealed source

inside the instrument. The source of this radiation is cobalt-57 isotope. This radioactive material spontaneously emits energy in the form of X rays and gamma rays. When these rays are released from an XRF analyzer and hit a painted surface, the elements in the paint matrix - which can include lead - are excited and respond by emitting energy in the form of X rays characteristic of each of the elements. This response is known as Fluorescence.

In 1990, the Department of Housing and Urban Development issued the first comprehensive document addressing lead based paint in housing. This document, Lead based paint: Interim Guidelines for Hazard Identification and Abatement in Public and Indian Housing established criteria for conducting lead based paint inspections in public and Indian housing.

This Interim Guidelines described how to conduct a lead based paint inspection. State and Federal regulations use the XRF analyzer or laboratory analysis and specify a reading of 1.0 milligrams per square centimeter (XRF) and 0.5 percent by weight (Paint Chips) as the levels that require abatement.

See Appendix C for XRF report.

7.1 LEAD BASED PAINT

Based on ITI's survey for LBP, ITI has concluded that the following building products contain LBP:

USARC – MAIN BUILDING

- Interior door jambs
 - Brown metal, intact condition
- Interior door jambs
 - Cream colored metal, intact condition
- Interior door jambs and casings
 - Beige metal, intact condition
- Interior doors
 - Brown metal, intact condition
- Interior window aprons and wells
 - Yellow wood, intact condition

OMS BUILDING

- Exterior door casings
 - Brown metal, intact condition
- Exterior columns
 - Yellow metal, intact condition

- Interior columns
 - Grey metal, intact condition

SPECIAL NOTE: If any other structural columns, beams, rafters, or joists are discovered that have been painted, they should be assumed to contain lead or be tested for the presence of lead.

7.2 RESPONSIBLE AGENCIES

Various groups and governmental bodies have responsibilities for conducting, evaluating the quality of, or developing a hazard control strategy based upon lead based paint testing. These groups include, but not limited to the following:

- State, Indian tribe, and local governments;
- The US Department of Housing and Urban Development (HUD);
- The US Environmental Protection Agency (EPA);
- Housing authorities;
- Homeowners and landlords; and
- Lead based paint inspectors, risk assessors, and hazard control contractors.

8.0 RADON

Radon is formed from the radioactive decay of radium, a breakdown product of uranium found in minute quantities in most soils. Because radon is an inert gas, it does not react with soil; soil merely serves as a channel through which the gas moves. Soil composition alone is not a good indicator of potential indoor radon problems because radon levels can vary considerably, by as much as a factor of 20 to 100, in the same geographic area.

The EPA regulates the maximum allowable exposure levels for radon and recommends that action be taken to reduce the levels if radon concentrations in a structure that exceeds 4 picocuries per liter (pCi/l) in air.

The objective of the Army Radon Reduction Program (ARRP) is to identify and modify all building structures owned or leased by the Army that have indoor radon concentrations greater than 4 pCi/l. According to the ARRP, if the radon concentration is 4 pCi/l or less and the measured building is geologically and structurally representative of the installation, no further action is required. The 88th RSC has conducted radon surveys at this site in 2001 which included placement, retrieval, and analysis of alpha track canisters, which detect alpha particles emitted from radon.

Laboratory results indicate that all radon canisters contain concentrations of less than 4.0 pCi/l. In accordance with AR 200-1 and based on laboratory analysis of the radon canisters provided by the 88th RSC, ITI recommends no further action for the site.

Based on a previous radon survey provided to ITI, which was conducted in 2001 by the 88th RSC using alpha tracks, and ITI's review of the records, ITI has concluded that all radon results are below 4 pCi/l.

The USARC Building was re-tested for radon in 2005 by ITI, as only two readings were available from the previous survey. Five detectors were placed and retrieved in September of 2005, and all were below 4 pCi/l.

See Appendix D for complete radon results.

9.0 ACTION SUMMARY

ASBESTOS

Based on ITI's survey of the building, ITI has concluded the following materials contain asbestos:

USARC – MAIN BUILDING

Confirmed Asbestos Containing Materials

- White/tan fibrous Thermal System Insulation on pipes (TSI-1)
 - Located throughout, on elbows, valves, and tees of heat pipes and cold water pipes
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 - Approximately 4,000 square feet, located in hallways, and rooms 1, 2, 5, 6, 9, 13, 14, 15, 16, 17, 18
- Black mastic
 - Approximately 9,000 square feet, located throughout, under floor tiles
- Exterior tan expansion joint material (EJ-1)
 - Located between concrete block sections of building

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- Cloth vibration/expansion joint material (VDC-1)
 - Located on air handler ducts in Drill Hall

OMS BUILDING

Confirmed Asbestos Containing Materials

- White/grey fibrous Thermal System Insulation (TSI-2)
 - Approximately 55 linear feet, located on cold water pipes

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- White cloth vibration/expansion joint material (VDC-2)
 - Located on exhaust blower duct

Based on the findings above, ITI recommends the following:

- Observations for detected asbestos were based on visible and accessible materials; therefore, asbestos containing materials may be present in inaccessible areas such as ceiling plenums, crawl spaces, attics, etc.
- **An imminent asbestos hazard was present in a limited area at the facility, as noted during a recent follow-up site visit performed by David Tyler, on 15 September 2004. In the Drill Hall, there is slight damage on a cold water pipe on the back left wall, which should be repaired immediately. In the OMS Building, some insulation has fallen to the floor from a cold water pipe in the back left corner of the building, which should be cleaned up immediately and repaired.**
- Develop and Implement an O & M Plan.

Based on the asbestos present in the building, ITI recommends the following:

- Develop and implement an O & M Plan for all known and suspect ACM.
- There are three primary objectives of the O & M program: (1) clean up existing contamination (2) minimize further fiber release by controlling access to ACM, and (3) maintain ACM until it is eventually removed. Properly prepared and implemented, this plan will document the building owner's prudence in dealing with asbestos in the building.

PCB'S

Based on ITI's survey of the building, ITI has concluded that the following types of transformers are located in the building:

USARC – MAIN BUILDING

- Light ballasts - Advance R-2540-1-TP ("No PCB's" on label)
- Light ballasts - GE 95X934 (Assumed to contain PCB's since there is no label)
- Light ballasts - Universal 446-LR-TC-P ("No PCB's" on label)
- Light ballasts - Universal 446-L-LH-TC-P (Assumed to contain PCB's since there is no label)

OMS BUILDING

- Lights too high to reach

TRANSFORMERS

There are no transformers located on the property.

Based on the findings above, ITI recommends the following:

- Observations for PCB's were based on visible and accessible materials; therefore, PCB's may be present in other ballasts not observed.
- An imminent PCB hazard was not present at the facility during the site visit.
- Any ballast not labeled "Non PCB's" must be handled according to Federal and State regulations for proper disposal.

Based on the labels found on the transformers, ITI recommends the following:

Several light ballasts do not have a label stating the absence of PCB's. Without this statement, the ballast is presumed to contain PCB's and must be handled accordingly. Additional testing may be required before this ballast is disturbed or disposed. At a minimum, requirements of 40 CFR 761 must be followed should sampling be required.

LEAD BASED PAINTS

Based on ITI's survey for LBP, ITI has concluded that the following building products contain LBP:

USARC – MAIN BUILDING

- Interior door jambs
 - Brown metal, intact condition
- Interior door jambs
 - Cream colored metal, intact condition
- Interior door jambs and casings
 - Beige metal, intact condition
- Interior doors
 - Brown metal, intact condition
- Interior window aprons and wells
 - Yellow wood, intact condition

OMS BUILDING

- Exterior door casings
 - Brown metal, intact condition

- Exterior columns
 - Yellow metal, intact condition
- Interior columns
 - Grey metal, intact condition

SPECIAL NOTE: If any other structural columns, beams, rafters, or joists are discovered that have been painted, they should be assumed to contain lead or be tested for the presence of lead.

Based on the findings above, ITI recommends the following:

- Observations for LBP were based on visible and accessible materials; therefore, LBP may be present in inaccessible areas.
- An imminent LBP hazard was not present at the facility during the site visit.
- Workers need to take appropriate safe guards when working, i.e., cutting, grinding, sanding, welding, etc., on areas identified with LBP.
- Conduct a TCLP for all areas identified with LBP prior to disposal.

RADON

Based on a previous radon survey provided to ITI, which was conducted in 2001 by the 88th RSC using alpha tracks, and ITI's review of the records, ITI has concluded that all radon results are below 4 pCi/l.

The USARC Building was re-tested for radon in 2005 by ITI, as only two readings were available from the previous survey. Five detectors were placed and retrieved in September of 2005, and all were below 4 pCi/l.

See Appendix D for complete radon results.

Based on the findings above, ITI recommends the following:

- An imminent Radon hazard was not present at the facility during the site visit.
- According to the survey data as provided in Appendix D, there were no results over 4 pCi/l for this location.

10.0 WARRANTY

The field and laboratory results reported herein (only if samples are collected and/or analyzed) are considered sufficient in detail and scope to determine the presence of accessible and/or exposed suspect asbestos, PCB's, LBP, or radon gas in the facility. ITI warrants that the findings contained herein have been prepared in general accordance with accepted professional practices at the time of its preparation as applied by similar

professionals in the community. Changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed into this report.

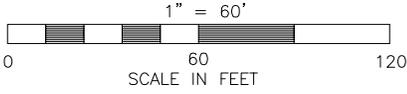
The survey and analytical methods have been used to provide the client with information regarding the presence of accessible and/or exposed suspect asbestos, lead, PCB's or radon in the facility at the time of the inspection. Test results are valid only for material tested. There is a distinct possibility that conditions may exist which could not be identified within the scope of the study or which were not apparent during the site visit. This inspection covered only suspect accessible materials with no destructive survey techniques. The study is also limited to the information available from the client at the time it was conducted.

This report is not intended to be an asbestos, lead based paint, PCB, or Radon risk assessment, management plan or project design document and should not be used for the purpose of obtaining quotes.

CERTIFIED SURVEY MAP NO. _____

**PART OF FRACTIONAL LOT 1 OF SECTION 23, TOWNSHIP 20 NORTH,
RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.**

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM, IN WHICH THE WEST LINE OF FRACTIONAL LOT 1, SECTION 23, ASSUMED TO BEAR N 00°04'07" W

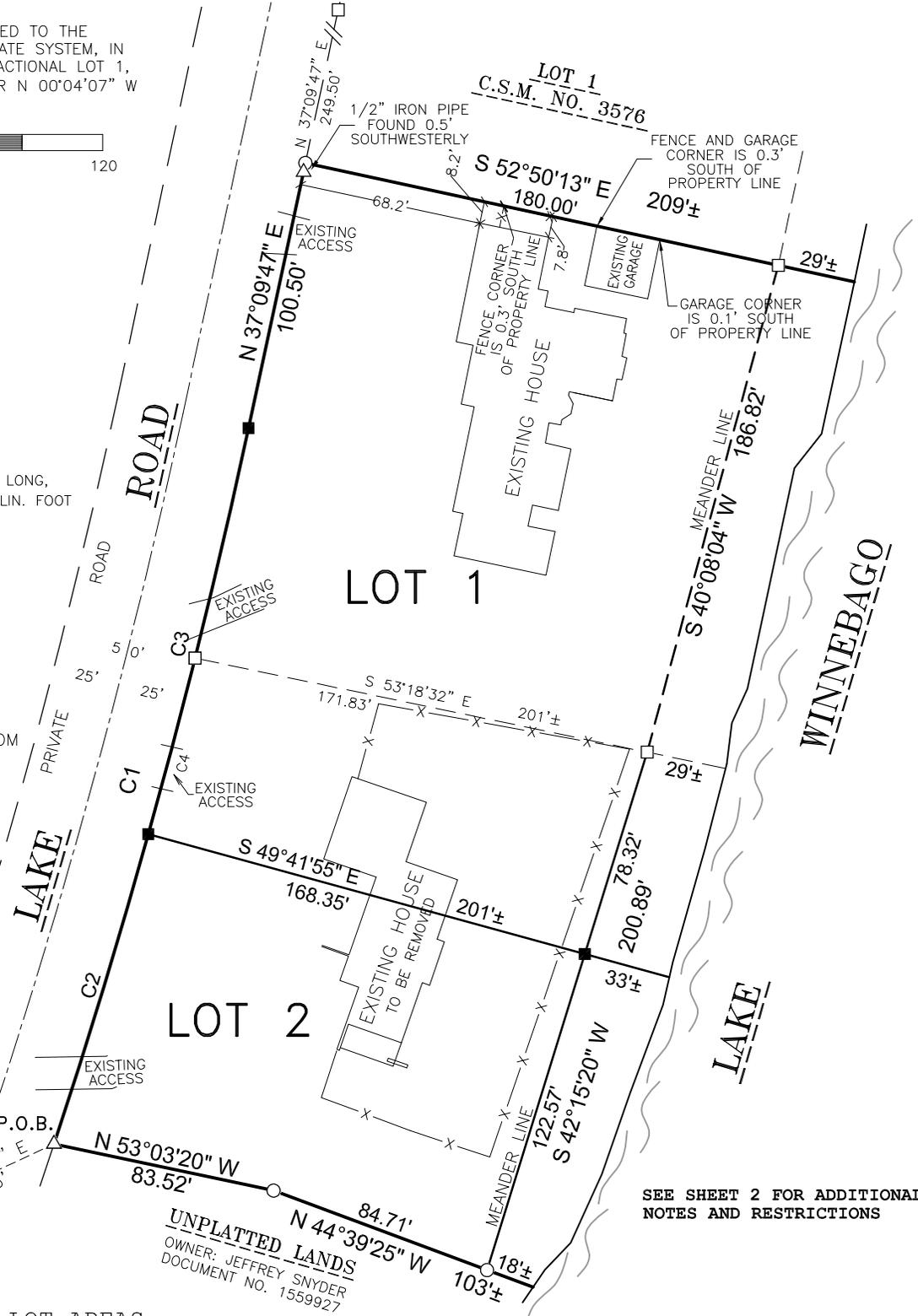
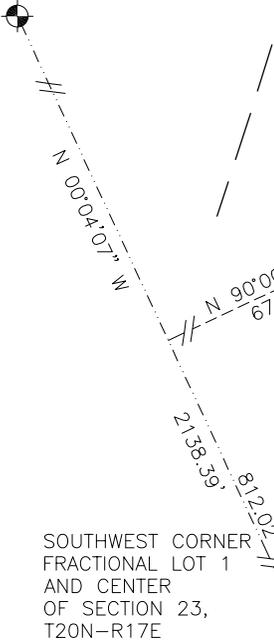


LEGEND

- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 1" O.D. IRON PIPE FOUND
- △ 1/2" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR FOUND
- ⊕ GOVERNMENT CORNER ALUMINUM COUNTY MONUMENT FOUND
- X- EXISTING FENCE

SURVEY FOR
CHRIS AND KRISTIN BERGSTROM
C/O JOHN HOGERTY
P.O. BOX 549
NEENAH, WI 54957-0549

WITNESS CORNER FOR
THE NORTH 1/4 CORNER
SECTION 23, T20N-R17E



UNPLATTED LANDS
OWNER: JEFFREY SNYDER
DOCUMENT NO. 1559927

SEE SHEET 2 FOR ADDITIONAL NOTES AND RESTRICTIONS

LOT AREAS

LOT 1			
LOT	45,207 SQ.FT.	1.037 ACRES	
MEANDER	7,837 SQ.FT.±	0.180 ACRES±	
TOTAL	53,044 SQ.FT.±	1.217 ACRES±	
LOT 2			
LOT	19,803 SQ.FT.	0.455 ACRES	
MEANDER	3,653 SQ.FT.±	0.084 ACRES±	
TOTAL	23,456 SQ.FT.±	0.539 ACRES±	

CURVE TABLE

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	2537.25'	006°12'34"	274.98'	N 40°16'03.0" E	274.84'
2	2537.25'	002°42'37"	120.02'	N 42°01'01.5" E	120.01'
3	2537.25'	003°29'57"	154.96'	N 38°54'44.5" E	154.93'
4	2537.25'	001°48'35"	80.14'	N 40°02'37.5" E	80.14'

Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 1-0017-003
FILE 1-0017-003pos SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. _____

NOTES AND RESTRICTIONS:

LOTS 1 AND 2 MAYBE SUBJECT TO A 75' BUILDING SETBACK FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO. PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY AN AUTHORIZED PERSON.

ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE CITY OF MENASHA ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF CHRISTOPHER AND KRISTIN BERGSTROM, PART OF FRACTIONAL LOT 1, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FRACTIONAL LOT 1; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID FRACTIONAL LOT 1, A DISTANCE OF 812.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 674.03 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF LAKE ROAD, 274.98 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2537.25 FEET AND A CHORD THAT BEARS NORTH 40 DEGREES 16 MINUTES 03.0 SECONDS EAST, 274.84 FEET; THENCE NORTH 37 DEGREES 09 MINUTES 47 SECONDS EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF LAKE ROAD, 100.50 FEET; THENCE SOUTH 52 DEGREES 50 MINUTES 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF CERTIFIED SURVEY MAP NO. 3576, A DISTANCE OF 180.00 FEET TO A MEANDER CORNER, SAID MEANDER CORNER BEING NORTH 52 DEGREES 50 MINUTES 13 SECONDS WEST, 29 FEET MORE OR LESS FROM THE WATERS' EDGE OF LAKE WINNEBAGO; THENCE SOUTH 40 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG A MEANDER LINE, 186.82 FEET TO MEANDER CORNER, SAID CORNER BEING NORTH 53 DEGREES 18 MINUTES 32 SECONDS WEST, 29 FEET MORE OR LESS FROM THE WATERS' EDGE OF LAKE WINNEBAGO; THENCE SOUTH 42 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG A MEANDER LINE, 200.89 FEET TO A MEANDER CORNER, SAID CORNER BEING NORTH 44 DEGREES 39 MINUTES 25 SECONDS WEST, 18 FEET MORE OR LESS FROM THE WATERS' EDGE OF LAKE WINNEBAGO; THENCE NORTH 44 DEGREES 39 MINUTES 25 SECONDS WEST, 84.71 FEET; THENCE NORTH 53 DEGREES 03 MINUTES 20 SECONDS WEST, 83.52 FEET TO THE POINT OF BEGINNING. CONTAINING 76,500 SQUARE FEET MORE OR LESS [1.756 ACRES +/-]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS _____ DAY OF SEPTEMBER, 2012.

GARY A. ZHRINGER, REG. WI LAND SURVEYOR S-2098

COMMON COUNCIL RESOLUTION:

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, 2012.

MAYOR

CITY CLERK

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

CITY TREASURER

DATE

COUNTY TREASURER

DATE

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

OWNERS OF RECORD:
CHRISTOPHER A. AND KRISTIN F. BERGSTROM
JULIA S. WAITE

RECORDING INFORMATION:
DOCUMENT NO. 1395744
DOCUMENT NO. 1505850

PARCEL NUMBER:
703-00008
703-00007

CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED, ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2012.

CHRISTOPHER A. BERGSTROM

KRISTIN F. BERGSTROM

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2012, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT) (EXPIRES: _____)

OWNER'S CERTIFICATE:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED, ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2012.

JULIA A. WAITE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2012, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT) (EXPIRES: _____)