

# **KNAPPER OIL COMPANY INC.**

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September 5, 2002

**CON 12-15**  
**Doc #17584**

Lambert A. Nnadi  
Iowa DNR Contaminated Sites Section  
Wallace State Office Building  
502 East 9<sup>th</sup> Street  
Des Moines, IA 50319

Dear Mr. Nnadi:

Thank you for your letter dated 8-22-02 concerning my property here in Forest City. Below is the information you asked be submitted for your review.

- 1) Legal Description- According to City Clerk Paul Boock, there has been no assignment of street number address, as no mail is delivered there. I think just "West I Street" is appropriate for these purposes. Winnebago County Assessor Lowell Ouverson gave me a latitude of 43 degrees, 15 minutes, and 43 seconds. Longitude is 93 degrees 38 minutes and 28 seconds. This property is located in Township 98 North, Range 24 West, Section 35
- 2) Property Size is 15,000 square feet, .34 acres, also according to Winnebago County Assessor Lowell Ouverson.
- 3) Physical setting- Please review the enclosed information prepared by an environmental consultant.
- 4) Current use of property and zoning- This property has a building on it which is in dis-repair and is used for rough storage. According to City Clerk Paul Boock, it is zoned RMO (Residential multi-family optional)
- 5) Past use- Prior to 1969, this property was owned by the Chicago Rock Island Railroad, and facilitated their general operation as a storage and repair facility, including petroleum product storage. From 1969 to 1972, a local man named Irv Sierp owned the property. He sold it to another local man named Calvin Peterson who owned it until 1986. My family has owned it since. All petroleum tanks were removed in 1991. No under-ground tanks, only above-ground tanks were used on the property.
- 6) Adjoining Properties- All adjoining properties are and have been personal residences. No businesses have operated.



- 7) Residential Areas- There is a home across the street from this property. The actual distance from the home itself to the border of my property is 127 feet. From the border of my property to the border of this same residential property, is a distance of 67 feet. There is another home 160 feet from my property, and another 205 feet away. There are many homes further out.
- 8) Sources of drinking water- This property and all adjoining property is provided drinking water by the Forest City public water supply.
- 9) Drinking water wells- According to Forest City Water Superintendent Buzz Charlson, there are three water wells within a 1-mile radius of this site. All three are just over 3000 feet from my property. All are property of the Forest City public, providing drinking water to all residents of the community. All three are located very near one another near the Winnebago river on the north end of the City.
- 10) Plastic water lines- Also according to the Forest City Water Superintendent, there are no plastic water lines within 200 feet of this site.
- 11) Rivers and creeks- The Winnebago River flows about 3000 feet from this site. There are no other creeks or rivers within many miles.
- 12) Previous reports- The only report I previously submitted to you was in my first correspondence last month August 19, which was prepared by Heartland Engineering Co., specifically Steve Kobberdahl.

I'd sure appreciate you getting back to me soon. Waldorf College seems anxious to buy, and I know I'm ready to sell this property. Thanks a lot for your help.

Sincerely, Doug Knapper

A handwritten signature in black ink that reads "Doug Knapper". The signature is written in a cursive style with a large, looping initial "D".

3. Physical Setting - A review of the Soil Survey of Winnebago County, Iowa (USDS, SCS, 1987) indicates the project site is in an area with soils from the Kilkenny Series. This series consists of well drained, moderately slowly permeable soils on moraines. These soils formed in loamy glaciolacustrine sediments and in the underlying loamy glacial till. Soils in this series are generally clay loam, with 5-9% slopes. The site itself is generally flat. Ditches are not present on the site or immediately near it. A review of the topographic map for the area indicates the surface in the general vicinity slopes to the north/northwest.

The Hancock County area is covered by relatively recent glacial sediments (late Wisconsinan in age) which form the physiographic region known as the Des Moines Lobe. These glacial deposits (Dows Formation) are largely composed of fine-textured tills (Cary Till), glaciolacustrine deposits (Lake Mills Member), and glaciofluvial and outwash sands and gravels. In the Forest City area, Devonian age gravels and limestones underlie the Dows Formation deposits at depths of approximately 90 to 100 feet. In Forest City, near surface soils (within 20 feet of the surface) are generally silty and lean clay. Groundwater is often perched in these clayey soils, but low permeability would generally limit the practical use of the shallow groundwater.