

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0315182478
Comm # (no dashes):	54235954618
County:	Door
Region:	Commerce
Site name:	Vis Grocery Store
Street Address:	6318 State Hwy 57
City:	<del>Sturgeon Bay</del> Jacksonport
Closure Date:	2000-04-13
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	741982
Northing (Y):	504511
Submitted by:	Cheryl Nelson

Checklist

- Final Closure Letter
- Copy of recorded deed instrument for any property with GW > NR140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, etc for properties with GW > NR140 ES
- Latest Map(s) showing extent or outline of current GW plume
- GW flow direction
- MW(s) and/or potable wells
- Latest Table of GW results



February 14, 2000

Ms. Viola Tanck  
6318 Hwy 57  
Sturgeon Bay WI 54235

**April 13, 2000**

*See text box on page 2 for updated status based on receipt of requested information.*

RE: **Commerce # 54235-9546-18**  
Vi's Grocery Store, 6318 Hwy 57, Sturgeon Bay, WI

**Case Closure (conditional upon receipt of documentation)**

Dear Ms. Tanck:

On January 5, 2000 the Wisconsin Department of Natural Resources transferred this site to the Wisconsin Department of Commerce for regulatory oversight. On behalf of the Wisconsin Department of Commerce, I am reviewing this case for closure.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health, and no further investigation or remedial action is necessary. In making this determination, I reviewed the following documents prepared by Northern Environmental Services, as well as other correspondence in the case file:

- *Site Investigation & Documentation of Remedial Action*, January 11, 1999
- *UST Closure Assessment*, January 28, 1999
- *Recommendation for Site Closure*, April 8, 1999

If, in the future, site conditions indicate that any contamination that might remain poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

RE: **Commerce # 554235-9546-18**  
Vi's Grocery Store  
6318 Hwy 57, Sturgeon Bay, WI

February 14, 2000

Page 2

**IMPORTANT:** we cannot list this case as "closed" on our computer database until we receive the following items.

- A notification must be placed on the property deed addressing residual soil and groundwater impacts. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for review prior to filing.
- Documentation of the abandonment of monitoring wells MW-900, 1000, 1100, and the sump. Please submit abandonment documentation to the Department at the letterhead address.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (920) 424-0046.

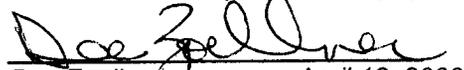
Sincerely,

Dee Zoellner  
Hydrogeologist  
PECFA Site Review Section

enclosure

cc: Lynelle Caine, Northern Environmental Services (with enclosure)  
electronic case file

*After review of the requested information submitted on April 13, 2000 by Northern Environmental, the Department concludes that no further action is required at the above referenced site and is listed as closed on the Department of Commerce computer tracking system.*

  
Dee Zoellner  
Hydrogeologist

April 13, 2000

600074

Document Number

VOL 717 PAGE 724

GROUND WATER USE RESTRICTION

RECEIVED FOR RECORD  
REGISTER OF DEEDS  
DOOR COUNTY

'00 FEB 28 PM 2 13

*Marilyn Gaden*

Recording Area

Name and Return Address

Wayne Bley  
6312 Highway 57  
Sturgeon Bay, Wisconsin 54235

*1800  
Bd*

*016-00 232927915*

Parcel Identification Number (PIN)

In Re: Add legal description of property

*See Attached*

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF DOOR )

WHEREAS, Mr. Wayne Bley, is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. Petroleum-contaminated groundwater above ch. NR 140 Wis. Adm. Code enforcement standards existed on this property on the August 26, 1999 in the area of Sump 1 as shown in Attachment 1, identified as Figure 2, hereby attached to and made a part of this document:

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied, and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restriction set forth in this covenant is no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restriction contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules, and laws for this property. If the Department determines that the restriction can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that the restriction is no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this

28 day of Feb, 2000.

Signature: Wayne Bley

Printed Name: Wayne Bley

Title: Owner

Subscribed and sworn to before me

this 28 day of February, 2000.

Marilyn Jadin

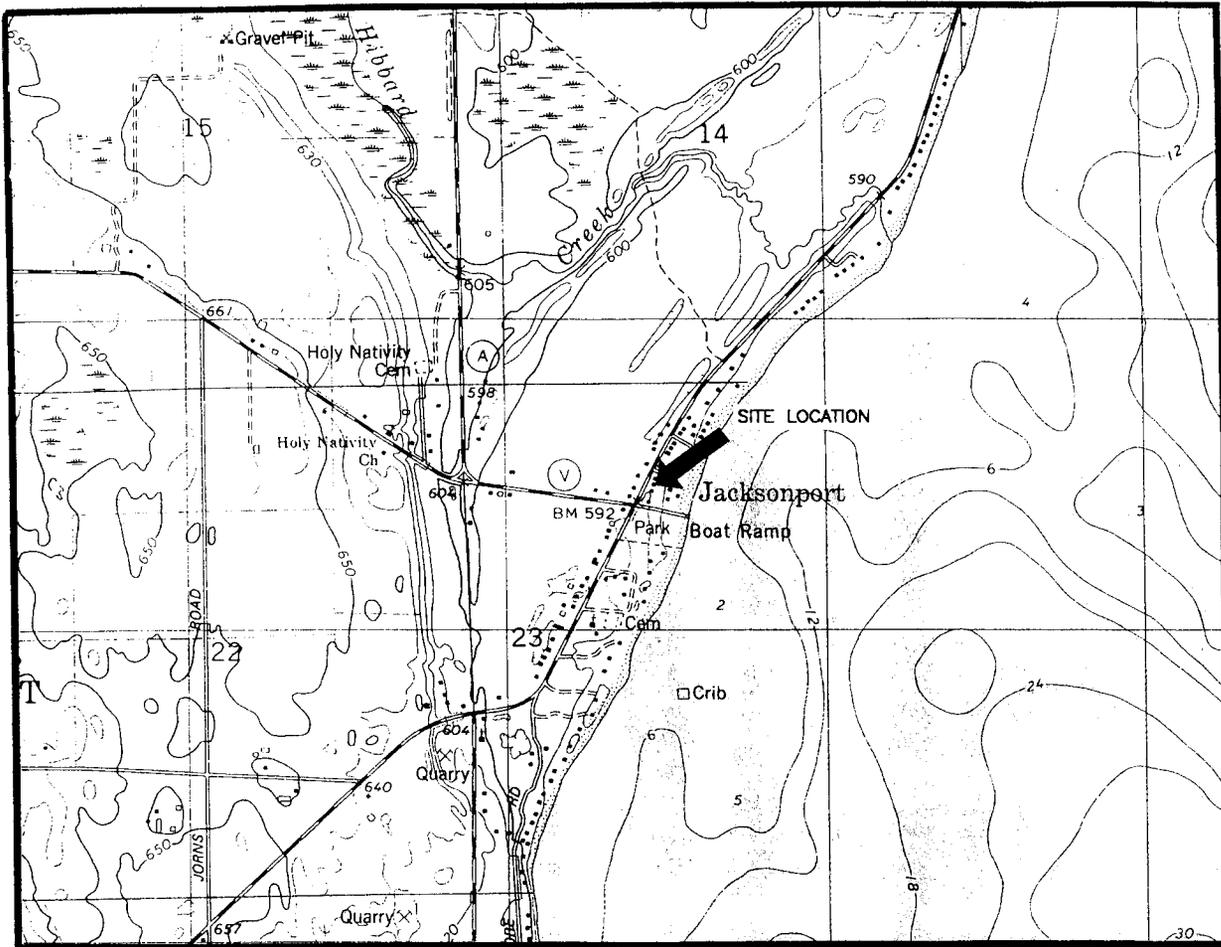
Notary Public, State of Wisconsin

My commission 7-06-2003

This document was drafted by the Wisconsin Department of Commerce and Northern Environmental Technologies, Incorporated.

4. A tract of land in Government Lot 1, 23-29-27 described as: Commencing at the intersection of the south line of Government Lot 1 and the centerline of STH 57; thence northerly along said centerline 345 feet to the point of beginning; thence continue northerly along said centerline 85 feet; thence southeasterly 200 feet; thence southerly 85 feet; thence northwesterly to the point of beginning.

016-00-23292721XS



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

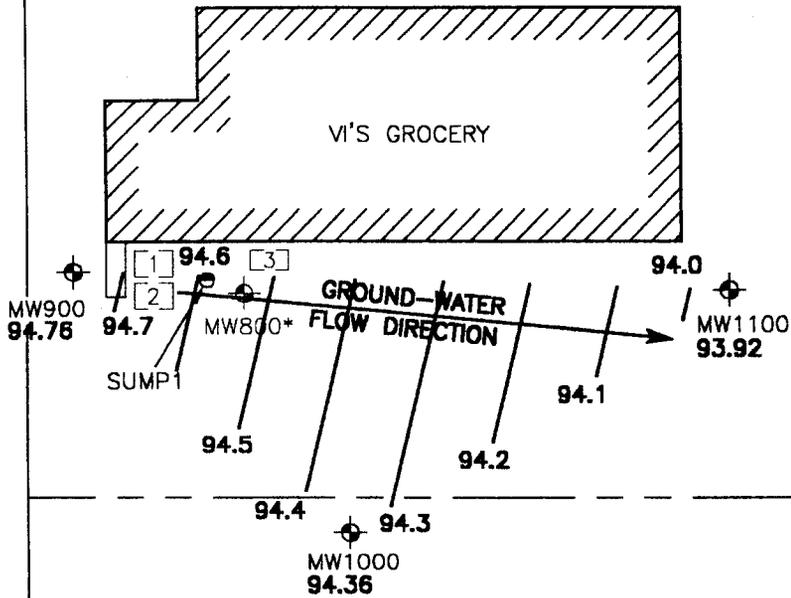


BASE MAP SOURCE: USGS JACKSONPORT, WISCONSIN 7.5 MINUTE QUADRANGLE (REVISED 1982)\*

QUADRANGLE LOCATION

DRAWN BY: TGH	PROJECT: VGS330714	DATE: 4/6/98	<p>FIGURE 1 SITE LOCATION AND LOCAL TOPOGRAPHY VI'S GROCERY STORE JACKSONPORT, WISCONSIN</p>
REV. DATE	<p>THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.</p>		
<p><b>Northern Environmental</b> Hydrologists • Engineers • Geologists</p>			<p>FOR: VI'S GROCERY STORE</p>

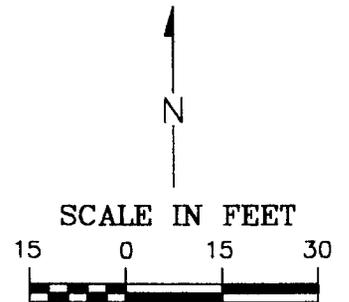
HIGHWAY 57



LEGEND

- FORMER USTs  
1-550 GALLON GASOLINE  
2-500 GALLON GASOLINE  
3-300 GALLON FUEL OIL
- APPROXIMATE PROPERTY BOUNDARY
- MW1000 MONITORING WELL LOCATION
- MW800\* \*MONITORING WELL REMOVED DURING THE REMEDIAL EXCAVATION

PRIVATE WELL



DRAWN BY: SXM PROJECT: VGS-0714 DATE: 9/23/99

REV. DATE THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

FIGURE 3  
GROUND-WATER ELEVATION CONTOUR MAP (8/26/99)  
VI'S GROCERY  
JACKSONPORT, WISCONSIN

**Northern Environmental**<sup>SM</sup>  
Hydrologists • Engineers • Geologists

FOR: VI'S GROCERY

Table 1 Ground-Water Analytical Results, Vi's Grocery Store, Jacksonport, Wisconsin

Well ID	Date Sampled	Relevant and Significant Analytical Results (µg/l)												
		Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	Ethylbenzene	Isopropylbenzene	Methylene Chloride	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzenes	Xylenes
WAC NR140 ES (µg/l)	1.5	0.5	NE	NE	NE	140	NE	0.5	12	8	NE	68.6	96	124
WAC NR140 PAL (µg/l)	15	5	NE	NE	700	NE	5	5	60	40	NE	343	480	620
MW800	05/14/98	2.7 "J"	1000	270	23	150	56	<5.8	6.2	340	19 "J"	1700	2220	6400
	08/11/98	--	940	--	--	220	220	--	6.2	340	--	2400	1930	4100
SUMP 1	11/13/98	--	470	--	--	85	--	--	3.5 "J"	340	--	1800	2900	5600
	02/15/99	--	230	--	--	170	190	--	180	400	--	5700	2620	11400
	05/21/99	--	15	--	--	350	360	--	6 "J"	470	--	2400	3280	9100
	08/26/99	--	<3.2	--	--	350	350	--	<3.1	480	--	1500	3100	7200
MW900	05/14/98	<1.0	<0.32	<0.23	<0.34	<0.34	<0.34	<0.29	<0.31	<0.88	<0.3	<0.35	<0.99	<1
	08/11/98	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	11/13/98	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	02/15/99	--	<0.25	--	--	<0.32	--	--	<0.21	<0.73	--	<0.38	<0.70	<1.04
	05/21/99	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	08/26/99	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<0.98
MW1000	05/14/98	<1.0	<0.32	<0.23	<0.34	<0.34	<0.34	<0.29	<0.31	<0.88	<0.3	<0.35	<0.99	<1
	08/11/98	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	11/13/98	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	02/15/99	--	<0.25	--	--	<0.32	--	--	<0.21	<0.73	--	<0.38	<0.70	<1.04
	05/21/99	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	08/26/99	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<0.98
MW1100	05/14/98	<1.0	<0.32	<0.23	<0.34	<0.34	<0.34	<0.29	<0.31	<0.88	<0.3	<0.35	<0.99	<1
	08/11/98	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	11/13/98	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	02/15/99	--	<0.25	--	--	<0.32	--	--	<0.21	<0.73	--	<0.38	<0.70	<1.04
	05/21/99	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	08/26/99	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<0.98
PW1	04/17/98	--	<0.32	<0.23	<0.34	<0.34	<0.34	<0.29	<0.31	<0.88	<0.3	<0.35	<0.99	<1
	11/13/98	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	02/15/99	--	<0.25	--	--	<0.32	--	--	1.1	<0.73	--	<0.38	<0.70	<1.04
	05/21/99	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<1
	08/26/99	--	<0.32	--	--	<0.34	--	--	<0.31	<0.88	--	<0.35	<0.99	<0.98
PW2	10/28/99	--	<0.32	--	--	<0.34	--	1.7	<0.31	<0.88	--	<0.35	<0.99	<0.98
PW3	10/28/99	--	<0.32	--	--	<0.34	--	1.8	<0.31	<0.88	--	<0.35	<0.99	<0.98
PW4	10/28/99	--	<0.32	--	--	<0.34	--	3.2	<0.31	<0.88	--	<0.35	<0.99	<0.98

Key:  
 µg/l = micrograms per liter  
 WAC = Wisconsin Administrative Code  
 PAL = Preventive Action Limit  
 ES = Enforcement Standard  
 NE = Not established by Wisconsin Administrative Code  
 "J" = Analyte detected between Limit of Detection and Limit of Quantitation  
 -- = Not analyzed  
 [redacted] = NR 140 WAC Preventive Action Limit Exceeded  
 [redacted] = NR 140 WAC Enforcement Standard Exceeded

**Table 2 Water Level Data, Vi's Grocery Store, Jacksonport, Wisconsin**

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW800*	102.35	102.00	05/14/98	5.60	5.95	96.40
			07/09/98	5.46	5.81	96.54
			08/11/98	6.47	6.82	95.53
MW900	100.95	100.58	05/14/98	3.97	4.34	96.61
			07/09/98	3.83	4.20	96.75
			08/11/98	4.80	5.17	95.78
			11/13/98	6.03	6.40	94.55
			02/15/99	5.39	5.76	95.19
			05/21/99	5.11	5.48	95.47
			08/26/99	5.82	6.19	94.76
MW1000	102.58	102.30	05/14/98	5.99	6.27	96.31
			07/09/98	5.90	6.18	96.40
			08/11/98	6.91	7.19	95.39
			11/13/98	8.08	8.36	94.22
			02/15/99	7.39	7.67	94.91
			05/21/99	7.17	7.45	95.13
			08/26/99	7.94	8.22	94.36
MW1100	102.83	105.24	05/14/98	9.34	6.93	95.90
			07/09/98	9.25	6.84	95.99
			08/11/98	10.35	7.94	94.89
			11/13/98	11.34	8.93	93.90
			02/15/99	10.34	7.93	94.90
			05/21/99	10.49	8.08	94.75
			08/26/99	11.32	8.91	93.92
SUMP			11/13/98	7.38	---	---
			02/15/99	6.71	---	---
			05/21/99	6.47	---	---
			08/26/99	7.18	---	---

\* = well removed during excavation

Table 3 Inorganic Ground-Water Quality Data, Vi's Grocery, Jacksonport, Wisconsin

Well Number	Sample Date	Temperature (° F)	pH (su)	Conductivity (µMho/cm)	O.R.P. (mV)	D.O. (mg/l)	Nitrate (mg/l)	Manganese (mg/l)	Iron (mg/l)	Sulfate (mg/l)
MW800	08/11/98	64.8	6.80	390	<-80	0.39	0	0.18	0	50
Sump 1	11/13/98	60.7	7.10	570	-80	0.70	0	NA	0.8	<50
	02/15/99	50.3	7.00	450	<-80	0.31	0	>0.70	2.5	<50
	05/21/99	56.5	6.98	540	<-80	0.64	0	>0.70	4.2	<50
MW900	08/11/98	62.5	7.40	300	65	0.50	0	0.20	0	<50
	11/13/98	55.5	7.60	370	205	0.65	0.4	NA	0	<50
	02/15/99	51.1	7.30	330	180	0.62	0	.03	0	<50
MW1000	05/21/99	61.9	7.56	350	155	1.41	0	0.15	0	60
	08/11/98	65.3	7.40	350	95	0.59	0	0.07	0	<50
	11/13/98	56.0	7.30	830	210	0.74	0	NA	0	<50
MW1100	02/15/99	49.4	7.20	520	175	0.42	0	.04	0	<50
	05/21/99	56.8	7.42	860	110	1.15	0	0.20	0	90
	08/11/98	63.9	7.50	320	125	2.01	0	0.20	0	<50
	11/13/98	54.5	7.30	520	170	2.11	0	NA	0.8	<50
	02/15/99	50.5	7.30	300	205	3.57	0	0.04	0	<50
	05/21/99	58.6	7.36	610	NA	0.74	NA	NA	NA	NA

Note:

- D.O. = dissolved oxygen
- O.R.P. = oxygen-reduction potential
- COND. = specific conductance
- mg/l = milligrams per liter
- mV = millivolts
- su = standard units
- µMho/cm = microMhos per centimeter
- NA = not analyzed