

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

This is a:	New Submittal
BRRTS ID (no dashes):	0331223309
Comm # (no dashes):	54216151907
County:	Kewaunee
Region:	Commerce
Site name:	QSO Quality Q-Mart #204
Street Address:	707 Ellis St
City:	Kewaunee
Closure Date	2000-06-02
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	718179.937567132
Northing (Y):	445817.44955113
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



ENVIRONMENTAL & REGULATORY SERVICES
2129 Jackson Street
Oshkosh, Wisconsin 54901
Fax: (920) 424-0217
TDD #: (608) 264-8777
www.commerce.state.wi.us
Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

March 27, 2000

Quality State Oil Company, Inc.
Attn: Bernie Nowicki
2201 Calumet Drive
Sheboygan Wi 53083

June 2, 2000

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

RE: **Commerce # 54216-1519-07**
QSO Quality Q-Mart #204, 707 Ellis Street, Kewaunee, WI

Case Closure [conditional upon receipt of documentation]

Dear Mr. Nowicki:

On February 22, 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, as well as other correspondence in the case file:

- *Site Investigation Workplan, July 21, 1999*
- *UST Closure Assessment Report, September 29, 1999*
- *Site Investigation and Request for Case Closure, February 15, 2000*

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 # 54216-1519-07**
QSO Quality Q-Mart #204
707 Ellis Street, Kewaunee, WI

March 27, 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 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-100, 200, 300 and 400. 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 (with enclosure)
electronic case file

After review of the requested information submitted on April 13 & May 30, 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

June 2, 2000

367296

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

VOL 346 PAGE 175

RECEIVED FOR RECORD
100 MAY 24 PM 2 44

MARILYN G. MUELLER
REGISTER OF DEEDS
KEWAUNEE COUNTY
Bd 14⁰⁰

Legal Description of the Property:

In Re: Commencing Seventy-seven (77) feet West from the Southwest corner of Block Three (3), thence North One Hundred Fifty (150) feet, thence West One Hundred Ten (110) feet, thence South One Hundred Fifty (150) feet, thence East One Hundred Ten (110) feet to the place of beginning, in the City of Kewaunee, Wisconsin.

Recording Area

Name and Return Address

Quality State Oil Co., Inc.
2201 Calumet Drive
Sheboygan, Wisconsin 53083

WILLIAM J GOEBEL

STATE OF WISCONSIN)
) ss
COUNTY OF KEWAUNEE)

Parcel Identification Number (PIN)

Section 1. Quality State Oil Co., Inc. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exists on this property in the area of soil boring B800 and soil sample S12 as shown in Attachment 1, identified as Figure 1.

Section 3. 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:

Residual petroleum contaminated soil remains on this property at the following locations as shown in Attachment 1, identified as Figure 1: soil boring B800, diesel range organic concentrations at 340 milligrams per kilogram (mg/kg); soil sample S12, gasoline range organic concentrations at 760 mg/kg, ethylbenzene at 5000 micrograms per kilogram (µg/kg), toluene at 2700 µg/kg, and xylenes at 64000 µg/kg. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable statutes and rules.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this notice of contamination to the property is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with all applicable statutes and rules.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are 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 restrictions 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 restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are 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 11TH day of MAY, 2000.

By signing this document, Gregory B. Bultman and Deborah DeBlacy acknowledge that they are dully authorized to sign this document on behalf of Quality State Oil Co., Inc., a Wisconsin Corporation.

Signature: [Handwritten Signature]

Printed Name: Gregory B. Bultman

Title: President

Signature: [Handwritten Signature]

Printed Name: Deborah DeBlacy

Title: Secretary/Treasurer

Subscribed and sworn to before me

this 11TH day of MAY, 2000

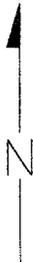
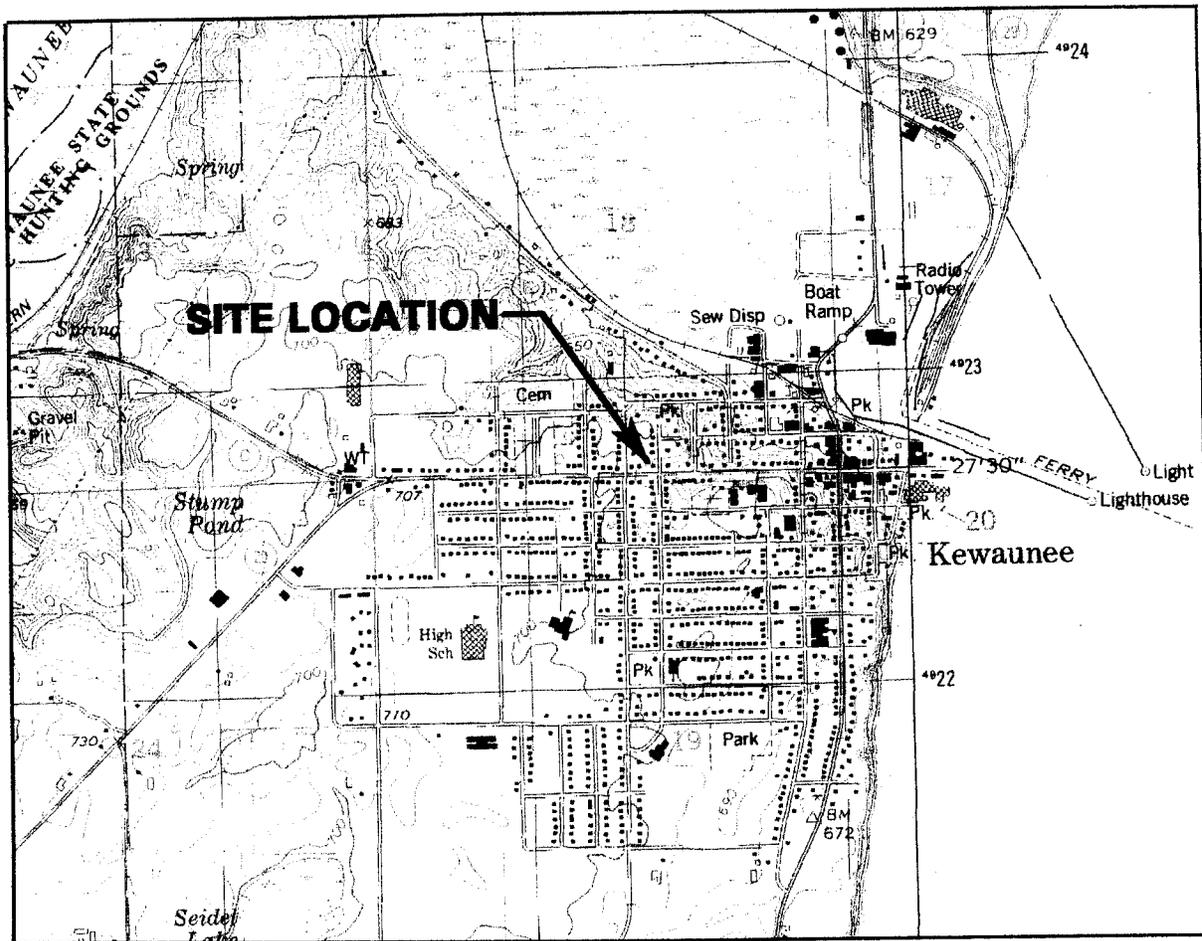
[Handwritten Signature]

Notary Public, State of WISCONSIN

My commission 9/10/2000

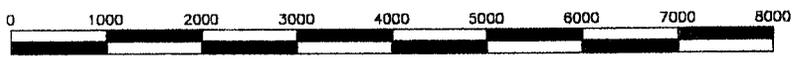
This document was drafted by the Wisconsin Department of Commerce.





SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS KEWAUNEE, WISCONSIN 7.5 MINUTE QUADRANGLE (REVISED 1978)

QUADRANGLE LOCATION

DRAWN BY: SXM PROJECT: QSO-0928 DATE: 7/14/99

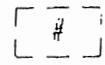
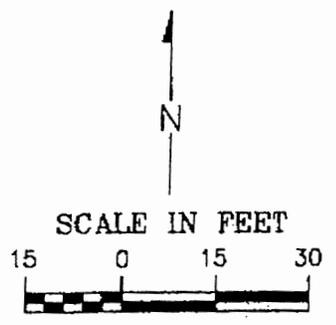
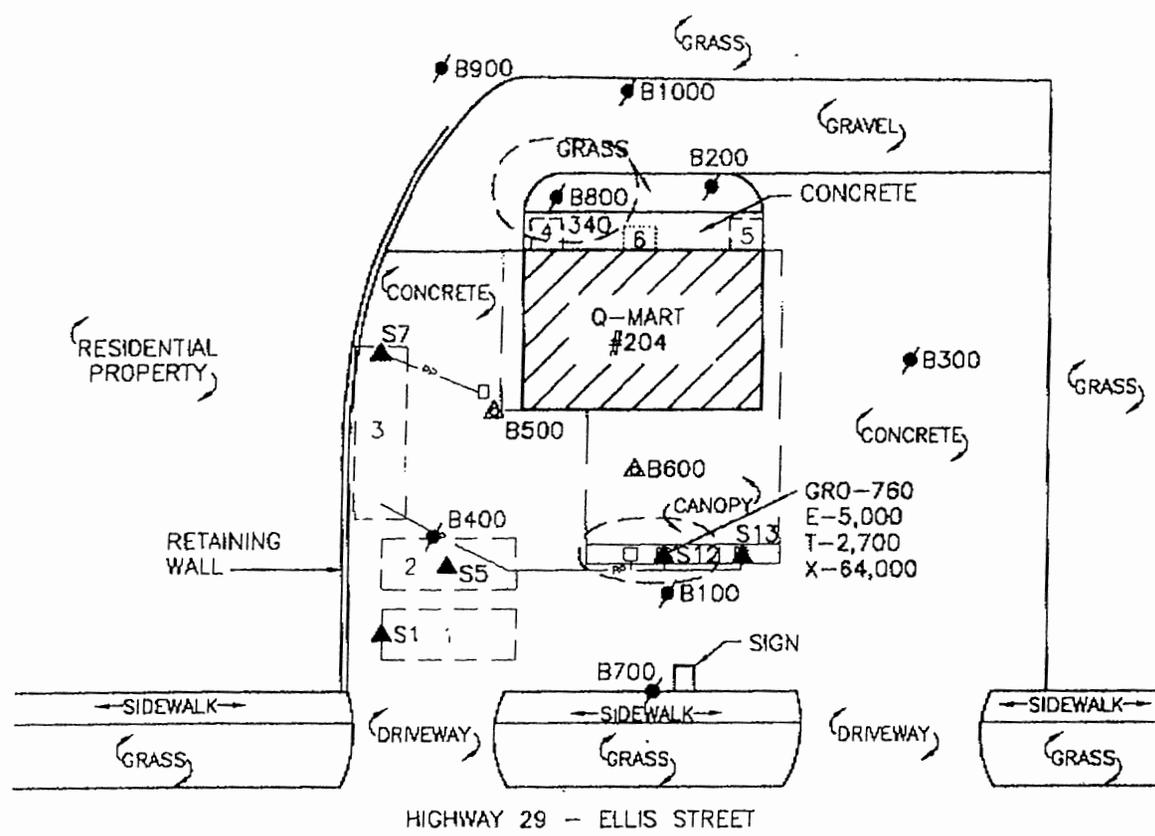
REV. DATE THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

FIGURE 1
SITE LOCATION AND LOCAL TOPOGRAPHY
Q-MART #204
KEWAUNEE, WISCONSIN

Northern Environmental SM
Hydrologists • Engineers • Geologists

FOR: QUALITY STATE OIL CO., INC.

ATTACHMENT 1



- FORMER UST LOCATION**
- 1 = 8,000 GALLON UNLEADED GASOLINE
 - 2 = 8,000 GALLON UNLEADED GASOLINE
 - 3 = 10,000 GALLON UNLEADED GASOLINE
 - 4 = 550 GALLON FUEL OIL
 - 5 = 550 GALLON WASTE OIL



FORMER 300 GALLON FUEL OIL AST



FORMER DISPENSER LOCATION



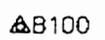
ESTIMATED EXTENT OF REMAINING PETROLEUM CONSTITUENTS IN THE SOIL ABOVE RCLS



FORMER PRODUCT PIPING



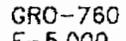
HOLLOW STEM AUGER SOIL BORING LOCATION WITH DIESEL RANGE ORGANIC (DRO) CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM (mg/kg)



HAND AUGER SOIL BORING LOCATION



SOIL SAMPLE SUBMITTED FOR LABORATORY ANALYSIS FROM UST CLOSURE ASSESSMENT



GRO - GASOLINE RANGE ORGANIC CONCENTRATION IN mg/kg
 E - ETHYLBENZENE CONCENTRATION IN µg/kg
 T - TOLUENE CONCENTRATION IN µg/kg
 X - XYLENE CONCENTRATION IN µg/kg

DRAWN BY: KRE PROJECT: QSO-0928 DATE: 05/04/00

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Northern Environmental
 Hydrologists • Engineers • Geologists

FIGURE 1
 EXTENT OF PETROLEUM IMPACTED SOIL
 QSO QUALITY Q-MART #204
 KEWAUNEE, WISCONSIN

FOR: QUALITY STATE OIL CO., INC.

Well ID	Date Sampled	Relevant and Significant Analytical Results (µg/l)								
		Lead	Benzene	Ethylbenzene	MTBE	Toluene	Trimethylbenzene	Xylenes	Anthracene	Phenanthrene
WAC PAL (µg/l)		1.5	0.5	140	12	68.6	96	124	600	NE
WAC ES (µg/l)		5	5	700	60	343	480	620	3000	NE
MW100	07/19/99	< 1	< 0.32	< 0.34	11	< 0.35	< 0.99	< 0.98	---	---
	10/19/99	3.0	< 0.25	< 0.32	11	< 0.38	< 0.70	< 1.04	---	---
MW200	07/19/99	3.0	< 0.32	< 0.34	< 0.31	< 0.35	< 0.99	< 0.98	0.17	0.17 "J"
	10/19/99	< 1	< 0.25	< 0.32	9	< 0.38	< 0.70	< 1.04	---	---
MW300	07/19/99	< 1	< 0.32	< 0.34	< 0.31	< 0.35	< 0.99	< 0.98	---	---
	10/19/99	---	< 0.25	< 0.32	< 0.21	< 0.38	< 0.70	< 1.04	---	---
MW400	07/29/99	< 1	< 0.32	< 0.34	7.6	< 0.35	< 0.99	< 0.98	---	---
	10/19/99	---	< 0.25	< 0.32	0.44 "J"	< 0.38	< 0.70	< 1.04	---	---

Key:

MTBE = Methyl Tertiary-Butyl Ether

µg/l = micrograms per liter

WAC = Wisconsin Administrative Code

PAL = Preventive Action Limit

ES = Enforcement Standard

NE = Not established by WAC

"J" = Analyte detected between Limit of
and Limit of Quantitation

--- = Not analyzed

 = WAC Preventive Action Limit Exce

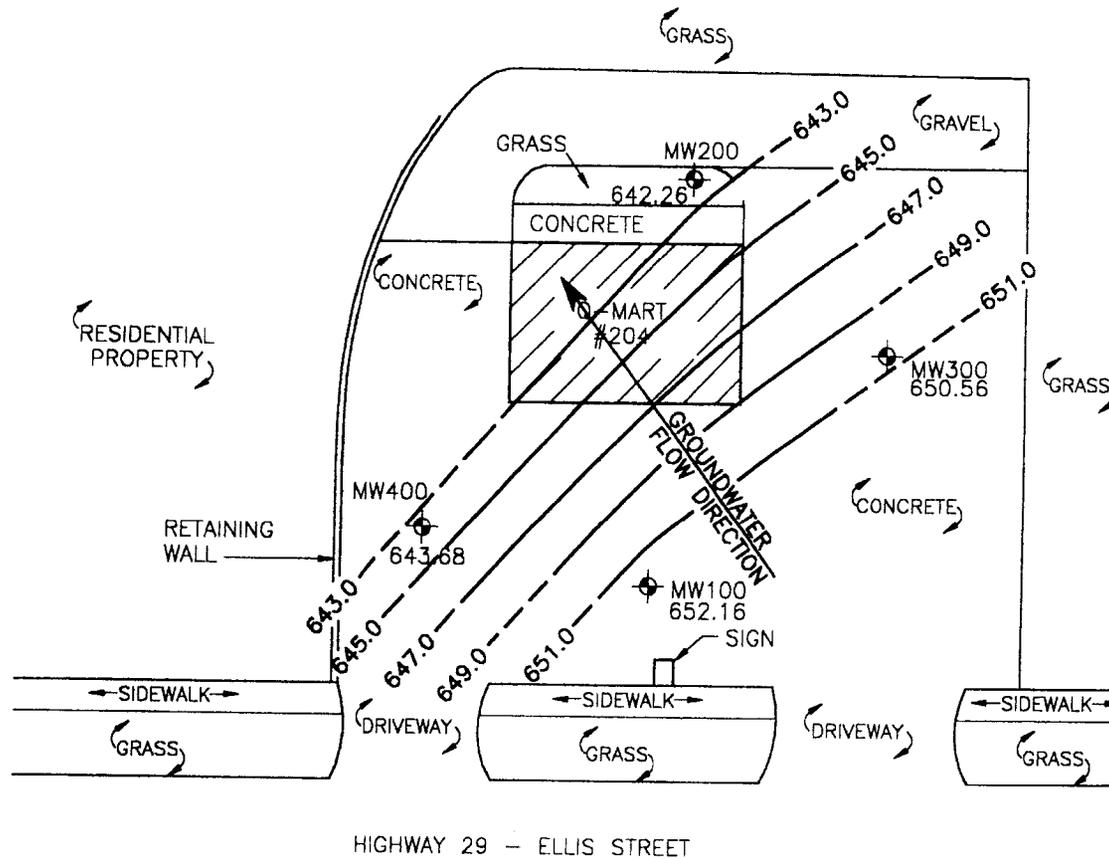
32

Table 4 Soil Analytical Results, Quality State Oil Co., Inc., QSO Quality Q-Mart #204, Kewaunee, Wisconsin

Sample Number	Sample Depth (feet)	Date Sampled	GRO (mg/kg)	Relevant and Significant Analytical Results (µg/kg)						
				Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
WAC RCL			100	5.5	2900	NE	1500	NE	NE	4100
S1	13	06/28/99	< 10	< 25	35	< 25	< 25	< 25	< 25	< 50
S5	13	06/28/99	< 10	< 25	< 25	< 25	< 25	< 25	< 25	< 50
S7	14	06/28/99	< 10	< 25	< 25	< 25	< 25	< 25	< 25	< 50
S12	2.5	06/28/99	760	< 500	5000	< 500	2700	78000	28000	64000
S13	2.5	06/28/99	< 10	< 25	< 25	< 25	< 25	< 25	< 25	< 50

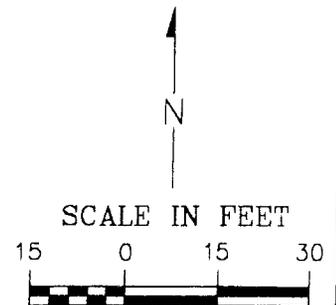
Key:

- GRO = Gasoline Range Organics
- MTBE = Methyl-Tertiary-Butyl-Ether
- mg/kg = milligrams per kilogram
- µg/kg = micrograms per kilogram
- NE = Not Established by Wisconsin Administrative Code (WAC)
- RCL = Residual Contaminant Level
- 120** = WAC Residual Contaminant Level Exceeded



LEGEND

- ⊕ MW100 MONITORING WELL LOCATION
- ⊕ MW100 MONITORING WELL LOCATION AND GROUNDWATER ELEVATION ON 10/19/99
- 643.0 GROUNDWATER CONTOUR LINE; DASHED WHERE INFERRED
CONTOUR LINE INTERVAL = 2.0 FEET



DRAWN BY: KRE	PROJECT: QSO-0928	DATE: 01/17/00	FIGURE 6 GROUNDWATER ELEVATION CONTOUR MAP (10/19/99) QSO QUALITY Q-MART #204 KEWAUNEE, WISCONSIN
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.		
Northern Environmental Hydrologists · Engineers · Geologists			FOR: QUALITY STATE OIL CO., INC.

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