

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
William R. Selbig, Regional Director

Northeast Region Headquarters  
1125 N. Military Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5800  
FAX 920-492-5913  
TDD 920-492-5912

June 28, 1999

Mr. Mike Kolstad  
Elks Country Club #687  
200 E. Waldo Blvd.  
Manitowoc, WI. 54220

SUBJECT: Groundwater Use Restriction for Elks Country Club #687,  
200 E. Waldo Blvd., Manitowoc, WI.  
WDNR LUST/ERP Case # 03-36-121071

Dear Mr. Kolstad;

On June 3, 1999, the Northeast Region Closeout Committee completed a review of the above referenced contamination case. Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above named site has been remediated to the extent practicable under current site conditions. The Committee has approved this case for closure pending the filing of a groundwater use restriction which meets the requirements of NR 726.05(8)(am). Attached is an example of a groundwater use restriction.

Please complete a draft of the restriction and return to this office with a copy of the deed/legal description and a site survey if available, for approval by the Department. Pending Department approval the restriction can be filed with the Manitowoc Register of Deeds and a copy of the filed restriction sent to this office. Only when the Department has received documentation that the restriction has been filed with the County Register of Deeds Office and the monitoring wells abandoned according to 141 Wis. Adm. Code will the Department consider the site closed.

Thank you for your cooperation in this matter. If you have any question please contact me at 920-492-5864.

Sincerely,

James R. Reyburn  
Project Manager  
Bureau of Remediation & Redevelopment

Cc: Karl Schludes - Robert E Lee & Associates, P.O. Box 2100, Green Bay, WI. 54306-2100

352010

between THE LAKEVILLE COUNTRY CLUB, sometimes written LAKEVILLE COUNTRY CLUB, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Manitowoc, Wisconsin, party of the first part, and THE TRUSTEES OF MANITOWOC LODGE NO. 687, BENEVOLENT AND PROTECTIVE ORDER OF ELKS, party Y of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of

One Dollar and other valuable consideration

to it paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part Y of the second part, their successors and assigns forever, the following described real estate, situated in the County of Manitowoc and State of Wisconsin, to-wit:

All of Lots lettered "D" and "E" of the subdivision of the northeast quarter (25<sup>1</sup>/<sub>4</sub>) of Section Number seventeen (17), Township number nineteen (19) North of Range Number Twenty-four (24) East;

Also, all of Lot Number Nine (9) of the subdivision of Lot Number One (1) of Section Number Twenty (20) Township number nineteen (19), North of Range Number Twenty-four (24) East, excepting parcel sold to Manitowoc County for highway purposes by Deed recorded in Volume 175 of Deeds, page 1;

Also, that part of Raines Subdivision of Lots six (6), seven (7) and eight (8) of the subdivision of Government Lot One (1), Section Number Twenty (20), Township Number nineteen (19) North of Range Number Twenty-four (24) East lying North of a line described as follows:

Commencing at a point on the West line a total of One hundred Fifty-four (154) feet southerly from the Northwest corner of said Raines subdivision to the North eighty-nine degrees (89°) Twenty-three minutes (23'), fifteen seconds (15") East (true) a distance of 408.2 feet more or less to the northeasterly line of said Raines Subdivision subject to the covenants and agreements contained in that certain Warranty Deed recorded in Volume 104 of Deeds, page 332, document number 331625, records of the Register of Deeds for Manitowoc County, Wisconsin.

All lying and being in the City of Manitowoc, Manitowoc County, Wisconsin.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said part Y of the second part, and to their successors heirs and assigns FOREVER.

And the said The Lakeside Country Club party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part Y of the second part, their successors heirs and assigns, that at the time of the encasing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part Y of the second part, their successors heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

In Witness Whereof, the said The Lakeside Country Club

party of the first part, has caused these presents to be signed by F. M. Tidmarsh its President, and countersigned by H. A. Kugler its Secretary, at Manitowoc, Wisconsin, on this 13th day of April, A.D. 1956, said corporation having no seal.

SIGNED AND SEALED IN PRESENCE OF

THE LAKEVILLE COUNTRY CLUB Corporate Name

F. A. Murphy  
F. A. Murphy  
Beatrice Koch  
Beatrice Koch

F. M. Tidmarsh  
COUNTERSIGNED: F. M. Tidmarsh President  
H. A. Kugler  
H. A. Kugler Secretary

NOTE - The names of the parties to this instrument and of the witnesses and notary must be printed or typewritten thereon in entire to be valid.

STAMPS OTHER SIDE



required. Upon the receipt of such a request, The Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 1 day of October, 1999.

By signing this document, Mr. Michael Kolstad is duly authorized to sign this document on behalf of The Trustees of Manitowoc Lodge No. 687, Benevolent and Protective Order of Elks.

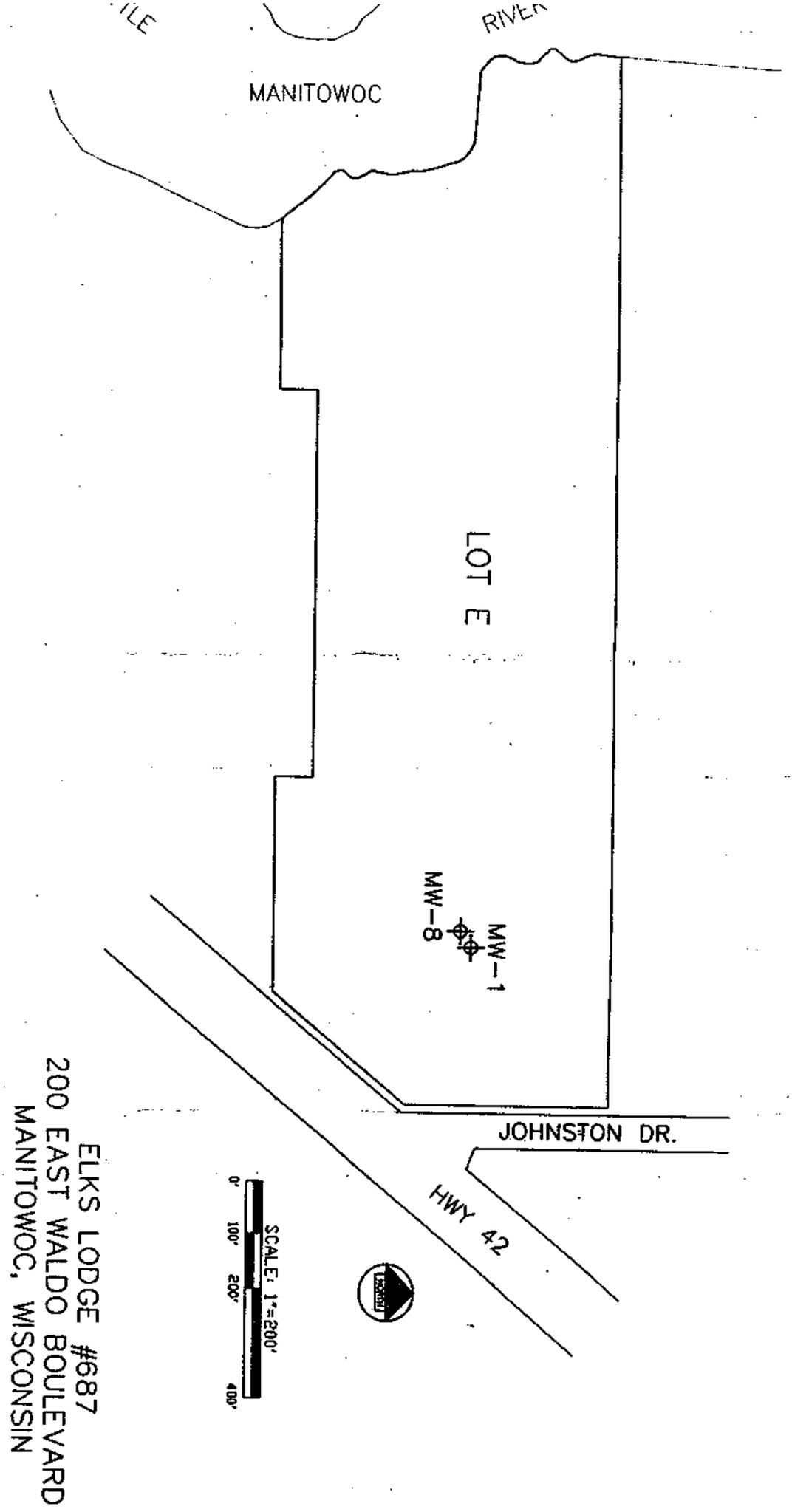
Signature: M. C. Kolstad  
Printed Name: MIKE Kolstad, A/K/A M.C. Kolstad  
Title: Treasurer

Subscribed and sworn to before me this 1st day of OCTOBER, 1999  
Notary Public, State of Wisconsin.

My commission 9.2.01

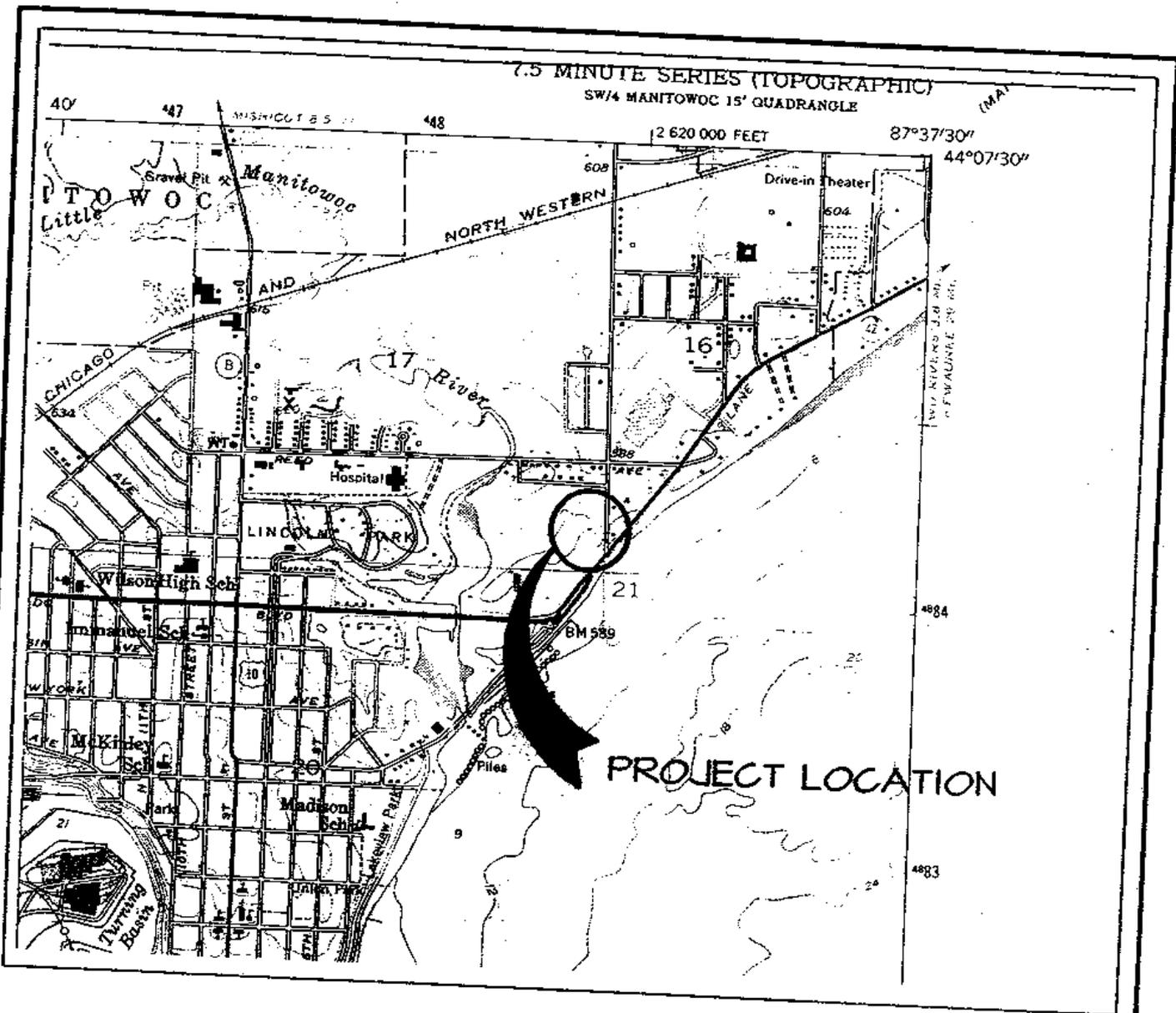
This document was drafted by the Wisconsin Department of Natural Resources.

Notary Name D. J. Diederich  
David J. Diederich



ELKS LODGE #687  
 200 EAST WALDO BOULEVARD  
 MANITOWOC, WISCONSIN

FIGURE 1



## LOCATION MAP

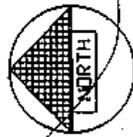
ELKS CLUB #687  
200 E. WALDO BLVD.  
CITY OF MANITOWOC  
MANITOWOC COUNTY, WISCONSIN



1" = 2000'

FIGURE 1

NOTE:  
SOIL BORINGS #2-#10 WERE  
COMPLETED ON 10-15-97  
BY BEST, INC. (G.J.W.)



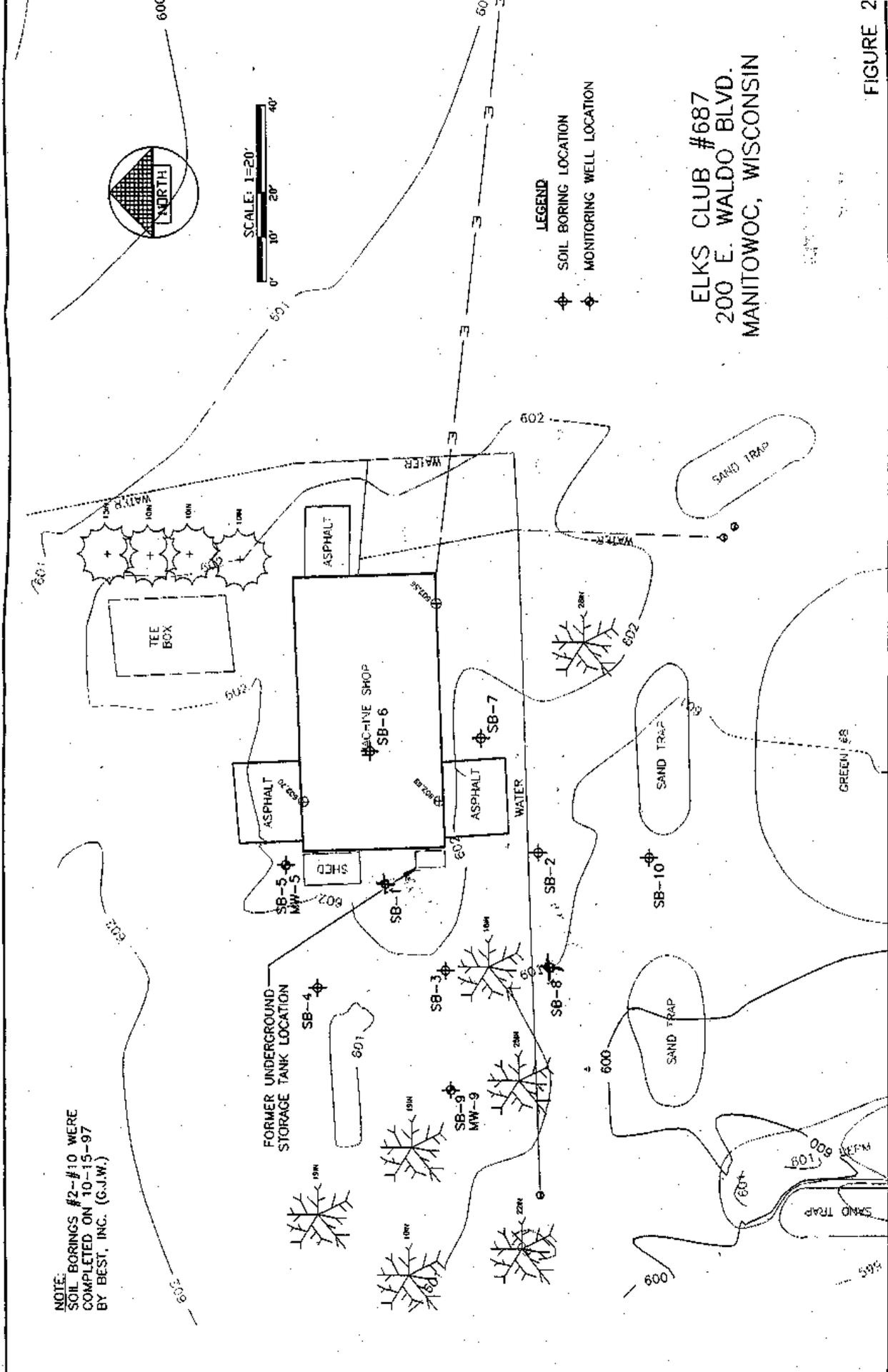
SCALE: 1"=20'  
0 10' 20' 40'

**LEGEND**

- ◆ SOIL BORING LOCATION
- ◆ MONITORING WELL LOCATION

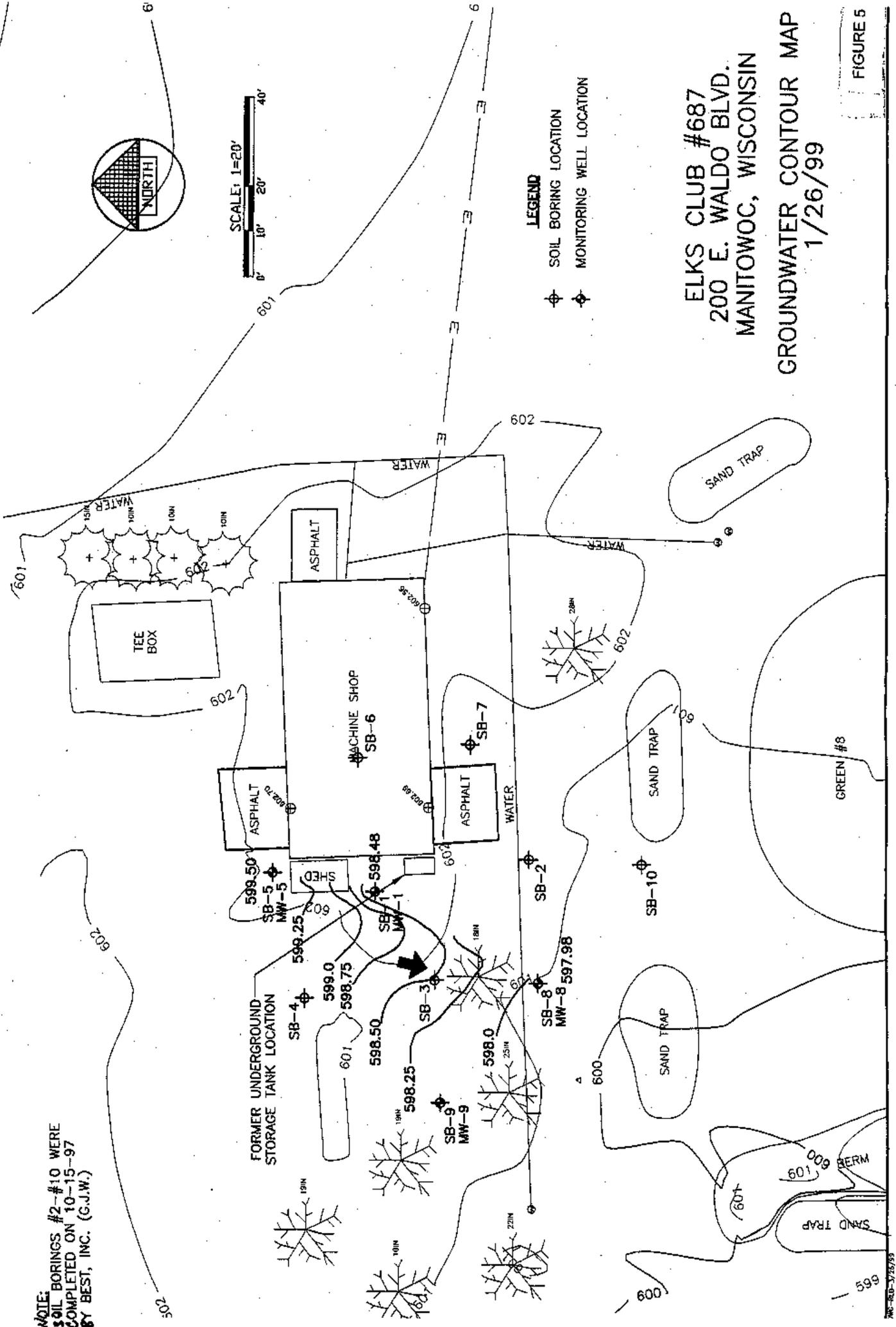
ELKS CLUB #687  
200 E. WALDO BLVD.  
MANITOWOC, WISCONSIN

FIGURE 2



03/01/98 14:29/232851

NOTE:  
 SOIL BORINGS #2-#10 WERE  
 COMPLETED ON 10-15-97  
 BY BEST, INC. (G.J.W.)



ELKS CLUB #687  
 200 E. WALDO BLVD.  
 MANITOWOC, WISCONSIN  
 GROUNDWATER CONTOUR MAP  
 1/26/99

**ELKS LODGE #687**  
**Table 4**  
**Groundwater Analytical Results**

Parameter (ppb)	ES	PAL	MW-1					
			10/15/97*	1/15/98	4/28/98	7/7/98	10/21/98	1/26/99
<b>VOCs</b>								
Benzene	5	0.5	267	216	90.8	189	120	53
1,2-Dichloroethane	5	0.5	ND	ND	<1.0	<200.0	NA	<3.7
Ethylbenzene	700	140	661	689	835	1060	847	990
Methyl-Tert-Butyl-Ether	60	12	ND	ND	<100	<200.0	<10.0	<3.2
Naphthalene	40	8	240	156	198	<200.0	297	280
Toluene	343	68.6	2490	3170	1240	1580	540	330
Total Trimethylbenzene	480	96	119.2	1347	860	1210	975	1050
Total Xylene	620	124	4014	4650	2398	3173	1754	1920
<b>RNA Indicators</b>								
Sulfate			NA	NA	33.9	17.3	9.93	5.9
Nitrate	10	2	NA	NA	2.79	2.26	<0.3	0.82
Methane	—	—	NA	NA	<1.0	NA	NA	NA
Iron	—	—	NA	NA	0.1	0.1	0	0.1
Dissolved Oxygen	—	—	NA	NA	1.5	3.9	2.7	1.0

Parameter (ppb)	ES	PAL	MW-5					
			12/4/97*	1/15/98*	4/28/98	7/7/98	10/21/98	1/26/99
<b>VOCs</b>								
Benzene	5	0.5	ND	ND	<0.5	<0.5	<0.5	<0.27
1,2-Dichloroethane	5	0.5	ND	ND	<1.0	<1.0	NA	<0.37
Ethylbenzene	700	140	ND	ND	<1.0	<1.0	<1.0	<0.32
Methyl-Tert-Butyl-Ether	60	12	1.27	ND	<1.0	<1.0	<1.0	<0.32
Naphthalene	40	8	ND	ND	<1.0	<1.0	<1.0	<0.35
Toluene	343	68.6	170	ND	<1.0	<1.0	<1.0	<0.27
Total Trimethylbenzene	480	96	2.24	ND	<1.0	<1.0	<1.0	<0.27
Total Xylene	620	124	1.10	ND	<1.0	<1.0	<1.0	<0.43
<b>RNA Indicators</b>								
Sulfate			NA	NA	21.1	15.4	16.6	15
Nitrate	10	2	NA	NA	10.6	10.0	11.1	8.6
Methane	—	—	NA	NA	<1.0	NA	NA	NA
Iron	—	—	NA	NA	0.1	0.1	0.1	0.1
Dissolved Oxygen	—	—	NA	NA	5.7	8.5	6.3	6.4

\* Site investigation samples. Only PVOCs are shown.  
 NA = Not analyzed.

# ELKS LODGE #687

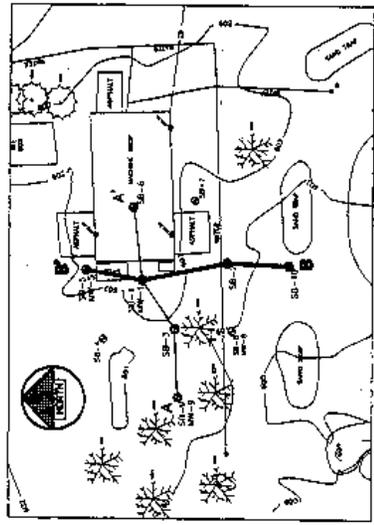
## Groundwater Analytical Results

Parameter (ppb)	ES	PAL	MW-8					
			12/4/97*	1/15/98*	4/28/98	7/7/98	10/21/98	1/26/99
<b>VOCs</b>								
Benzene	5	0.5	0.625	ND	1.67	—	1.49	2.27
1,2-Dichloroethane	5	0.5	51	53	38.4	—	NA	64.6
Ethylbenzene	700	140	ND	ND	<1.0	4.09	<1.0	<0.32
Methyl-Tert-Butyl-Ether	60	12	19.8	16.4	18.6	33	26.2	11
Naphthalene	40	8	ND	ND	<1.0	<1.0	<1.0	<0.35
Toluene	343	68.6	ND	ND	<1.0	<1.0	<1.0	0.33
Total Trimethylbenzene	480	96	ND	ND	<1.0	<1.0	<1.0	0.40
Total Xylene	620	124	ND	ND	<1.0	<1.0	<1.0	<0.43
<b>RNA Indicators</b>								
Sulfate			NA	NA	49.8	32.5	31.8	33
Nitrate	10	2	NA	NA	1.01	<0.3	<0.3	0.48
Methane	—	—	NA	NA	11.0	NA	NA	NA
Iron	—	—	NA	NA	0.1	0.2	0.1	0.1
Dissolved Oxygen	—	—	NA	NA	1.9	3.4	1.8	1.8

Parameter (ppb)	ES	PAL	MW-9					
			12/4/97*	1/15/98*	4/28/98	7/7/98	10/21/98	1/26/99
<b>VOCs</b>								
Benzene	5	0.5	ND	ND	<0.5	<0.5	<0.5	<0.27
1,2-Dichloroethane	5	0.5	ND	ND	<1.0	2.13	NA	<0.37
Ethylbenzene	700	140	ND	ND	<1.0	<1.0	<1.0	<0.32
Methyl-Tert-Butyl-Ether	60	12	ND	ND	<1.0	<1.0	<1.0	<0.32
Naphthalene	40	8	ND	ND	<1.0	<1.0	<1.0	<0.35
Toluene	343	68.6	ND	ND	<1.0	<1.0	<1.0	<0.27
Total Trimethylbenzene	480	96	ND	ND	<1.0	<1.0	<1.0	<0.27
Total Xylene	620	124	ND	ND	<1.0	<1.0	<1.0	<0.43
<b>RNA Indicators</b>								
Sulfate			NA	NA	103	93.8	98.4	80
Nitrate	10	2	NA	NA	0.542	0.38	<0.3	0.64
Methane	—	—	NA	NA	<1.0	NA	NA	NA
Iron	—	—	NA	NA	0.1	0.2	0.1	0.1
Dissolved Oxygen	—	—	NA	NA	3.1	4.5	2.1	6.0

\* Site investigation samples. Only PVOCs are shown.  
NA = Not analyzed.

ND = No Detect



**LEGEND**

⊕ SOIL BORING

⊕ MONITORING WELL

**SCALE**

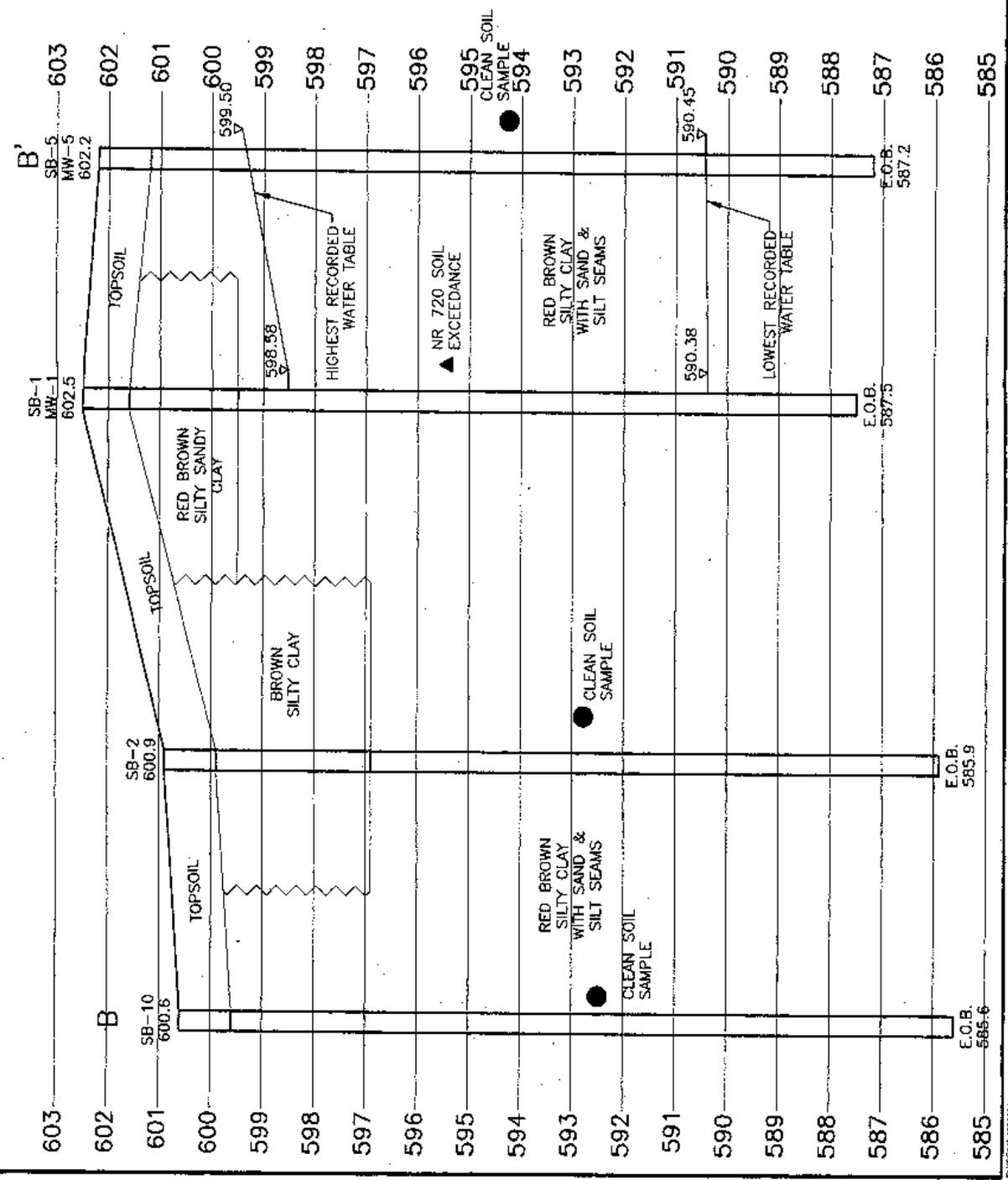
VERTICAL 1" = 2'

HORIZONTAL 1" = 10'

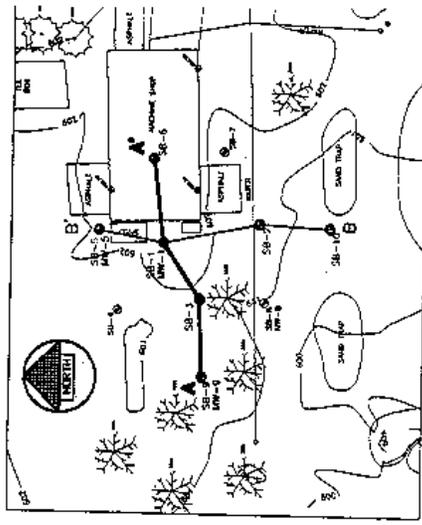
ELKS CLUB #687  
 200 E. WALDO BLVD.  
 MANITOWOC, WISCONSIN

GEOLOGIC  
 CROSS-SECTION  
 GROUNDWATER ELEVATIONS

FIGURE 3



DATE: 03A 9/22/01



**LEGEND**

- ⊕ SOIL BORING
- ⊙ MONITORING WELL

**SCALE**

VERTICAL 1" = 2'  
 HORIZONTAL 1" = 10'

ELKS CLUB #687  
 200 E. WALDO BLVE  
 MANITOWOC, WISCONS

GEOLOGIC  
 CROSS-SECTION  
 GROUNDWATER ELEVATION

*Spud / Silty seams  
 seen continuously in  
 some road area*

