

# GIS REGISTRY

## Cover Sheet

August 2011  
(RR-5367)

### Source Property Information

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**PECFA#:**

#### \*WTM COORDINATES:

X:  Y:

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

**Please check as appropriate:** (BRRTS Action Code)

#### Contaminated Media:

- Groundwater Contamination > ES (236)
- Contamination in ROW
- Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property" form)*
- Soil Contamination > \*RCL or \*\*SSRCL (232)
- Contamination in ROW
- Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property" form)*

#### Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)  
*(note: soil contamination concentrations between non-industrial and industrial levels)*
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)  
*(note: maintenance plan for groundwater or direct contact)*
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)  
*(note: local government unit or economic development corporation was directed to take a response action)*

#### Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes  No  N/A

*\* Residual Contaminant Level  
\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:	03-36-548369	(No Dashes)	PARCEL ID #:	052-000-117-200.00		
ACTIVITY NAME:	KWIK TRIP #637 - PUMPS 3 & 4		WTM COORDINATES: X:	707515	Y:	405160

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
**Note:** Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.  
**Figure #: 1**                      **Title: Site Vicinity Map**
  - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Site Map**
  - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 4**                      **Title: Area of Soil Contamination**

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ACTIVITY NAME: KWIK TRIP #637 - PUMPS 3 & 4

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #: 3 Title: Cross Sections A-A' And B-B'**

**Figure #: Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** This is intended to show the total area of contaminated groundwater.

**Figure #: 5b Title: Groundwater Contours & Estimated Extent of Groundwater Contamination**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #: 5b Title: Groundwater Contours & Estimated Extent of Groundwater Contamination**

**Figure #: Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 2, 2b Title: Soil Analytical Results, Post Vacuum Extraction Soil Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #: 3a-3i Title: Groundwater Analytical Results Summary**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #: 4 Title: Groundwater Level Data**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #: Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

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ACTIVITY NAME: KWIK TRIP #637 - PUMPS 3 & 4

## NOTIFICATIONS

### Source Property

Not Applicable

**Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters: 1**

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

**Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

**Figure #:**

**Title:**

**Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1**

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="318 N 8th St"/>	<input type="text" value="052-000-155-022.00"/>	<input type="text" value="707469"/>	<input type="text" value="405122"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



February 22, 2012

Kwik Trip, Inc.  
Attn Mr. Troy Batzel  
1626 Oak Street  
La Crosse, WI 54602

Mr. Robert Johnson  
P.O. Box 92  
Elkhart Lake, WI 53020

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Kwik Trip # 637 – Pumps 3 & 4, 401 N. 8<sup>th</sup> Street, Manitowoc, Wisconsin  
WDNR BRRTS Activity # 03-36-548369

Dear Mr. Batzel and Mr. Johnson:

The Department of Natural Resources (DNR) considers the Kwik Trip # 637 – Pumps 3 & 4 site closed with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on January 25, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on January 25, 2012, and documentation that the conditions in that letter were met was received on February 16, 2012.

The source property is currently utilized as a Kwik Trip gas station and convenience store. Soil and groundwater contamination related to two separate releases from the southeastern gasoline dispenser (pumps 3 & 4) remain both on and off site. Remedial action included several groundwater/vapor extraction events using vacuum trucks as well as a portable Soil Vapor Extraction (SVE) system. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

### Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards on the source property and off site property located at 318 North 8<sup>th</sup> Street.
- Residual soil contamination exists on the source property that must be properly managed should it be excavated or removed.
- The existing pavement must be maintained over contaminated soil on the source property and the DNR must approve any changes to this barrier.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Northeast Regional DNR office, at 2984 Shawano Avenue, Green Bay, WI 54313. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the existing pavement is required, as identified in the **attached cap maintenance plan**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property (318 North 8<sup>th</sup> Street), as shown in the **attached cap maintenance plan**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains on the source property and in the adjacent public street right-of-way as indicated in the **attached cap maintenance plan**. If contaminated soil is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The pavement that currently exists on the property shall be maintained in compliance with the **attached cap maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Future Vapor Intrusion Concerns

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

### Dewatering Permits

The DNR's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/ww/>.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to the DNR office in Green Bay to the attention of Keld Lauridsen.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Keld Lauridsen at (920) 662-5420.

Sincerely,



Bruce G. Urben, Team Supervisor  
Northeast Region Remediation & Redevelopment Program

Attachments:

- Cap maintenance plan
- Publication # RR 819

cc: Andrew Delforge, REI Engineering, Inc. (ecopy - [adelforge@reiengineering.com](mailto:adelforge@reiengineering.com))  
Property Control & Rehab, LLC (owner of off source property at 318 North 8<sup>th</sup> Street)  
10924 Hidden Valley Road, Maribel, WI 54227

## **PAVEMENT COVER MAINTENANCE PLAN**

**Kwik Trip #637**

**401 North 8<sup>th</sup> Street**

**WDNR BRRTS # 03-36-548369**

**REI Project #4488**

### **INTRODUCTION**

This document is the Maintenance Plan for an impervious pavement barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the paved surfaces occupying the area over the contaminated soil and groundwater on the property.

### **COVER BARRIER PURPOSE**

The paved surfaces over the contaminated soil and groundwater serve as a barrier to prevent direct human contact with residual soil and groundwater contamination that might otherwise pose a threat to human health and also serves as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

The following activities are prohibited on any portion of the property where pavement is required as shown on the attached map unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

- 1) Removal of the existing barrier
- 2) Replacement with another barrier
- 3) Excavating or grading of the land surface
- 4) Filling on capped or paved areas
- 5) Plowing for agricultural cultivation
- 6) Construction or placement of a building or other structure

### **ANNUAL INSPECTION**

The paved surfaces overlying the contaminated soil as depicted in Exhibit A (Figure 4) and Exhibit B (Figure 5b) shall be inspected periodically by Kwik Trip personnel, and a log is kept documenting repairs to the asphalt and concrete surfaces. This document will be kept with lot maintenance records.

### **MAINTENANCE ACTIVITIES**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the paved surfaces overlying the contaminated soil is removed or replaced, the replacement barrier must be, at a minimum, equally impervious as the original paved surfaces.

Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surface will maintain a copy of this Maintenance Plan at the property or on-site and make it available to all interested parties (i.e. on-site or on-property employees, contractors, future property owners, etc.) for viewing.

#### AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

February 6, 2012

Property Owner:

Robert Johnson  
P.O. Box 92  
Elkhart Lake, WI 53020

Cap Maintenance:

Kwik Trip, Inc. – Troy Batzel, Environmental Manager  
1626 Oak Street  
LaCrosse, WI 54603  
(608) 793-6283

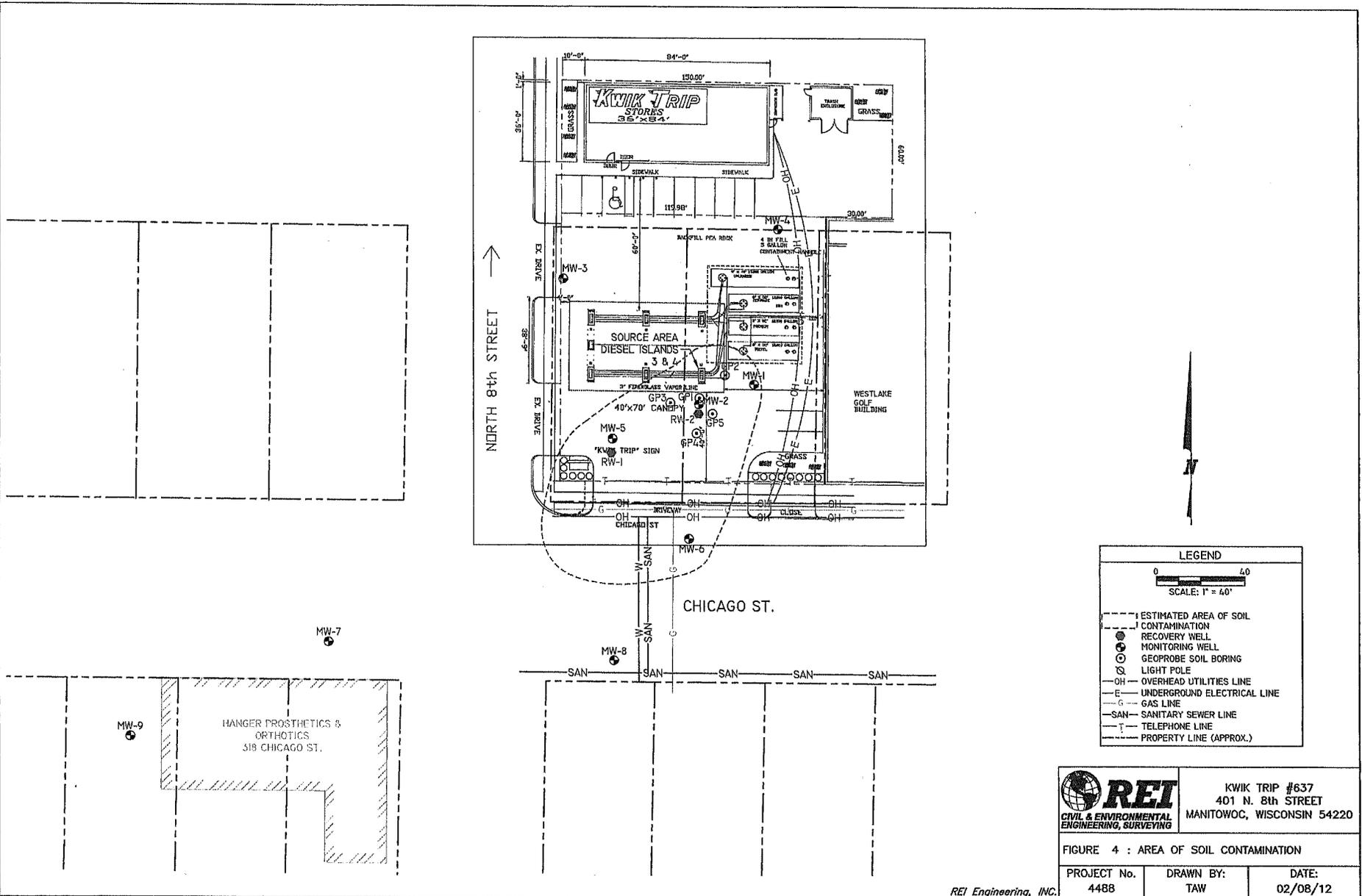
Consultant:

REI Engineering, Inc.  
4080 North 20<sup>th</sup> Avenue  
Wausau, WI 54401  
(715) 675-9784

WDNR:

Keld Lauridsen  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, WI 54307  
(920) 662-5420

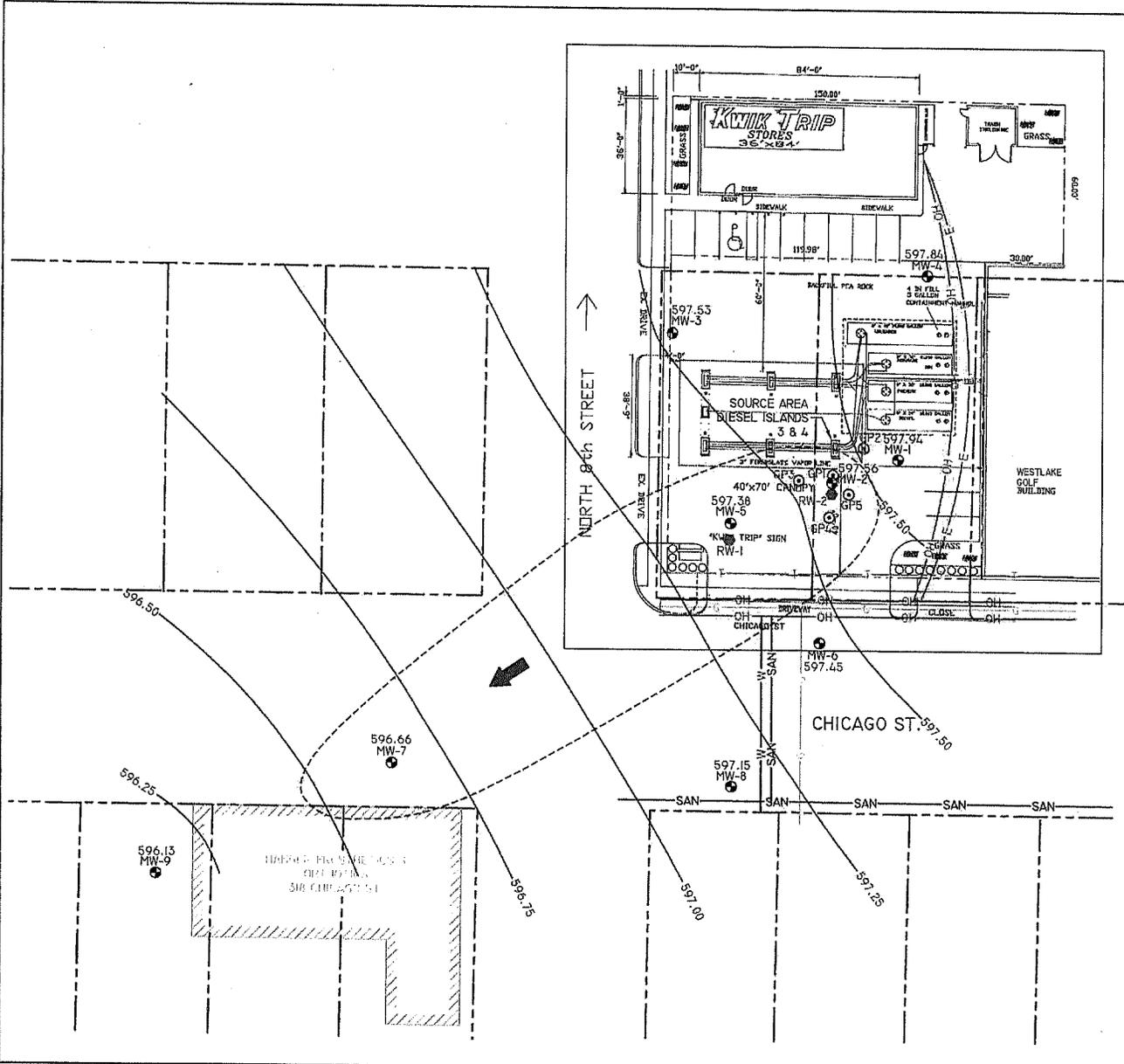
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	KWIK TRIP #637 401 N. 8th STREET MANITOWOC, WISCONSIN 54220	
	FIGURE 4 : AREA OF SOIL CONTAMINATION	
PROJECT No. 4488	DRAWN BY: TAW	DATE: 02/08/12

REI Engineering, INC.

DRAWING FILE: J:\DRAFTING\4488-KWIKTRIP\637.Dwg\4488-GW-082(6).Dwg LAYOUT.GW PLOTTED: SEP 22, 2011 - 9:19AM PLOTTED BY: T000M



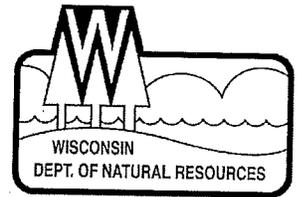
**LEGEND**

0 40  
SCALE: 1" = 40'

- ← GROUNDWATER FLOW DIRECTION
- GROUNDWATER CONTOUR LINE (INTERVAL=0.25 FT)
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION >NR 140 ES
- RECOVERY WELL
- MONITORING WELL
- ⊙ GEOPROBE SOIL BORING
- ⊙ LIGHT POLE
- OH— OVERHEAD UTILITIES LINE
- E— UNDERGROUND ELECTRICAL LINE
- G— GAS LINE
- SAN— SANITARY SEWER LINE
- T— TELEPHONE LINE
- - - PROPERTY LINE (APPROX.)

<p><b>REI</b> CIVIL &amp; ENVIRONMENTAL ENGINEERING, SURVEYING</p>	<p>KWIK TRIP #637 401 N. 8th STREET MANITOWOC, WISCONSIN 54220</p>	
	<p>GROUNDWATER CONTOURS &amp; ESTIMATED FIGURE 5b : EXTENT OF GROUNDWATER CONTAMINATION (8/28/2011)</p>	
<p>PROJECT No. 4488</p>	<p>DRAWN BY: TAW</p>	<p>DATE: 9/21/2011</p>

REI Engineering, INC.



January 25, 2012

Kwik Trip, Inc.  
Attn Mr. Troy Batzel  
1626 Oak Street  
LaCrosse, WI 54602

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure  
Kwik Trip # 637 – Pumps 3 & 4, 401 N. 8<sup>th</sup> Street, Manitowoc, Wisconsin  
WDNR BRRS Activity # 03-36-548369

Dear Mr. Batzel:

On January 25, 2012, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination identified at the site in the vicinity of the existing underground storage tank system appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

The monitoring wells/extraction sumps at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005, found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed.

Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662-5420.

Sincerely,

A handwritten signature in cursive script, appearing to read "Keld Lauridsen", with a long horizontal line extending to the right.

Keld Lauridsen  
Hydrogeologist  
Remediation & Redevelopment Program

cc: Andrew Delforge, REI Engineering, Inc. (ecopy - [adelforge@reiengineering.com](mailto:adelforge@reiengineering.com))  
Robert Johnson (current source property owner)  
P.O. Box 92, Elkhart Lake, WI 53020  
Property Control & Rehab, LLC (owner of off source property at 318 North 8<sup>th</sup> Street)  
10924 Hidden Valley Road, Maribel, WI 54227

DOCUMENT NO.  
**765646**

STATE BAR OF WISCONSIN FORM 1-1982  
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

RECEIVED FOR RECORD  
VOL. **1157** PAGE **263**  
'96 FEB 15 AM 11 42  
MANITOWOC COUNTY, WI  
PRESTON JONES  
REGISTER OF DEEDS

This Deed, made between  
.....  
Convenience Store Investments, a Wisconsin limited partnership.....  
....., Grantor,  
and.....  
..... Robert S. Johnson.....  
....., Grantee,  
Witnesseth, That the said Grantor, for a valuable consideration.....  
conveys to Grantee the following described real estate in ..... Manitowoc.....  
County, State of Wisconsin:

10.00 + 375.00 chk.  
RETURN TO: Warren J. Kieffer, VP  
First National Bank  
P.O. Box 10  
Manitowoc, WI 54221-0010

Tax Parcel No: 52-000-117-200-6  
Lots numbered Nineteen (19) and Twenty (20) of Block numbered One Hundred Seventeen (117) in the City of Manitowoc, according to the Recorded Plat thereof, known as the Original Plat of said City of Manitowoc.

W-7

TRANSFER  
\$ 375.00  
FEE

This ..... is not ..... homestead property.  
(is) (is not)  
Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And..... Grantor.....  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except  
Recorded Easements, Municipal Ordinances and general Real Estate Taxes in the year of closing,  
and will warrant and defend the same.

Dated this ..... 31<sup>st</sup> ..... day of ..... August....., 19..95..

..... (SEAL) By: Convenience Store Investments, Inc., ..... (SEAL)  
..... a general partner  
..... (SEAL) • Donald G. Bruengen, Treasurer ..... (SEAL)  
..... • Thomas J. Kieffer, Secretary

AUTHENTICATION

Signature(s) .....  
authenticated this ..... day of ..... 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by § 706.08, Wis. Stats.)

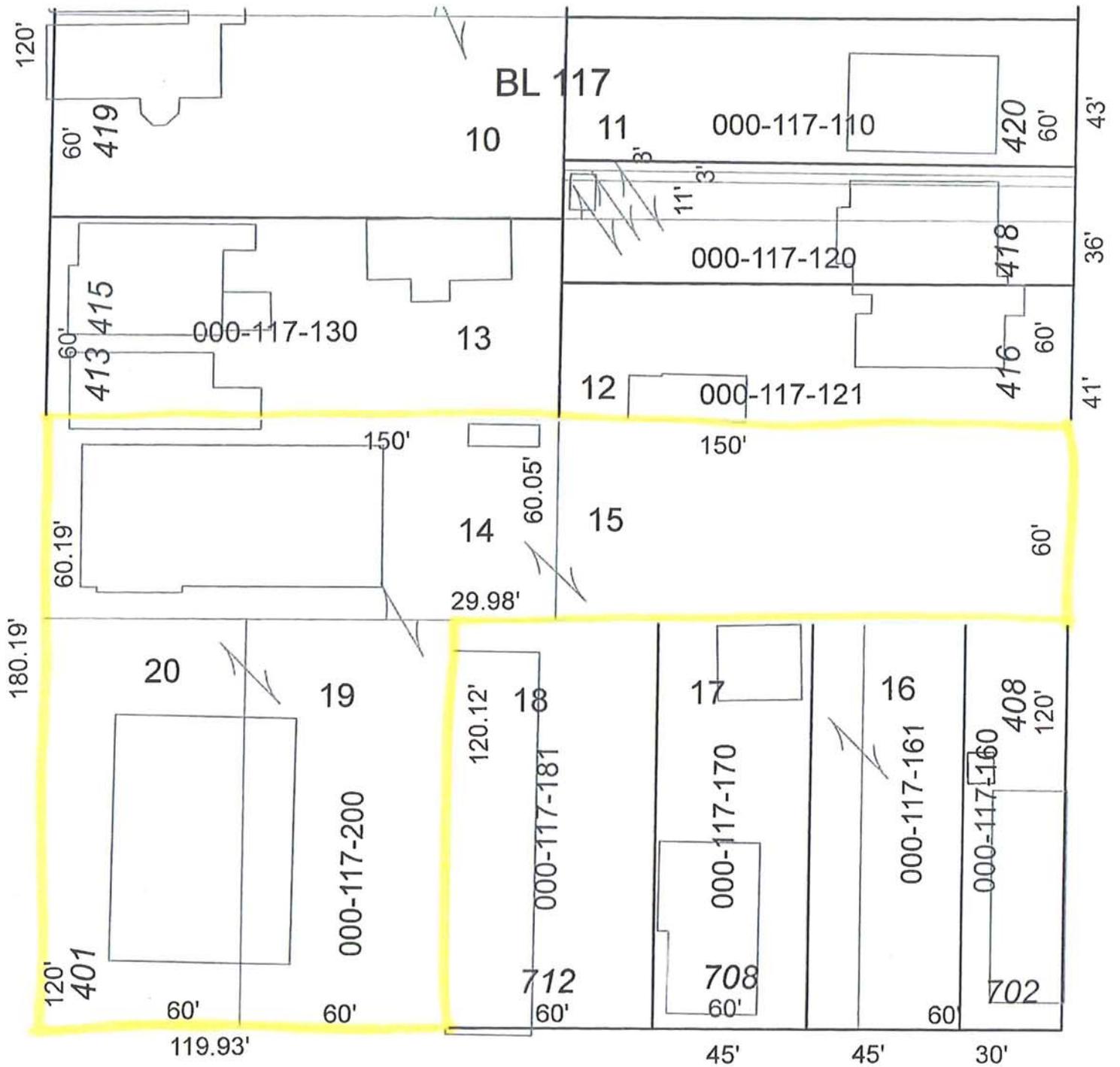
THIS INSTRUMENT WAS DRAFTED BY  
Thomas J. Kieffer  
La Crosse, WI 54603

(Signatures may be authenticated or acknowledged. Both are not necessary.)

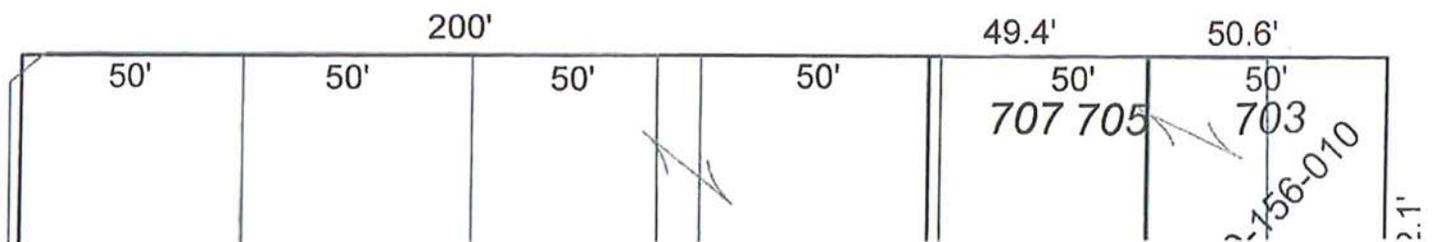
ACKNOWLEDGMENT

STATE OF WISCONSIN  
IA CROSSE ..... County. } ss.  
Personally came before me this 31<sup>st</sup> day of  
August, 19..95.. the above named  
Donald G. Bruengen and Thomas J. Kieffer as  
Treasurer and Secretary

to me known to be the persons ..... who executed the foregoing instrument and acknowledge the same.  
Karla J. Wateska  
Karla J. Wateska  
Notary Public ..... La Crosse ..... County, Wis.  
My Commission is permanent (if not, state expiration date: ..... 19.....)



**CHICAGO ST**





MAP TOOLS

SEARCH LAYERS LEGEND MAP INFO HELP

PARCEL SEARCH METHODS

SELECT FROM MAP

Select Box

SELECT FROM RECORDS

Legal Description (S, T, R)

Municipality Name

Parcel Number

Site Address



CHIC

Current Tools Zoom In

Active Layer None

Scale: 1" = 90 ft.

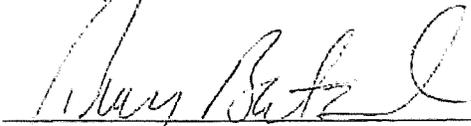
Refresh Scale

February 29, 2008

Re: Kwik Trip # 637  
WDNR BRRTS #03-36-548369  
401 North 8<sup>th</sup> Street  
Manitowoc, WI 54220

**Lots Fourteen (14), Fifteen (15), Nineteen (19) and Twenty (20) of Block One Hundred Seventeen (117) in the City of Manitowoc, according to the Recorded Plat thereof, known as the Original Plat of said City of Manitowoc**

I have reviewed the above referenced legal description, and hereby certify that it is correct for the Kwik Trip #637 site.



Date

3-4-08

Troy Batzel, Kwik Trip, Inc.



SCALE 1:24,000



CONTOUR INTERVAL 10 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET - DATUM IS LOW WATER 2.72 FEET

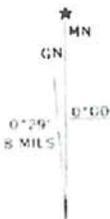
MANITOWOC, WIS.

SW/4 MANITOWOC 15' QUADRANGLE

N4400-W8/37.5/7.5

1954

PHOTOREVISED 1973



UTM GRID AND 1973 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET



QUADRANGLE LOCATION

REI Engineering, INC.

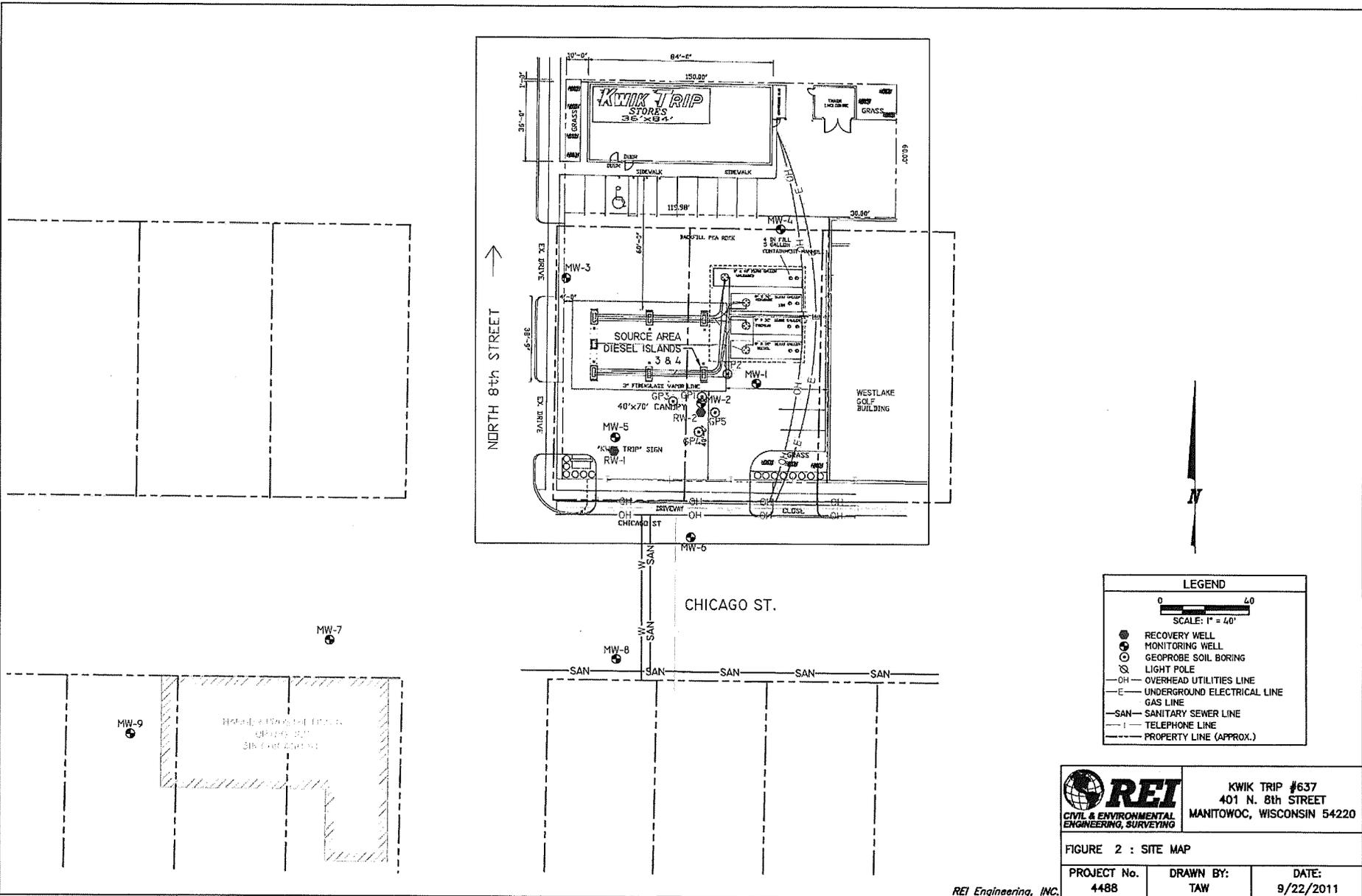
DRAWING FILE: J:\DRAFTING\4488-KWIKTRIP637\DWG\4488-VICINITY.DWG LAYOUT: VICIN PLOTTED: SEP 21, 2011 - 4:53PM PLOTTED BY: TODDW

KWIK TRIP #637  
 401 N. 8TH STREET  
 MANITOWOC, WISCONSIN 54220

FIGURE 1 : SITE VICINITY MAP

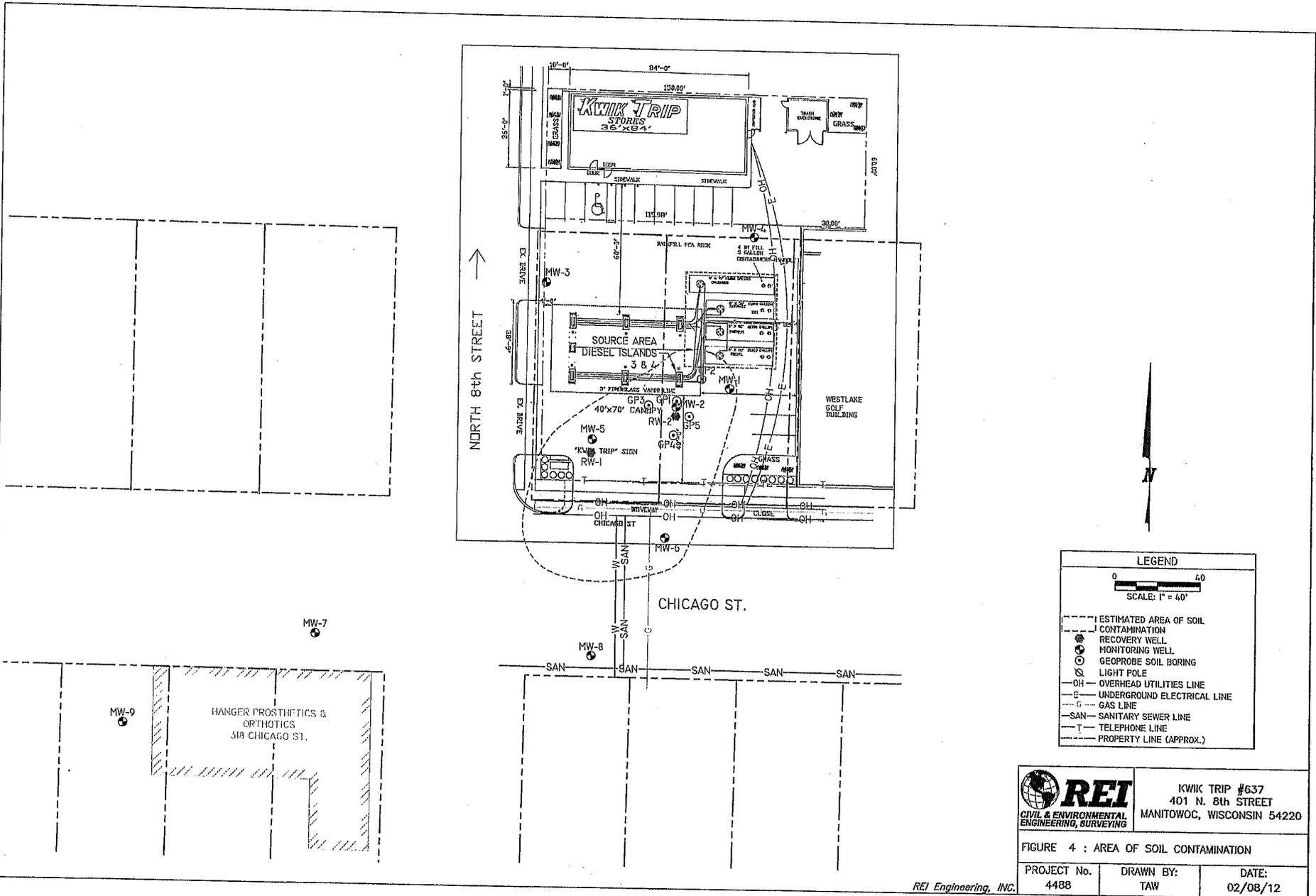
PROJECT NO.	4488	DRAWN BY:	TAW	DATE:	9/22/2011
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DRAWING FILE: J:\DRAFTING\4488-KWIKTRIP\637.DWG\4488-SITE.DWG LAYOUT: SITE PLOTTED: SEP 22, 2011 - 9:21AM PLOTTED BY: TODDN

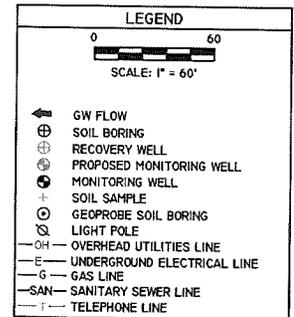
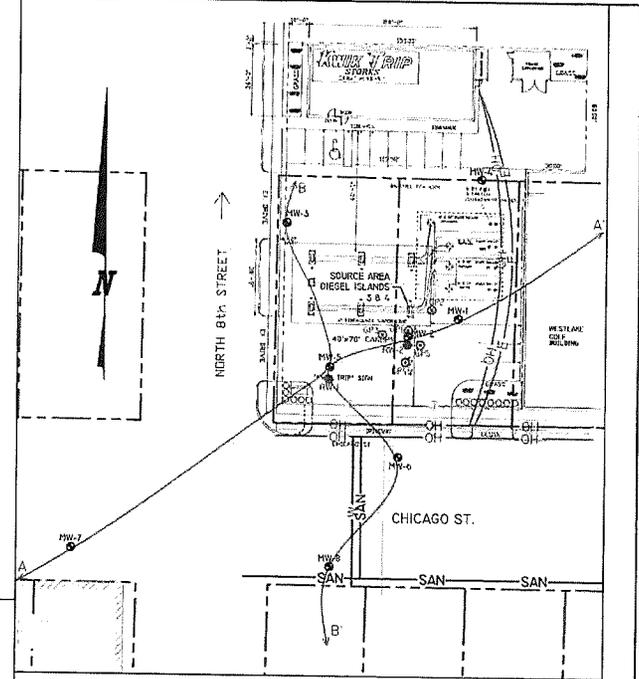
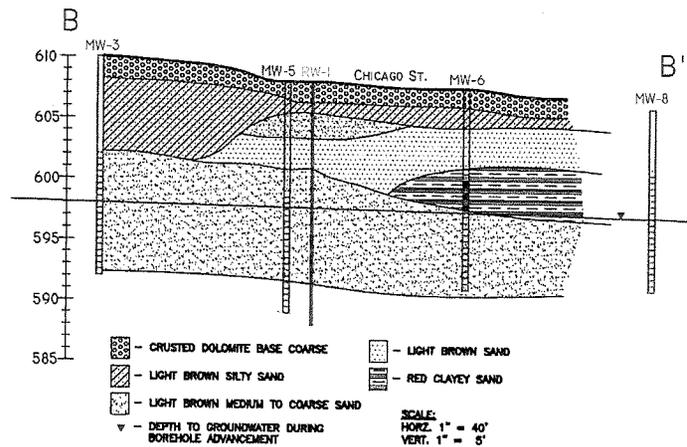
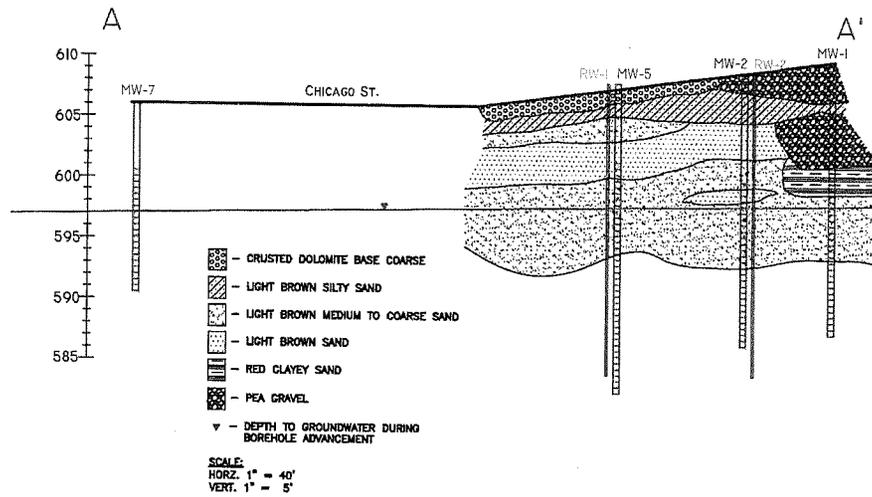


REI Engineering, INC.

DRAWING FILE: J:\DRAFTING\4488-KWIKTRIP\637\DWG\4488-SOIL-CONTAM.DWG LAYOUT: SIZE PLOTTED: FEB 08, 2012 - 3:56PM PLOTTED BY: NATIAMP



DRAWING FILE: J:\DRAFTING\4488-K\WIKITRIP\CS7\DWG\4488-K-SECTION.DWG LAYOUT: AS PLOTTED: SEP 21, 2011 - 5:08PM PLOTTED BY: T009W



**REI**  
 CIVIL & ENVIRONMENTAL  
 ENGINEERING, SURVEYING

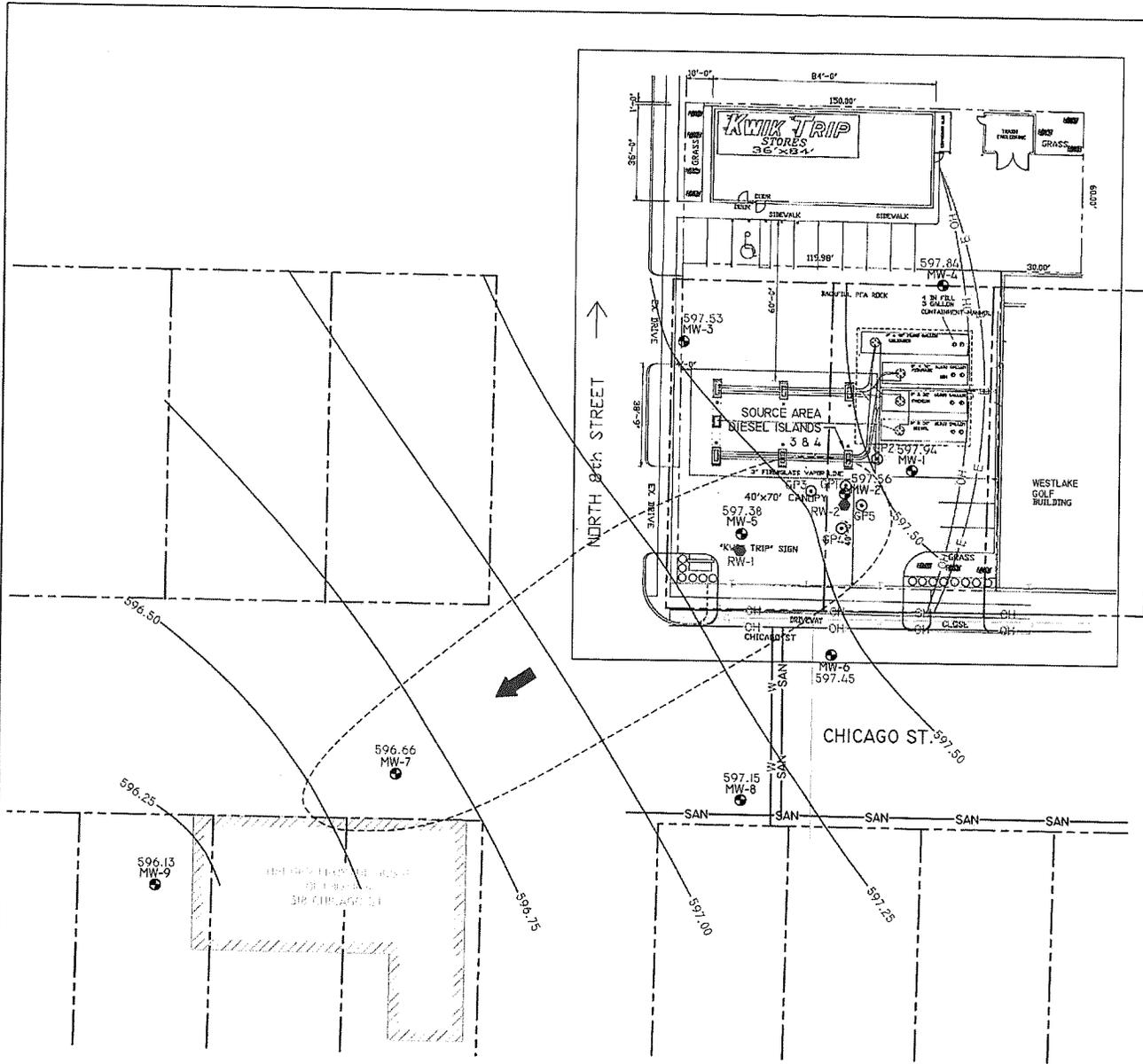
KWIK TRIP #637  
 401 N. 8th STREET  
 MANITOWOC, WISCONSIN 54220

FIGURE 3 : CROSS SECTIONS A-A', AND B-B'

PROJECT No. 4488	DRAWN BY: TAW	DATE: 9/21/2011
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REI Engineering, INC.

DRAWING FILE: J:\DRAFTING\4488-KWIKTRIP\537.DWG\4488-GW-08261.DWG LA YOUT: GW PLOTTED: SEP 22, 2011 - 9:19AM PLOTTED BY: TODDY



**LEGEND**

0 40  
SCALE: 1" = 40'

- ← GROUNDWATER FLOW DIRECTION
- GROUNDWATER CONTOUR LINE (INTERVAL-0.25 FT)
- - - ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION >NR 140 ES
- RECOVERY WELL
- MONITORING WELL
- ⊙ GEOPROBE SOIL BORING
- ⊙ LIGHT POLE
- OH — OVERHEAD UTILITIES LINE
- E — UNDERGROUND ELECTRICAL LINE
- G — GAS LINE
- SAN — SANITARY SEWER LINE
- T — TELEPHONE LINE
- - - PROPERTY LINE (APPROX.)

<p><b>REI</b> CIVIL &amp; ENVIRONMENTAL ENGINEERING, SURVEYING</p>	<p>KWIK TRIP #637 401 N. 8th STREET MANITOWOC, WISCONSIN 54220</p>	
	<p>GROUNDWATER CONTOURS &amp; ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION (8/26/2011)</p>	
<p>PROJECT No. 4488</p>	<p>DRAWN BY: TAW</p>	<p>DATE: 9/21/2011</p>

REI Engineering, INC.

TABLE 2  
SOIL ANALYTICAL RESULTS  
KWIK TRIP # 637  
401 NORTH 8TH STREET  
MANITOWOC, WI

Date→				12/13/06	12/13/06	12/13/06	12/13/06	12/13/06	12/13/06	12/13/06	12/13/06	12/13/06	12/13/06	1/25/07	1/25/07	1/25/07	1/25/07	
Sample/Boring→				MW1	MW1	MW2	MW2	MW2	MW3	MW4	MW4	MW4	MW5	MW5	MW5	MW6	MW6	
Sample Depth--(Feet)→				9.5-11	12-13.5	2-3.5	9.5-11	12-13.5	7-8.5	2-3.5	9.5-11	12-13.5	2-3.5	9.5-11	2-3.5	7-8.5		
Field Screening --(Instrument Units)→				47.9	38.6	41.1	581	1250	1.7	71.6	94	376	59.4	242	75.2	68.3		
Detected PVOC's (ug/kg)	RCL	Table 1	Table 2															
Benzene	5.5	8,500	1,100	68	401	71	2,330	18,800	<17	68	<16	166	228	<16	46	344		
Ethylbenzene	2,900	4,600	NS	<18	<19	<19	356	28,000	<19	<20	<18	<20	53	<18	<18	<18		
Toluene	1,500	38,000	NS	87	367	53	4,830	117,000	32	90	<17	249	764	62	57	633		
Xylenes (Total)	4,100	42,000	NS	417	439	58	1,901	137,300	53	160	<37	212	1,069	150	68	85		
Methly tert Butyl Ether	NS	NS	NS	<11	<11	<12	<12	<110	<12	<12	<11	<12	<11	<11	<11	62		
1,2,4-Trimethylbenzene	NS	83,000	NS	<13	63	<14	326	64,600	<14	46	<13	<15	357	48	<13	<0.13		
1,3,5-Trimethylbenzene	NS	11,000	NS	122	86	<19	122	21,400	<19	<20	<18	<20	134	<18	<18	<0.18		
GRO (mg/kg)	100	NS		<5	<5.21	<5.29	14.2	950	<5.29	<5.57	<5	11.8	5.71	11.8	<5	<5		

Notes:

RCL - NR 720 Soil Residual Contaminant Level

Table 1 - COMM 46 Table 1 Value - Indicates Petroleum Product in Soil Pores

Table 2 - Direct Contact Standard

< - Concentration below listed laboratory detection limit

RCL exceedences are shaded

PVOCs - Petroleum Volatile Organic Compounds

NS - No Standard

**Bold** - Exceeds RCL

**Outline** - Exceeds Table 1

*Italic* - Exceeds Table 2

**TABLE 2b**  
**POST VACUUM EXTRACTION SOIL ANALYTICAL RESULTS**  
**KWIK TRIP # 637**  
**401 NORTH 8TH STREET**  
**MANTOWOC, WI**

		Date-->												
		5/21/09		5/21/09		5/21/09		5/21/09		5/21/09		5/21/09		
		Sample/Boring-->												
		GP-1		GP-1		GP-2		GP-2		GP-3		GP-3		
		Sample Depth--(Feet)>												
		2-4		10-12		4-6		6-8		2-4		6-8		
		Field Screening --(Instrument Units)>												
		0.0		1000		6.9		51.1		0.0		1.6		
		0.0		0.0		0.0		0.0		0.0		5.6		
Detected PVOC's (ug/kg)		RCL	Table 1	Table 2										
Benzene	5.5	8,500	1,100	<17	111	91	35	<16	<17	<17	<18	<16	65	
Ethylbenzene	2,900	4,600	NS	<20	641	48	41	<18	<19	<19	<20	<18	86	
Toluene	1,500	38,000	NS	<18	1,470	253	55	<17	<18	<18	<19	<17	107	
Xylenes (Total)	4,100	42,000	NS	<40	<b>4,820</b>	160	133	<37	95	<39	<41	<37	240	
Methyl tert Butyl Ether	NS	NS	NS	<12	<11	<11	<11	<11	<11	<11	<12	<11	<11	
1,2,4-Trimethylbenzene	NS	83,000	NS	<14	4,920	46	32	<13	<14	<14	<14	<13	78	
1,3,5-Trimethylbenzene	NS	11,000	NS	<20	1,520	<18	<18	<18	<19	<19	<20	<18	51	
<b>GRO (mg/kg)</b>	100	NS		<5.44	47.6	13.2	<5.00	<5.00	<5.21	<5.33	<5.48	<5.12	<5.00	

**Notes:**

RCL - NR 720 Soil Residual Contaminant Level

Table 1 - COMM 46 Table 1 Value - Indicates Petroleum Product in Soil Pores

Table 2 - Direct Contact Standard

< - Concentration below listed laboratory detection limit

RCL exceedences are shaded

PVOCs - Petroleum Volatile Organic Compounds

NS - No Standard

**Bold** - Exceeds RCL

**Outline** - Exceeds Table 1

*Italic* - Exceeds Table 2

**TABLE 3a**  
**MWI GROUNDWATER ANALYTICAL RESULTS SUMMARY**  
**KWIK TRIP # 637**  
**401 NORTH 8TH STREET**  
**MANITOWOC, WI**

PARAMETER	ES	PAL	MW1													
			Sample Date							Second Release From Same Dispenser-9/08	5/6/08	5/21/09	8/31/09	11/30/09	2/3/10	8/26/11
Detected VOC's (ug/L)			12/13/06	5/8/07	8/9/07	11/2/07	2/5/08									
Benzene	5	0.5	<b>206</b>	<0.20	<i>0.588</i>	<0.310	<0.310		<0.310		<0.20	<0.310	<0.310	<0.310	<0.310	<0.25
Ethylbenzene	700	140	<2.50	<0.10	<0.500	<0.500	<0.500		<0.500		<0.20	<0.500	<0.500	<0.500	<0.500	<0.22
Toluene	800	160	180	<0.40	<i>0.757</i>	<0.300	<0.300		<0.300		<0.40	<0.300	<0.300	<0.370	<0.370	<0.25
Xylenes (Total)	2000	400	101.4	<0.60	<i>1.871</i>	<0.920	<0.920		<0.920		<0.60	<0.920	<0.920	<0.920	<0.920	<0.39
Trimethylbenzenes (Total)	480	96	25.85	<0.40	<0.710	<0.710	<0.710		<0.710		<0.40	<0.710	<0.710	<0.840	<0.840	<0.44
MTBE	60	12	<1.50	0.20	<0.300	<0.300	<0.300		<0.300		<0.50	<0.300	<0.300	<0.300	<0.300	<0.23
Naphthalene	100	10	NA	<1.00	NA	NA	NA		NA		<1.00	<0.800	<0.800	<0.800	<0.800	<0.50
1,2 Dichloroethane	5	0.5	NA	<0.20	NA	NA	NA		NA		<0.30	NA	NA	NA	NA	NA
<b>Inorganics (mg/L)</b>																
Dissolved Iron	0.3	0.15	NA	NA	<b>2.17</b>	NA	<b>2.11</b>		NA		NA	NA	NA	NA	NA	NA
Nitrate-Nitrogen	10	2	NA	NA	0.26	NA	<0.10		NA		NA	NA	NA	NA	NA	NA
Sulfate	250	125	NA	NA	57.2	NA	52.8		NA	NA	NA	NA	NA	NA	NA	
<b>Field Measurements</b>																
Temperature (°F)			NA	NA	56.01	NA	54.03		NA	NA	NA	NA	NA	NA	NA	
Conductivity (ms/cm)			NA	NA	929	NA	901		NA	NA	NA	NA	NA	NA	NA	
Dissolved Oxygen (mg/L)			NA	NA	2.43	NA	2.48		NA	NA	NA	NA	NA	NA	NA	
pH			NA	NA	7.36	NA	7.03		NA	NA	NA	NA	NA	NA	NA	
Redox Potential (mV)			NA	NA	100.3	NA	-49.7		NA	NA	NA	NA	NA	NA	NA	

ES = Enforcement Standards

PAL=Preventive Action Limit

NA=Not Analyzed

X=Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

TABLE 3b  
 MW2 GROUNDWATER ANALYTICAL RESULTS SUMMARY  
 KWIK TRIP # 637  
 401 NORTH 8TH STREET  
 MANITOWOC, WI

PARAMETER	ES	PAL	MW2														
								Sample Date									
Detected VOC's (ug/L)			12/13/06	5/8/07	8/9/07	11/2/07	2/5/08	5/6/08	5/21/09	8/31/09	11/30/09	2/3/10	5/6/10	8/24/10	11/9/10	2/16/11	8/26/11
Benzene	5	0.5	Not	7,700	561	2,190	255	7,65	8,780	375	424	48.4	640	94	14	2.0	22
Ethylbenzene	700	140	Sampled	2,330	1,890	3,790	717	13.7	2,850	536	608	928	1,340	1,710	270	9.1	1,100
Toluene	800	160	Free	21,900	4,740	33,100	8,180	77.6	33,300	2,870	3,390	331	3,890	3,150	590	3.2	620
Xylenes (Total)	2000	400	Product	11,080	9,140	18,340	3,850	100.1	25,200	2,861	3,470	492	8,210	9,690	1,200	28	4,700
Trimethylbenzenes (Total)	480	96		4,630	3,238	7,570	3,178	44.4	8,950	1,403	1,655	382.1	2,863	3,013	750	105	2,420
MTBE	60	12		<100	<75.0	<75.0	<30.0	2.58	<25.0	<30.0	<30.0	<30.0	<30.0	12.9	<2.3	<0.23	<5.8
Naphthalene	100	10		<500	NA	NA	NA	NA	893	185	213	348	546	483	72	4.0	370
1,2 Dichloroethane	5	0.5		<100	NA	NA	NA	NA	<15.0	NA	NA	NA	NA	NA	NA	NA	NA
<b>Inorganics (mg/L)</b>																	
Dissolved Iron	0.3	0.15	NA	NA	0.483	NA	1.03	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nitrate-Nitrogen	10	2	NA	NA	0.42	NA	2.38	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sulfate	250	125	NA	NA	111	NA	52.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Field Measurements</b>																	
Temperature (°F)			NA	NA	56.88	NA	53.26	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Conductivity (mS/cm)			NA	NA	1,147	NA	1,758	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dissolved Oxygen (mg/L)			NA	NA	1.10	NA	1.74	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
pH			NA	NA	6.25	NA	7.21	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Redox Potential (mV)			NA	NA	63.1	NA	15.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Second Release From Same Dispenser 9/08

ES = Enforcement Standards  
 PAL=Preventive Action Limit  
 NA=Not Analyzed  
 X=Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

**TABLE 3c**  
**MW3 GROUNDWATER ANALYTICAL RESULTS SUMMARY**  
**KWIK TRIP # 637**  
**401 NORTH 8TH STREET**  
**MANITOWOC, WI**

PARAMETER	ES	PAL	MW3												
			Sample Date								Second Release From Same Dispenser 9/08	5/21/09	8/31/09	11/30/09	2/3/10
<b>Detected VOC's (ug/L)</b>			12/13/06	5/8/07	8/9/07	11/2/07	2/5/08	5/6/08							
Benzene	5	0.5	<0.310	0.25	<0.310	<0.310	<0.310	<0.310		<i>1.36</i>		<0.310	<0.310	<0.310	<0.25
Ethylbenzene	700	140	<0.500	<0.1	<0.500	<0.500	<0.500	<0.500		1.58		<0.500	<0.500	<0.500	<0.22
Toluene	800	160	1.43	<0.40	<0.300	<0.300	<0.300	1.51		5.56		<0.370	1.45	<0.370	<0.25
Xylenes (Total)	2000	400	<0.920	<0.60	0.920	0.920	<0.920	2.173		9.59		<1.39	1.10	<1.39	0.48
Trimethylbenzenes (Total)	480	96	<0.710	1.02	<0.710	<0.710	<0.710	<0.710		6.39		<0.840	<0.840	<0.840	<0.44
MTBE	60	12	<0.300	0.56	1.05	<0.300	<0.300	<0.300		<0.50		<0.300	<0.300	<0.300	<0.23
Naphthalene	100	10	NA	<1.00	NA	NA	NA	NA		2.01		<0.800	<0.800	<0.800	<0.50
1,2 Dichloroethane	5	0.5	NA	<0.20	NA	NA	NA	NA		<0.30		NA	NA	NA	NA
Isopropylbenzene			NA	0.15	NA	NA	NA	NA		0.57		NA	NA	NA	NA
sec-Butylbenzene			NA	0.81	NA	NA	NA	NA		1.81		NA	NA	NA	NA
<b>Inorganics (mg/L)</b>															
Dissolved Iron	0.5	0.15	NA	NA	<0.010	NA	0.176	NA		NA	NA	NA	NA	NA	
Nitrate-Nitrogen	10	2	NA	NA	1.61	NA	0.21	NA		NA	NA	NA	NA	NA	
Sulfate	250	125	NA	NA	86.3	NA	67.3	NA		NA	NA	NA	NA	NA	
<b>Field Measurements</b>															
Temperature (°F)			NA	NA	59.23	NA	52.2	NA		NA	NA	NA	NA	NA	
Conductivity (ms/cm)			NA	NA	1324	NA	1264	NA		NA	NA	NA	NA	NA	
Dissolved Oxygen (mg/L)			NA	NA	2.08	NA	3.93	NA		NA	NA	NA	NA	NA	
pH			NA	NA	10.79	NA	7.56	NA		NA	NA	NA	NA	NA	
Redox Potential (mV)			NA	NA	100.1	NA	10.8	NA		NA	NA	NA	NA	NA	

ES = Enforcement Standards

PAL=Preventive Action Limit

NA=Not Analyzed

X=Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

**TABLE 3d**  
**MW4 GROUNDWATER ANALYTICAL RESULTS SUMMARY**  
**KWIK TRIP # 637**  
**401 NORTH 8TH STREET**  
**MANTOWOC, WI**

PARAMETER	ES	PAL	MW4											
			Sample Date							Second Release from Same Dispenser 9/08				
Detected VOC's (ug/L)			12/13/06	5/8/07	8/9/07	11/2/07	2/5/08	5/6/08	5/21/09		8/31/09	11/30/09	11/30/09	8/26/11
Benzene	5	0.5	<i>3.13</i>	0.20	<i>0.509</i>	<0.310	<0.310	<0.310	0.75		<0.310	<0.310	<0.310	<0.25
Ethylbenzene	700	140	<0.500	<0.10	<0.500	<0.500	<0.500	<0.500	0.71		<0.500	<0.500	<0.500	<0.22
Toluene	800	160	3.53	<0.40	0.564	<0.300	<0.300	<0.300	4.27		<0.300	<0.300	<0.300	<0.25
Xylenes (Total)	2000	400	4.12	<0.60	<0.920	<0.920	<0.920	<0.920	4.83		<0.920	<0.920	<0.920	<0.39
Trimethylbenzenes (Total)	480	96	1.42	<0.40	<0.710	<0.710	<0.710	<0.710	3.13		<0.710	<0.710	<0.710	<0.44
MTBE	60	12	<3.00	<0.20	<0.300	<0.300	<0.300	<0.300	<0.50		<0.300	<0.300	<0.300	<0.23
Naphthalene	100	10	NA	<1.00	NA	NA	NA	NA	5.72		NA	<0.800	<0.800	<0.50
1,2 Dichloroethane	5	0.5	NA	<0.20	NA	NA	NA	NA	<0.30		NA	NA	NA	NA
Isopropylbenzene			NA	<0.10	NA	NA	NA	NA	<0.10	NA	NA	NA	NA	
Bromobenzene			NA	<0.30	NA	NA	NA	NA	0.60	NA	NA	NA	NA	
<b>Inorganics (mg/L)</b>														
Dissolved Iron	0.3	0.15	NA	NA	0.053	NA	0.045	NA	NA	NA	NA	NA	NA	
Nitrate-Nitrogen	10	2	NA	NA	0.21	NA	<0.10	NA	NA	NA	NA	NA	NA	
Sulfate	250	125	NA	NA	35.7	NA	32.2	NA	NA	NA	NA	NA	NA	
<b>Field Measurements</b>														
Temperature (°F)			NA	NA	56.40	NA	54.03	NA	NA	NA	NA	NA	NA	
Conductivity (ms/cm)			NA	NA	977	NA	940	NA	NA	NA	NA	NA	NA	
Dissolved Oxygen (mg/L)			NA	NA	2.04	NA	3.43	NA	NA	NA	NA	NA	NA	
pH			NA	NA	7.46	NA	7.73	NA	NA	NA	NA	NA	NA	
Redox Potential (mV)			NA	NA	73.9	NA	2.9	NA	NA	NA	NA	NA	NA	

ES = Enforcement Standards

PAL=Preventive Action Limit

NA=Not Analyzed

X=Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

**TABLE 3e**  
**MWS GROUNDWATER ANALYTICAL RESULTS SUMMARY**  
**KWIK TRIP # 637**  
**401 NORTH 8TH STREET**  
**MANITOWOC, WI**

PARAMETER	ES	PAL	MWS															
			Sample Date						Sample Date									
<b>Detected VOC's (ug/L)</b>			1/30/07	5/8/07	8/9/07	11/2/07	2/5/08	5/6/08	5/21/09	8/31/09	11/30/09	2/3/10	5/6/10	8/24/10	11/9/10	2/16/11	8/26/11	
Benzene	5	0.5	<b>22,500</b>	<b>10,700</b>	<b>10,200</b>	<b>8,990</b>	<b>3,870</b>	<b>3,050</b>	2,600	5,840	4,570	2,140	1,320	1,170	940	200	1,200	
Ethylbenzene	700	140	4,440	3,090	3,020	3,790	3,050	3,190	2,610	3,630	3,430	2,900	2,020	1,770	1,800	1,700	2,200	
Toluene	800	160	50,100	33,800	19,800	22,700	17,600	15,400	18,600	18,500	20,800	17,700	10,400	8,960	13,000	6,900	16,000	
Xylenes (Total)	2000	400	21,200	16,370	15,100	19,250	16,880	18,610	21,060	20,540	19,870	15,530	11,330	8,720	8,700	9,000	1,100	
Trimethylbenzenes (Total)	480	96	5,200	5,340	5,870	7,190	5,890	6,150	5,300	8,130	9,220	7,410	6,320	4,680	4,180	4,900	4,600	
MTBE	60	12	<100	<200	<200	<200	<500	<75	<25.0	<75	<150	<150	<150	<38.1	<4.6	<23	<23	
Naphthalene	100	10	<1000	<1000	NA	NA	NA	NA	679	1,070	1,240	1,810	1,770	662	640	540	640	
1,2 Dichloroethane	5	0.5	457	NA	NA	<200	<300	NA	<15.0	NA	NA	NA	NA	NA	NA	NA	NA	
Isopropylbenzene			192	NA	NA	NA	NA	NA	138	NA	NA	NA	NA	NA	NA	NA	NA	
4-Isopropyltoluene			<200	NA	NA	NA	NA	NA	49.3	NA	NA	NA	NA	NA	NA	NA	NA	
<b>Inorganics (mg/L)</b>																		
Dissolved Iron	0.3	0.15	NA	NA	0.053	NA	6.45	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Nitrate-Nitrogen	10	2	NA	NA	0.19	NA	<0.10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Sulfate	250	125	NA	NA	31.2	NA	13.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
<b>Field Measurements</b>																		
Temperature (°F)			NA	NA	62.84	NA	51.44	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Conductivity (ms/cm)			NA	NA	3350	NA	2348	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Dissolved Oxygen (mg/L)			NA	NA	2.17	NA	2.72	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
pH			NA	NA	7.01	NA	7.65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Redox Potential (mV)			NA	NA	103.4	NA	-28.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

Second Release from Same Dispenser: 9/08

ES = Enforcement Standards  
PAL = Preventive Action Limit  
NA = Not Analyzed  
X = Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

TABLE 3f  
 MW6 GROUNDWATER ANALYTICAL RESULTS SUMMARY  
 KWIK TRIP # 637  
 401 NORTH 8TH STREET  
 MANITOWOC, WI

PARAMETER	ES	PAL	MW6														
			Sample Date							5/21/09	8/31/09	11/30/09	2/3/10	5/6/10	8/24/10	8/26/11	
Detected VOC's (ug/L)			1/30/07	5/8/07	8/9/07	11/2/07	2/5/08	5/6/08	5/21/09								8/31/09
Benzene	5	0.5	<b>87.3</b>	<b>9.37</b>	<i>3.41</i>	<b>5.97</b>	<b>145</b>	<b>28.7</b>	Second Release From Same Dispenser 9/08	9.12	<i>1.40</i>	<0.310	<0.310	<0.310	<0.39	<0.25	
Ethylbenzene	700	140	<1.00	0.12	<0.10	1.68	2.66	8.64		4.93	<0.500	<0.500	<0.500	<0.500	<0.41	<0.22	
Toluene	800	160	112	1.91	<0.40	2.82	82.4	44.7		20.3	<0.370	<0.370	<0.370	<0.370	<0.42	<0.25	
Xylenes (Total)	2000	400	5.39	11.19	1.43	7.11	99.7	78.1		32.26	<1.39	<1.390	<1.390	<1.390	<1.25	<0.39	
Trimethylbenzenes (Total)	480	96	<3.00	<0.40	<0.40	0.741	5.10	14.48		24.52	<0.840	<0.840	<0.840	<0.840	<0.83	<0.44	
MTBE	60	12	<1.00	<0.20	<0.20	<0.300	10.9	4.19		<2.50	<0.300	<0.300	<0.300	<0.300	<0.38	<0.23	
Naphthalene	100	10	<10	<1.00	NA	NA	NA	NA		51.2	<0.800	<0.800	<0.800	<0.800	<0.40	<0.50	
1,2 Dichloroethane	5	0.5	<i>1.76</i>	<0.20	<0.20	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	
Isopropylbenzene			<1.00	NA	NA	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	
<b>Inorganics (mg/L)</b>										NA	NA	NA	NA	NA	NA	NA	
Dissolved Iron	0.5	0.15	NA	NA	0.080	NA	0.520	NA		NA	NA	NA	NA	NA	NA	NA	
Nitrate-Nitrogen	10	2	NA	NA	1.87	NA	<0.10	NA		NA	NA	NA	NA	NA	NA	NA	
Sulfate	250	125	NA	NA	84.3	NA	78.6	NA		NA	NA	NA	NA	NA	NA	NA	
<b>Field Measurements</b>										NA	NA	NA	NA	NA	NA	NA	
Temperature (°F)			NA	NA	60.35	NA	49.92	NA		NA	NA	NA	NA	NA	NA	NA	
Conductivity (ms/cm)			NA	NA	1987	NA	82.12	NA		NA	NA	NA	NA	NA	NA	NA	
Dissolved Oxygen (mg/L)			NA	NA	2.43	NA	3.01	NA		NA	NA	NA	NA	NA	NA	NA	
pH			NA	NA	7.96	NA	7.36	NA		NA	NA	NA	NA	NA	NA	NA	
Redox Potential (mV)			NA	NA	88.3	NA	12.1	NA		NA	NA	NA	NA	NA	NA	NA	

ES = Enforcement Standards

PAL=Preventive Action Limit

NA=Not Analyzed

X=Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

**TABLE 3g**  
**MW7 GROUNDWATER ANALYTICAL RESULTS SUMMARY**  
**KWIK TRIP # 637**  
**401 NORTH 8TH STREET**  
**MANITOWOC, WI**

PARAMETER	ES	PAL	MW7																
			Sample Date																
			6/27/07	8/9/07	11/2/07	2/5/08	5/6/08	5/21/09	8/31/09	11/30/09	2/3/10	5/6/10	8/24/10	11/9/10	2/16/11	8/26/11			
Detected VOC's (ug/L)									Second Release From Same Dispenser 9/08										
Benzene	5	0.5	<0.20	<0.310	<0.310	<0.310	<0.310	<b>64.3</b>		779	381	207	722	334	160	55	77		
Ethylbenzene	700	140	<0.10	<0.500	<0.500	<0.500	<0.500	17.3		156	86.2	56.7	298	199	140	82	120		
Toluene	800	160	<0.40	<0.300	<0.300	<0.300	<0.300	94.2		218	13.1	12.6	49.7	96.8	6.6	1.3	11		
Xylenes (Total)	2000	400	<0.60	<0.920	<0.920	<0.920	<0.920	82.8		553	163.2	131.3	977	534	73	21	100		
Trimethylbenzenes (Total)	480	96	<0.40	<0.710	<0.710	<0.710	<0.710	7.57		134.5	70.51	48.52	438.7	157.4	39.4	35.2	72.7		
MTBE	60	12	2.82	1.84	<0.300	<0.300	<0.300	1.06		<15.0	3.02	<1.50	<1.50	1.7	4.7	3.4	4.1		
Naphthalene	100	10	<1.00	NA	NA	NA	NA	2.13		<40.0	9.83	16.5	71.2	52.0	15	11	15		
1,2 Dichloroethane	5	0.5	<0.20	NA	NA	NA	NA	<0.30		NA	NA	NA	NA	NA	NA	NA	NA		
Isopropylbenzene			<0.20	NA	NA	NA	NA	0.34		NA	NA	NA	NA	NA	NA	NA	NA		
Inorganics (mg/L)																			
Dissolved Iron	0.3	0.15	NA	<0.010	NA	<0.010	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA		
Nitrate-Nitrogen	10	2	NA	6.09	NA	2.04	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA		
Sulfate	250	125	NA	94.4	NA	93.8	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA		
Field Measurements																			
Temperature (°F)			NA	62.11	NA	50.22	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA		
Conductivity (ms/cm)			NA	5577	NA	5168	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA		
Dissolved Oxygen (mg/L)			NA	2.12	NA	3.27	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA		
pH			NA	7.54	NA	8.32	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA		
Redox Potential (mV)			NA	62.8	NA	21.2	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA		

ES = Enforcement Standards  
PAL = Preventive Action Limit  
NA = Not Analyzed  
X = Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

**TABLE 3h**  
**MW8 GROUNDWATER ANALYTICAL RESULTS SUMMARY**  
**KWIK TRIP # 637**  
**401 NORTH 8TH STREET**  
**MANITOWOC, WI**

PARAMETER	ES	PAL	MW8													
										Sample Date						
Detected VOC's (ug/L)			6/27/07	8/9/07	11/2/07	2/5/08	5/6/08	Second Release From Same Dispenser 9/08	5/21/09	8/21/09	11/30/09	2/3/10	5/6/10	8/24/10	8/26/11	
Benzene	5	0.5	<0.20	<0.310	<0.310	<0.310	<0.310		0.32	<0.310	<0.310	<0.310	<0.310	<0.310	<0.39	<0.25
Ethylbenzene	700	140	<0.10	<0.500	<0.500	<0.500	<0.500		0.35	<0.500	<0.500	<0.500	<0.500	<0.500	<0.41	<0.22
Toluene	800	160	<0.40	<0.300	<0.300	<0.300	<0.300		1.36	<0.370	<0.370	<0.370	<0.370	<0.370	<0.42	<0.25
Xylenes (Total)	2000	400	<0.60	<0.920	<0.920	<0.920	<0.920		1.83	<1.39	<1.39	<1.39	<1.39	<1.39	<1.25	<0.39
Trimethylbenzenes (Total)	480	96	<0.40	<0.710	<0.710	<0.710	<0.710		0.20	<0.840	<0.840	<0.840	<0.840	<0.840	<0.83	<0.44
MTBE	60	12	<0.20	<0.300	<0.300	<0.300	<0.300		<0.50	<0.300	<0.300	<0.300	<0.300	<0.300	<0.38	<0.23
Naphthalene	100	10	<1.00	NA	NA	NA	NA		<1.00	NA	<0.800	<0.800	<0.800	<0.800	<0.40	<0.50
1,2 Dichloroethane	5	0.5	<0.20	NA	NA	NA	NA		<0.30	NA	NA	NA	NA	NA	NA	NA
Choloroform	6	0.6	<0.20	NA	NA	NA	NA		2.15	NA	NA	NA	NA	NA	NA	NA
<b>Inorganics (mg/L)</b>																
Dissolved Iron	0.3	0.15	NA	<0.010	NA	<0.010	NA		NA	NA	NA	NA	NA	NA	NA	NA
Nitrate-Nitrogen	10	2	NA	6.40	NA	3.07	NA		NA	NA	NA	NA	NA	NA	NA	NA
Sulfate	250	125	NA	61.7	NA	53.6	NA		NA	NA	NA	NA	NA	NA	NA	NA
<b>Field Measurements</b>																
Temperature (°F)			NA	60.21	NA	49.24	NA		NA	NA	NA	NA	NA	NA	NA	NA
Conductivity (ms/cm)			NA	2629	NA	2804	NA		NA	NA	NA	NA	NA	NA	NA	NA
Dissolved Oxygen (mg/L)			NA	2.63	NA	4.09	NA	NA	NA	NA	NA	NA	NA	NA	NA	
pH			NA	7.24	NA	6.96	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Redox Potential (mV)			NA	113.2	NA	31.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	

ES = Enforcement Standards

PAL=Preventive Action Limit

NA=Not Analyzed

X=Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

**TABLE 3i**  
**MW9 GROUNDWATER ANALYTICAL RESULTS SUMMARY**  
**KWIK TRIP # 637**  
**401 NORTH 8TH STREET**  
**MANITOWOC, WI**

PARAMETER	ES	PAL	MW9			
			Sample Date			
Detected VOC's (ug/L)			8/24/10	11/9/10	2/16/11	8/26/11
Benzene	5	0.5	<b>215</b>	4.9	<0.25	<0.25
Ethylbenzene	700	140	0.48	<0.22	<0.22	<0.22
Toluene	800	160	3.3	<0.25	<0.25	<0.25
Xylenes (Total)	2000	400	42.8	1.5	<0.39	<0.39
Trimethylbenzenes (Total)	480	96	<0.83	0.29	<0.44	<0.44
MTBE	60	12	<0.38	<0.23	<0.23	<0.23
Naphthalene	100	10	<0.40	9.4	<0.50	<0.50
1,2 Dichloroethane	5	0.5	NA	NA	NA	NA
Choloroform	6	0.6	NA	NA	NA	NA
<b>Inorganics (mg/L)</b>						
Dissolved Iron	0.3	0.15	NA	NA	NA	NA
Nitrate-Nitrogen	10	2	NA	NA	NA	NA
Sulfate	250	125	NA	NA	NA	NA
<b>Field Measurements</b>						
Temperature (°F)			NA	NA	NA	NA
Conductivity (ms/cm)			NA	NA	NA	NA
Dissolved Oxygen (mg/L)			NA	NA	NA	NA
pH			NA	NA	NA	NA
Redox Potential (mV)			NA	NA	NA	NA

ES = Enforcement Standards

PAL=Preventive Action Limit

NA=Not Analyzed

X=Not Detected

<b>Bold</b>	Exceeds Enforcement Standard
<i>Italic</i>	Exceeds Preventive Action Limit

**TABLE 4  
GROUNDWATER LEVEL DATA  
KWIK TRIP # 637  
401 NORTH 8TH STREET  
MANITOWOC, WI**

	MW1	MW2	MW3	MW4	MW5	MW6	MW7	MW8	MW9
Top of Casing Elevation	609.28	608.80	609.28	610.67	607.98	607.15	605.54	605.93	605.74
Top of Screen Elevation	601.37	600.87	601.33	601.58	598.98	601.15	601.26	601.58	600.78
Bottom of Screen Elevation	591.37	590.87	591.33	591.58	588.98	591.15	591.26	591.58	590.78

Depth to Water (feet)									
12/12/06 (Before Development)	12.03	NM*	12.23	13.36	NI	NI	NI	NI	NI
12/12/06 (After Development)	12.08	NM*	12.22	13.47	NI	NI	NI	NI	NI
12/15/06	12.07	NM*	12.22	13.37	NI	NI	NI	NI	NI
12/21/06	12.08	NM*	12.20	13.36	NI	NI	NI	NI	NI
1/30/07	11.96	NM*	12.10	13.23	11.13	11.23	NI	NI	NI
5/8/07	11.51	11.21	11.70	12.78	10.77	9.81	NI	NI	NI
8/9/07	11.98	12.01	12.16	13.27	11.13	10.22	10.22	10.22	NI
11/1/07	12.07	12.11	12.25	13.35	11.19	10.30	11.85	9.24	NI
2/5/08	11.93	11.65	12.16	12.83	11.08	10.14	9.45	9.17	NI
5/6/08	11.05	10.76	11.39	12.36	10.26	9.26	8.43	8.31	NI
5/21/09	11.26	11.02	11.61	12.55	10.43	9.42	8.62	8.51	NI
8/31/09	11.78	11.47	12.02	13.07	10.81	9.91	9.00	8.95	NI
11/30/09	11.72	11.43	11.99	13.04	10.77	9.87	8.95	8.90	NI
2/3/10	11.78	10.59	12.17	13.16	10.95	10.03	9.20	9.14	NI
5/6/10	11.37	11.17	11.76	12.74	10.58	9.61	8.75	8.71	NI
8/24/10	11.25	10.97	11.50	12.58	10.33	9.41	8.51	8.50	9.38
11/9/10	11.86	11.73	12.25	13.35	10.06	10.15	9.26	9.24	10.01
2/16/11	11.84	12.14	12.69	13.74	11.45	10.56	9.67	9.63	10.36
8/26/11	11.34	11.24	11.75	12.83	10.60	9.70	8.88	8.78	9.61

Groundwater Elevation (feet)									
12/12/06 (Before Development)	597.25	NM*	597.05	597.31	NI	NI	NI	NI	NI
12/12/06 (After Development)	597.20	NM*	597.06	597.20	NI	NI	NI	NI	NI
12/15/06	597.21	NM*	597.06	597.30	NI	NI	NI	NI	NI
12/21/06	597.20	NM*	597.08	597.31	NI	NI	NI	NI	NI
1/30/07	597.32	NM*	597.18	597.44	596.85	595.92	NI	NI	NI
5/8/07	597.77	597.59	597.58	597.89	597.21	597.34	NI	NI	NI
8/9/07	597.30	596.79	597.12	597.40	596.85	596.93	595.32	595.71	NI
11/1/07	597.21	596.69	597.03	597.32	596.79	596.85	593.69	596.69	NI
2/5/08	597.35	597.15	597.12	597.84	596.90	597.01	596.09	596.76	NI
5/6/08	598.23	598.04	597.89	598.31	597.72	597.89	597.11	597.62	NI
5/21/09	598.02	597.78	597.67	598.12	597.55	597.73	596.92	597.42	NI
8/31/09	597.50	597.33	597.26	597.60	597.17	597.24	596.54	596.98	NI
11/30/09	597.56	597.37	597.29	597.63	597.21	597.28	596.59	597.03	NI
2/3/10	597.50	598.21	597.11	597.51	597.03	597.12	596.34	596.79	NI
5/6/10	597.91	597.63	597.52	597.93	597.40	597.54	596.79	597.22	NI
8/24/10	598.03	597.83	597.78	598.09	597.65	597.74	597.03	597.43	596.36
11/9/10	597.42	597.07	597.03	597.32	597.92	597.00	596.28	596.69	595.73
2/16/11	597.44	596.66	596.59	596.93	596.53	596.59	595.87	596.30	595.38
8/26/11	597.94	597.56	597.53	597.84	597.38	597.45	596.66	597.15	596.13

\*Free Product Present, see Table 5

NM = Not Measured

NI = Not Installed

= Elevation above top of screen

SOURCE  
PROPERTY

December 1, 2011

Robert Johnson  
P.O. Box 92  
Elkhart Lake

Subject: Kwik Trip #637  
401 North 8<sup>th</sup> Street  
Manitowoc, WI 54221  
WDNR BRRTS # 03-36-548369

To Whom It May Concern:

This letter is to inform you that the above referenced site being submitted for closure to the Wisconsin Department of Natural Resources (WDNR). Residual soil and groundwater is present on the property located at 401 North 8<sup>th</sup> Street, Manitowoc, WI, more particularly described as **"Lots 14, 15, 19, and 20 of Block 117 of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof"**.

This soil and groundwater contamination will be recorded with the Wisconsin Department of Natural Resources (WDNR) through a geographic information systems (GIS) listing. This letter is notification to you as owner of the subject property, and is a requirement of the GIS process.

Soil and groundwater contamination has originated at the subject property at 401 North 8<sup>th</sup> Street, Manitowoc, WI. The levels of benzene and xylenes in the soil and benzene, ethylbenzene, toluene, xylenes, trimethylbenzenes and naphthalene in the groundwater on the property may be above the NR 720 Residual Contaminant Levels and groundwater Enforcement Standard levels found in chapter NR 140, Wisconsin Administrative Code. However, the remaining soil and groundwater contaminant plume is stable or receding and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at these sites will meet the requirements for case closure that are found in Chapter NR 726 and Chapter COMM 46, Wisconsin Administrative Code, and REI Engineering, Inc, (REI) will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

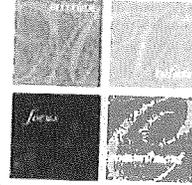
The WDNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical



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Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés

SOURCE  
PROPERTY



information that is relevant to this closure request. You should mail that information to: *Keld Lauridsen, WDNR, 2984 Shawano Avenue, Green Bay, WI 54313-6727 or [keld.lauridsen@wisconsin.gov](mailto:keld.lauridsen@wisconsin.gov).*

When this case is closed, all properties within the site boundaries where soil contamination exceeds Chapter 720 Residual Contaminant Levels and groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the WDNR makes a decision on the closure request, it will be documented in a letter. When the WDNR grants closure, you may obtain a copy of this letter from REI Engineering, Inc., by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.gov/org/aw/rr/gis/index.htm](http://www.dnr.state.wi.gov/org/aw/rr/gis/index.htm). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Andrew Delforge, REI Engineering, Inc. at (715) 675-9784, or *Keld Lauridsen, WDNR, 2984 Shawano Avenue, Green Bay, WI 54313-6727 or [keld.lauridsen@wisconsin.gov](mailto:keld.lauridsen@wisconsin.gov) (920) 662-5420.*

Sincerely,  
Kwik Trip, Inc.

Troy Batzel  
Environmental Department



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SOURCE  
PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <input checked="" type="checkbox"/> Signature <input type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery ROBERT JOHNSON 12-7-11</p>
1. Article Addressed to: Robert Johnson PO Box 92 Elkhart Lake, WI 53020	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number- (Transfer from service label)	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

7001 1940 0007 9237 5656



## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

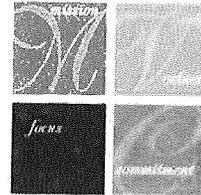
**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="318 N 8th St"/>	<input type="text" value="052-000-155-022.00"/>	<input type="text" value="707469"/>	<input type="text" value="405122"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

OFF-SOURCE  
A  
PROPERTY



October 12, 2011

Property Control & Rehab LLC  
10924 Hidden Valley Road  
Maribel, WI 54227

Subject: Kwik Trip #637  
401 North 8<sup>th</sup> Street  
Manitowoc, WI 54221  
WDNR BRRTS # 03-36-548369

To Whom It May Concern:

This letter is to inform you that the above referenced site being submitted for closure to the Wisconsin Department of Natural Resources (WDNR). Residual groundwater contamination originating from the site may be present beneath your property located at 318 North 8<sup>th</sup> Street, Manitowoc, WI, more particularly described as **"The North Fifty (5) feet of Lots One (1) and Two (2) in Block One Hundred Fifty-five (155) in the City of Manitowoc, according to the Recorded Plat thereof"**.

This groundwater contamination will be recorded with the Wisconsin Department of Natural Resources (WDNR) through a geographic information systems (GIS) listing. This letter is notification to you as owner of the above listed property, and is a requirement of the GIS process.

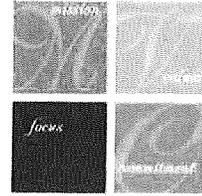
Groundwater contamination appears to have originated at the subject property at 401 North 8<sup>th</sup> Street, Manitowoc, WI. The levels of benzene in the groundwater on the property may be above the groundwater Enforcement Standard levels found in chapter NR 140, Wisconsin Administrative Code. However, the remaining groundwater contaminant plume is stable or receding and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at these sites will meet the requirements for case closure that are found in Chapter NR 726 and Chapter COMM 46, Wisconsin Administrative Code, and REI Engineering, Inc. (REI) will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.



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OFF-SOURCE  
A  
PROPERTY



Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for dealing with Properties Affected by Off-Site Contamination, you may visit <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

The WDNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that is relevant to this closure request. You should mail that information to: *Keld Lauridsen, WDNR, 2984 Shawano Avenue, Green Bay, WI 54313-6727 or [keld.lauridsen@wisconsin.gov](mailto:keld.lauridsen@wisconsin.gov)*.

When this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the WDNR makes a decision on the closure request, it will be documented in a letter. When the WDNR grants closure, you may obtain a copy of this letter from REI Engineering, Inc., by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.gov/org/aw/rr/gis/index.htm](http://www.dnr.state.wi.gov/org/aw/rr/gis/index.htm). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

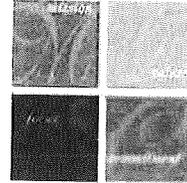
If you need more information, you may contact Andrew Delforge, REI Engineering, Inc. at (715) 675-9784, or *Keld Lauridsen, WDNR, 2984 Shawano Avenue, Green Bay, WI 54313-6727 or [keld.lauridsen@wisconsin.gov](mailto:keld.lauridsen@wisconsin.gov) (920) 662-5420*.



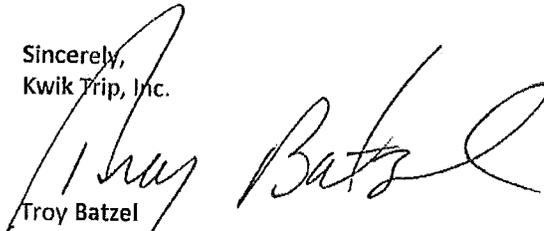
Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés

OFF-SOURCE  
A  
PROPERTY



Sincerely,  
Kwik Trip, Inc.



Troy Batzel  
Environmental Department



Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés

OFF-SOURCE  
A  
PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <b>X</b> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Address</p>	
<p>1. Article Addressed to:</p> <p><i>Property Control &amp; Rehab LLC          10924 Hidden Valley Rd          Maribel, WI 54227</i></p>	<p>B. Received by (<i>Printed Name</i>)  <i>Enyan Harkins</i></p>	<p>C. Date of Delivery  <i>12-6-11</i></p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number  <i>(Transfer from service label)</i></p>	<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>	
	<p><b>7001 1940 0007 9237 5649</b></p>	

807964

STATE BAR OF WISCONSIN FORM 2 - 1982  
WARRANTY DEED

VOL 1281 PAGE 448

DOCUMENT NO.

448

OFF-SOURCE  
A  
PROPERTY

Eugene C. Hartwig and Joan J. Hartwig,  
husband and wife  
conveys and warrants to PROPERTY CONTROL & REHAB, LLC, a  
Wisconsin limited liability company

STATE OF WISCONSIN - MANITOWOC COUNTY  
PRESTON JONES, REGISTER OF DEEDS  
RECEIVED FOR RECORD

17 Apr 1998 3:27:28 PM

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

JOHN C SAVAGE  
PO BOX 2225  
MANITOWOC WI 54221-2225

10 c.k.

000-155-022-7  
PARCEL IDENTIFICATION NUMBER  
W-7

the following described real estate in Maniwoc County,  
State of Wisconsin:

The North Fifty (50) feet of Lots One (1) and  
Two (2) in Block One Hundred Fifty-five (155) in  
the City of Manitowoc, according to the  
Recorded Plat thereof.

EXEMPT FROM FEE PER 77.25(15e).

This is not homestead property.  
(is) (is not)

Exception to warranties:

Dated this 27th day of March, A.D. 19 98

\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_

*Eugene C. Hartwig* (SEAL)  
• Eugene C. Hartwig  
*Joan J. Hartwig* (SEAL)  
• Joan J. Hartwig

AUTHENTICATION

Signature(s) Eugene C. Hartwig and  
Joan J. Hartwig  
authenticated this 27th day of March, 19 98  
*John C. Savage*  
• John C. Savage  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stat.)

ACKNOWLEDGMENT

State of Wisconsin, }  
County: }  
Personally came before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, the above named

to me known to be the person \_\_\_\_\_ who executed the foregoing  
instrument and acknowledge the same.

Notary Public, \_\_\_\_\_ County, Wis.  
My commission is permanent. (If not, state expiration date:  
\_\_\_\_\_, 19\_\_\_\_)

THIS INSTRUMENT WAS DRAFTED BY  
Attorney John C. Savage

(Signatures may be authenticated or acknowledged. Both are not  
necessary)

\* Names of persons signing in any capacity should be typed or printed below their signatures



RIGHT-OF-WAY

Transportation • Municipal • Site Development • GPS  
Remediation • Environmental Assessments • Emergency Response • Safety

January 18, 2011

Mr. Greg Minikel  
City of Manitowoc Department of Public Works  
900 Quay Street  
Manitowoc, WI 54220

Subject: Kwik Trip #637  
401 North 8<sup>th</sup> Street  
Manitowoc, WI  
**WDNR BRRTS #03-36-548369**

Dear Mr. Minikel:

This letter and enclosed information is to serve as notice that contaminated soil and groundwater originating from the Kwik Trip #637 property is present beneath the Chicago and North 8<sup>th</sup> Street Right-of-Ways at depths of approximately 8-10 feet below grade. The approximate limits of groundwater contamination are shown on the enclosed figures. After a period of groundwater monitoring, and using the standards established in NR 700 and the risk criteria of NR 746, it has been established by REI Engineering, Inc. (REI) that this site does not pose a significant risk to the environment and human health and no further action is necessary. Before the Wisconsin Department of Natural Resources (WDNR) will review the Closure Report, REI must acknowledge that the City of Manitowoc is aware of the associated soil and groundwater contamination beneath Chicago Street in the event that disturbance of these soils is necessary.

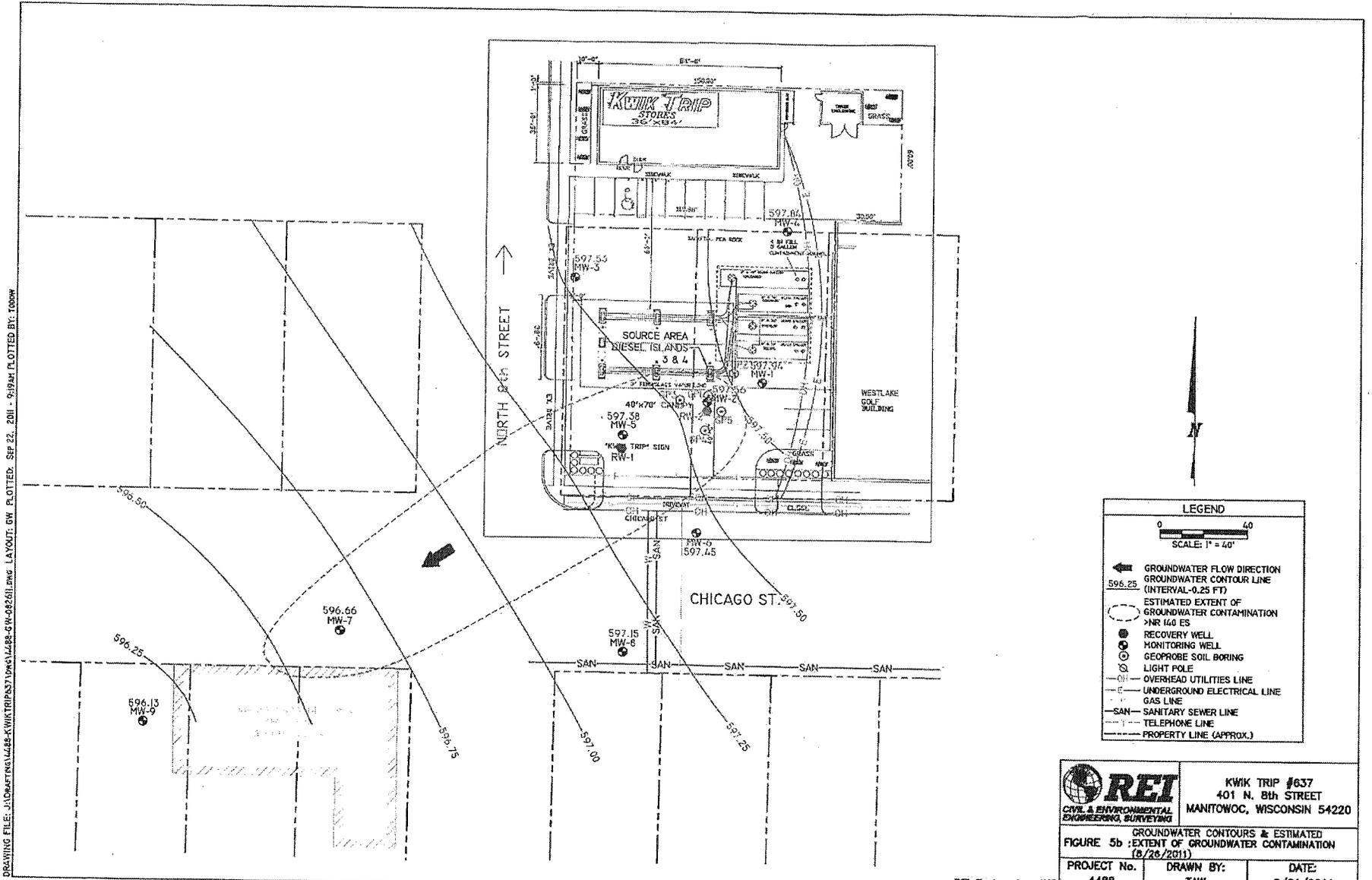
Thank you for your assistance with this project. Please call me with questions or comments at (715) 675-9784.

Sincerely,  
REI Engineering, Inc.



Andrew R. Delforge, P.G.  
Hydrogeologist/Project Manager

RIGHT-OF-WAY



DRAWING FILE: J:\DRAWING\4488-KWIKTRIP\371\DWG\4488-GH-022(61).DWG LAYOUT: GW\_PLOTTED: SEP 22, 2011 - 9:19AM PLOTTED BY: TADSW

REI Engineering, INC.