

# GIS REGISTRY

## Cover Sheet

May, 2009  
(RR 5367)

### Source Property Information

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**COMM #:**

#### \*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:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Groundwater Contamination > ES (236)                | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232)          |
| <input type="checkbox"/> Contamination in ROW   | <input type="checkbox"/> Contamination in ROW   |
| <input checked="" type="checkbox"/> Off-Source Contamination                            | <input type="checkbox"/> Off-Source Contamination                                       |
| <i>(note: for list of off-source properties<br/>see "Impacted Off-Source Property")</i> | <i>(note: for list of off-source properties<br/>see "Impacted Off-Source Property")</i> |

#### Land Use Controls:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> N/A (Not Applicable)  | <input type="checkbox"/> Cover or Barrier (222)                         |
| <input type="checkbox"/> Soil: maintain industrial zoning (220)                                   | <i>(note: maintenance plan for<br/>groundwater or direct contact)</i>   |
| <i>(note: soil contamination concentrations<br/>between non-industrial and industrial levels)</i> | <input type="checkbox"/> Vapor Mitigation (226)                         |
| <input type="checkbox"/> Structural Impediment (224)  | <input type="checkbox"/> Maintain Liability Exemption (230)             |
| <input type="checkbox"/> Site Specific Condition (228)  | <i>(note: local government or economic<br/>development corporation)</i> |

#### 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 #: 03-36-552367

PARCEL ID #: 053-147-001-140.03

ACTIVITY NAME: Englebrecht Property (Former)

WTM COORDINATES: X: 715204 Y: 411847

**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.)
- 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 #: 927317 Title: Certified Survey Map of Lots 10,11,12 and 13**
- 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 8.5 x 14 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 Location & Local Topography**
- 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 #: 2A Title: Site Layout**
- 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 #: 2 Title: Soil Sample Locations**

BRRTS #: 03-36-552367

ACTIVITY NAME: Englebrecht Property (Former)

**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 #:**                      **Title:**

**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 #: 3**                      **Title: Temporary Well Locations**

**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 #: 6**                      **Title: Groundwater Elevation Contour Map (12/09/03)**

**Figure #:**                      **Title:**

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

Tables must be no larger than 8.5 x 14 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 #: 3**                      **Title: 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 #: 4**                      **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 #: 1**                      **Title: Water Level Free Product 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).

BRRTS #: 03-36-552367

ACTIVITY NAME: Englebrecht Property (Former)

## NOTIFICATIONS

### Source Property

- 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.

- 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:

- 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.

- 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:

## 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="816 22nd St, Two Rivers, WI 54241"/>	<input type="text" value="053-147-001-130.06"/>	<input type="text" value="715194"/>	<input type="text" value="411856"/>
<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"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite I  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Jim Doyle, Governor  
Richard J. Leinenkugel, Secretary

September 21, 2009

Ms. Patsy Walesh  
Patsy's Hwy 42 Mobil Mart LLC  
816 22nd Street  
Two Rivers, WI 54241

RE: **Final Closure**

**Commerce # 54241-2723-14-A** DNR BRRTS # 03-36-552367  
Engelbrecht Property (Former), 814 22nd Street, Two Rivers

Dear Ms. Walesh:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure, prepared by Robert E. Lee & Associates, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to human health or the environment. No further investigation or remedial action is necessary.

This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

Should current or future owners or occupants of the property encounter contaminated soil, a determination must be made if the soil is a solid waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Timely filing of your final PECFA claim is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink that reads "Robert H. Klauk". The signature is written in a cursive style.

Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section

cc: Nicole L. LaPlant - Robert E. Lee & Associates, Inc.



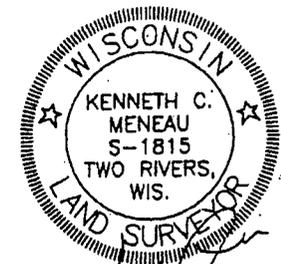
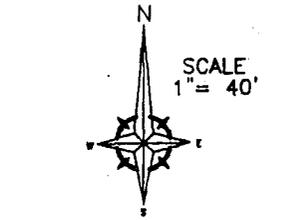
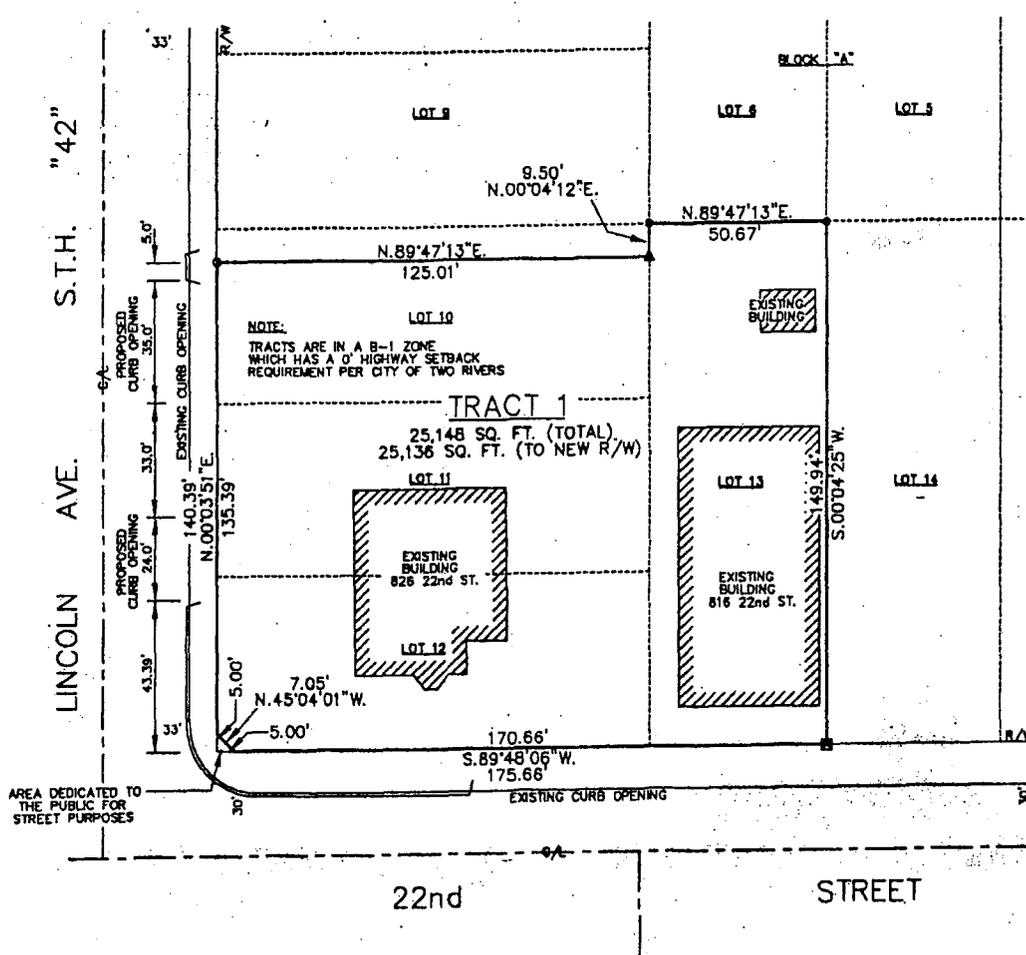
CERTSURV\02569CS(K)

927317

287

CERTIFIED SURVEY MAP OF LOTS 10, 11, 12, AND 13, EXCEPT THE NORTH 9.50 FEET OF LOT 10, BLOCK "A", PICNIC HILL ADDITION, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

STATE OF WISCONSIN  
MANITOWOC COUNTY  
KENNETH C. MENEAU  
REGISTERED SURVEYOR  
22 - CSM - 287  
28 JUN 2003 3:51:58 PM



*K.C. Meneau*  
1-13-03

WDOT FILE NO.  
36-042-1044-03

- LEGEND**
- - DENOTES IRON PIPE FOUND
  - - DENOTES 1/2" x 24" IRON ROD
  - ▲ - DENOTES EXISTING FENCE POST
  - - DENOTES P.K. NAIL
  - ⊠ - DENOTES CROSS CHISELED IN CONCRETE

**STATEMENT OF PROPERTY LEGAL DESCRIPTION**

I am providing this signed statement as it relates to the Former Engelbrecht Property, located at 814 22<sup>nd</sup> Street, Two Rivers, Wisconsin (the Site) and BRRTS case #03-36-552367. This is believed to be the only property that is within, or partially within, the contaminated Site's boundaries and I believe that the legal description described on the attached property deed for the Site is complete and accurate.

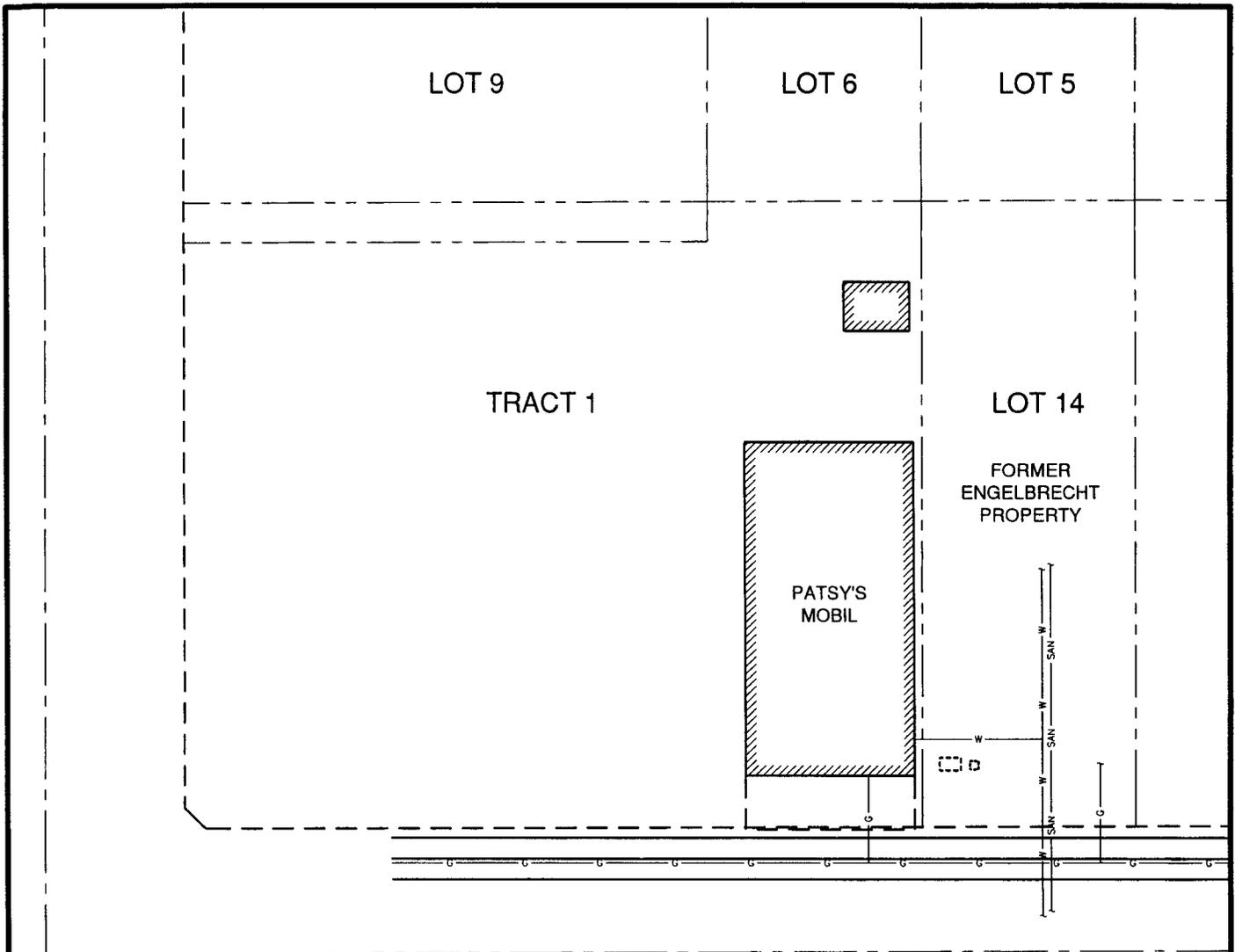
Patsy A. Walsh  
Signature

07/28/2009  
Date

Patsy A. Walsh  
Name

Owner  
Title





**LEGEND**

-  FORMER 300 - GALLON GASOLINE UST LOCATION
-  FORMER DISPENSER LOCATION
-  EXISTING GAS MAIN
-  EXISTING SANITARY SEWER
-  EXISTING WATERMAIN

**SITE LAYOUT**

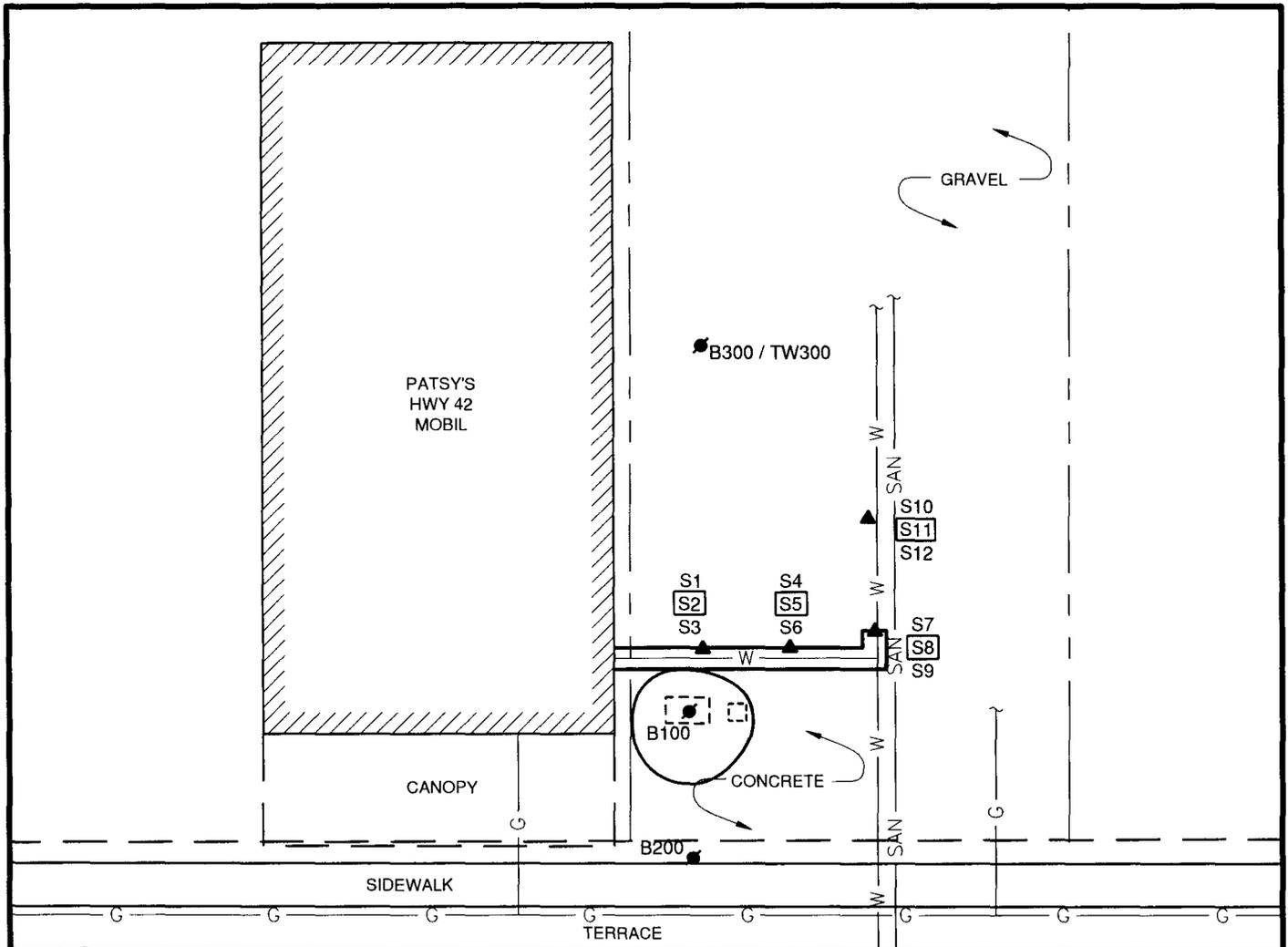
**FORMER ENGELBRECHT PROPERTY  
TWO RIVERS, WISCONSIN**



1" = 20'

**FIGURE 2A**

**Robert E. Lee & Associates, Inc.**  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 4664 GOLDEN POND PARK COURT  
 HOBART, WI 54155      PHONE:(920) 662-9641  
 INTERNET: www.releeinc.com      FAX:(920) 662-9141



22ND STREET  
LEGEND

-  B100 SOIL BORING LOCATION
-  S1 SOIL SAMPLE LOCATION
-  S8 SOIL SAMPLE SUBMITTED FOR LABORATORY ANALYSIS
-  FORMER 300 - GALLON GASOLINE UST LOCATION
-  FORMER DISPENSER LOCATION
-  EXTENT OF REMEDIAL EXCAVATION
-  ESTIMATED EXTENT OF PETROLEUM COMPOUNDS IN EXCESS OF THE RCLS IN SOIL

SOIL SAMPLE LOCATIONS

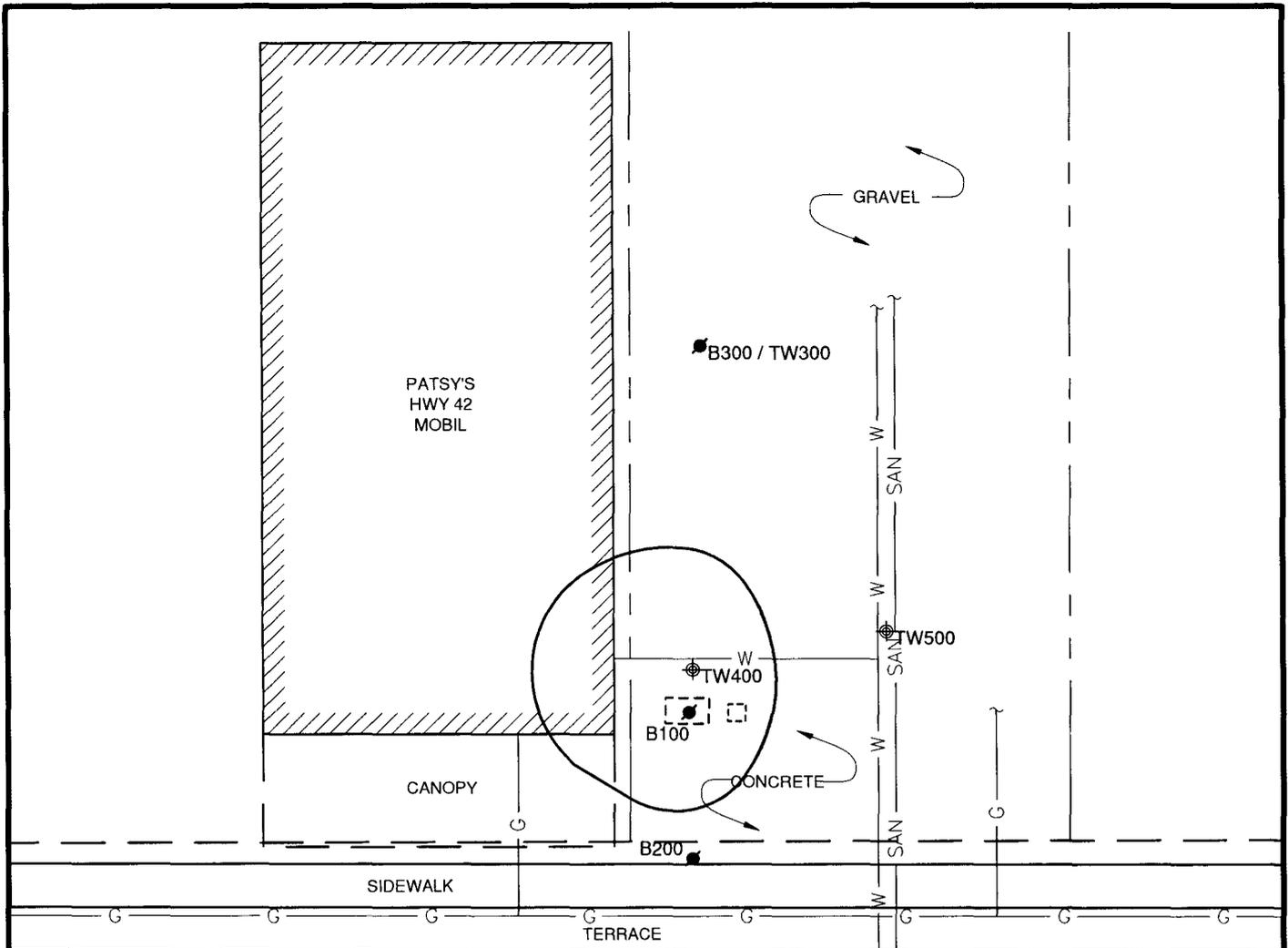
FORMER ENGELBRECHT PROPERTY  
TWO RIVERS, WISCONSIN



1" = 20'

FIGURE 2

 **Robert E. Lee & Associates, Inc.**  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
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HOBART, WI 54155 PHONE: (920) 662-9641  
INTERNET: www.releeinc.com FAX: (920) 662-9141



22ND STREET

LEGEND

-  TW400 TEMPORARY WELL LOCATION
-  FORMER 300 - GALLON GASOLINE UST LOCATION
-  FORMER DISPENSER LOCATION
-  B100 SOIL BORING LOCATION
-  ESTIMATED EXTENT OF PETROLEUM COMPOUND IN EXCESS OF THE ES IN GROUNDWATER

**TEMPORARY WELL LOCATIONS**  
**FORMER ENGELBRECHT PROPERTY**  
**TWO RIVERS, WISCONSIN**



1" = 20'

FIGURE 3

**Robert E. Lee & Associates, Inc.**  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 4664 GOLDEN POND PARK COURT  
 HOBART, WI 54155 PHONE:(920) 662-9641  
 INTERNET: www.releinc.com FAX:(920) 662-9141

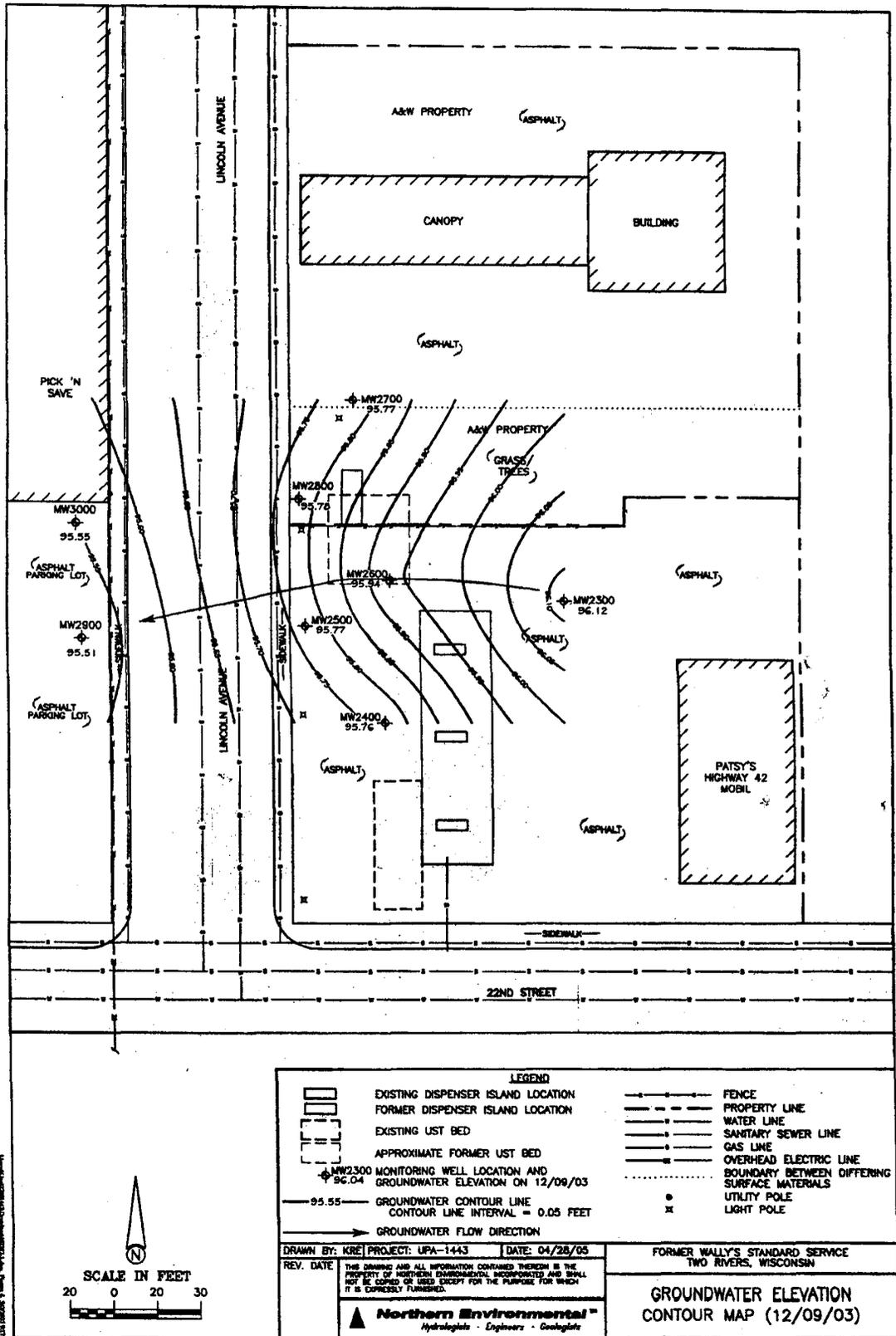


FIGURE 6

**TABLE 3  
SOIL ANALYTICAL RESULTS  
FORMER ENGELBRECHT PROPERTY, TWO RIVERS, WISCONSIN**

Parameter	NR 720.09 RCL	NR 746.06 Table 1 Values	NR 746.06 Table 2 Values	Boring	B100		B200	B300	---	---	---	---	
				Sample	S103	S104	S203	S302	S2	S5	S8	S11	
				Date	7/3/2008	7/3/2008	7/3/2008	12/11/2008	12/11/2008	12/11/2008	12/11/2008	12/11/2008	12/11/2008
				Depth (feet)	4-6	6-8	4-6	2-4	4	4	4	4	
				PID Reading (ppm)	80.2	44.2	40.5	2	282	11	1	0	
				Units									
GRO	100	NE	NE	mg/kg	140	208	< 4.4	< 10	48	< 10	< 10	< 10	
Lead	50	NE	NE	mg/kg	9.3	---	3.4	8.35	3.24	3.43	3.82	3.4	
<i>Relevant VOCs</i>													
Benzene	5.5	8,500	1,100	µg/kg	< 50	< 50	< 28.7	< 20	< 20	< 20	< 20	< 20	
sec-Butylbenzene	NE	NE	NE	µg/kg	---	---	---	< 25	75 J	< 25	< 25	< 25	
n-Butylbenzene	NE	NE	NE	µg/kg	---	---	---	< 35	460	< 35	< 35	< 35	
Ethylbenzene	2,900	4,600	NE	µg/kg	287	2,240	< 28.7	< 16	310	< 16	< 16	< 16	
Isopropylbenzene	NE	NE	NE	µg/kg	---	---	---	< 30	73 J	< 30	< 30	< 30	
p-Isopropyltoluene	NE	NE	NE	µg/kg	---	---	---	< 30	33 J	< 30	< 30	< 30	
MTBE	NE	NE	NE	µg/kg	< 50	< 50	< 28.7	< 23	< 23	< 23	< 23	< 23	
Naphthalene	NE	2,700	NE	µg/kg	---	---	---	< 117	430	< 117	< 117	< 117	
n-Propylbenzene	NE	NE	NE	µg/kg	---	---	---	< 29	330	< 29	< 29	< 29	
Toluene	1,500	38,000	NE	µg/kg	< 50	< 50	< 28.7	< 23	< 23	< 23	< 23	< 23	
1,2,4-Trimethylbenzene	NE	83,000	NE	µg/kg	12,300	29,900	< 28.7	< 53	4,000	46 J	< 20	< 20	
1,3,5-Trimethylbenzene	NE	11,000	NE	µg/kg	3,630	9,970	< 28.7	< 24	1,440	< 24	< 24	< 24	
Xylenes	4,100	42,000	NE	µg/kg	4,228	25,410	< 86.2	< 48	2,880	237	< 48	< 48	

Key:

- RCL = Residual Contaminant Level
- GRO = Gasoline Range Organics
- MTBE = Methyl tert-butyl ether
- µg/kg = Micrograms per Kilogram
- mg/kg = Milligrams per Kilogram
- ppm = Parts per million
- NE = Not Established by Wisconsin Administrative Code
- = Not Analyzed
- J = Analyte detected between laboratory limit of detection and limit of quantitation
- 250 = NR 720.09 RCL Exceedance

**TABLE 4**  
**GROUNDWATER ANALYTICAL RESULTS SUMMARY**  
**FORMER ENGELBRECHT PROPERTY, TWO RIVERS, WISCONSIN**

Parameter	NR140	NR 140	TW300		TW400		TW500	
	PAL	ES	12/11/2008	3/16/2009	12/11/2008	3/16/2009	12/11/2008	3/16/2009
Dissolved Lead (µg/L)	1.5	15	38.1	< 0.7	50.5	12.4	37.8	4.6
<b>Relevant VOCs (µg/L)</b>								
Benzene	0.5	5	< 0.24	< 0.45	3.7 J	< 22.5	< 0.24	< 0.45
Bromodichloromethane	0.06	0.6	< 0.3	---	< 3	---	0.41 J	---
sec-Butylbenzene	NE	NE	< 0.73	---	11.4 J	---	< 0.73	---
n-Butylbenzene	NE	NE	< 0.55	---	59	---	< 0.55	---
Chloroform	0.6	6	< 0.47	---	< 4.7	---	1.27 J	---
Ethylbenzene	140	700	< 0.35	< 0.76	480	57 J	< 0.35	< 0.76
Isopropylbenzene	NE	NE	< 0.6	---	42	---	< 0.6	---
MTBE	12	60	< 0.7	< 0.42	< 0.7	< 21	< 0.7	< 0.42
Naphthalene	10	100	< 1.8	< 1.4	270	106 J	< 1.8	< 1.4
n-Propylbenzene	NE	NE	< 0.54	---	147	---	< 0.54	---
Toluene	200	1,000	< 0.39	< 0.53	6.1 J	< 26.5	< 0.39	< 0.53
Trimethylbenzenes	96	480	< 0.74	< 1.13	2,130	2,000	1.22 J	< 1.13
Xylenes	1,000	10,000	< 1.67	< 1.58	3,790	1,220	< 1.67	< 1.58

Key:

- µg/L = micrograms per liter
- PAL = Preventive Action Limit
- ES = Enforcement Standard
- J = Detected between the limit of detection and the limit of quantitation

Table 1 Water Level Free Product Data, Former Wally's Standard Service, Two Rivers, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)	Product Thickness (feet)
				Below Riser	Below Grade		
MW2300	101.85	101.63	09/24/02	4.74	4.96	96.89	---
			09/25/02	5.72	5.94	95.91	---
			09/30/02	5.78	6.00	95.85	---
			11/04/02	5.59	5.81	96.04	---
			03/27/03	5.51	5.73	96.12	---
			06/26/03	5.98	6.20	95.65	---
			12/09/03	5.51	5.73	96.12	---
			03/24/04	5.21	5.43	96.42	---
			09/01/04	5.55	5.77	96.08	---
			12/07/04	5.29	5.51	96.34	---
			03/10/05	5.59	5.81	96.04	---
MW2400	101.57	101.22	09/24/02	4.66	5.01	96.56	---
			09/25/02	5.62	5.97	95.60	---
			09/30/02	5.65	6.00	95.57	---
			11/04/02	5.49	5.84	95.73	---
			03/27/03	5.43	5.78	95.79	---
	101.18	100.98	06/26/03	5.54	5.74	95.44	---
			12/09/03	5.22	5.42	95.76	---
			03/24/04	4.97	5.17	96.01	---
			09/01/04	5.19	5.39	95.79	---
			12/07/04	4.78	4.98	96.20	---
			03/10/05	5.26	5.46	95.72	---
MW2500	100.90	100.58	09/24/02	4.99	5.31	95.59	---
			09/25/02	4.99	5.31	95.59	---
			09/30/02	5.03	5.35	95.55	---
			11/04/02	4.82	5.14	95.76	---
			03/27/03	4.71	5.03	95.87	---
			06/26/03	5.22	5.54	95.36	---
			12/09/03	4.81	5.13	95.77	---
			03/24/04	4.56	4.88	96.02	---
			09/01/04	4.80	5.12	95.78	---
			12/07/04	4.57	4.89	96.01	---
			03/10/05	4.84	5.16	95.74	---

Table 1 Water Level Free Product Data, Former Wally's Standard Service, Two Rivers, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)	Product Thickness (feet)
				Below Riser	Below Grade		
MW2600	101.27	100.76	09/24/02	7.75	8.26	93.01	---
			09/25/02	5.17	5.68	95.59	---
			09/30/02	5.18	5.69	95.58	---
			11/04/02	5.01	5.52	95.75	---
			03/27/03	4.83	5.34	95.93	---
			06/26/03	5.21	5.72	95.55	---
			12/09/03	4.82	5.33	95.94	---
			03/24/04	4.57	5.08	96.19	---
			09/01/04	4.79	5.30	95.97	---
			12/07/04	3.28	3.79	97.48	---
03/10/05	4.57	5.08	96.19	---			
MW2700	100.90	100.73	09/24/02	5.17	5.34	95.56	---
			09/25/02	5.13	5.30	95.60	---
			09/30/02	5.14	5.31	95.59	---
			11/04/02	4.98	5.15	95.75	---
			03/27/03	4.87	5.04	95.86	---
			06/26/03	5.19	5.36	95.54	---
			12/09/03	4.96	5.13	95.77	---
			03/24/04	4.78	4.95	95.95	---
			09/01/04	4.94	5.11	95.79	---
			12/07/04	4.76	4.93	95.97	---
MW2800	100.65	100.30	09/24/02	4.72	5.07	95.58	0.00
			09/25/02	4.74	5.09	95.56	0.00
			09/30/02	5.01	5.36	95.29	0.25
			11/04/02	4.54	4.89	95.76	0.00
			03/27/03	4.42	4.77	95.88	0.00
			06/26/03	4.98	5.33	95.32	0.00
			12/09/03	4.52	4.87	95.78	0.00
			03/24/04	4.30	4.65	96.00	0.00
			09/01/04	4.50	4.85	95.80	0.00
			12/07/04	4.29	4.64	96.01	0.00
03/10/05	4.53	4.88	95.77	0.00			

**Table 1 Water Level Free Product Data, Former Wally's Standard Service, Two Rivers, Wisconsin**

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)	Product Thickness (feet)
				Below Riser	Below Grade		
MW2900	101.38	100.88	12/09/03	5.37	5.87	95.51	---
			03/24/04	5.10	5.60	95.78	---
			09/01/04	5.28	5.78	95.60	---
			12/07/04	5.00	5.50	95.88	---
			03/10/05	5.15	5.65	95.73	---
MW3000	101.21	100.72	12/09/03	5.17	5.66	95.55	---
			03/24/04	4.90	5.39	95.82	---
			09/01/04	5.06	5.55	95.66	---
			12/07/04	4.88	5.37	95.84	---
			03/10/05	5.04	5.53	95.68	---

**Key:**  
 --- = Not detected

## 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="816 22nd St, Two Rivers, WI 54241"/>	<input type="text" value="053-147-001-130.06"/>	<input type="text" value="715194"/>	<input type="text" value="411856"/>
<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"/>



# Robert E. Lee & Associates, Inc.

Engineering, Surveying, Environmental Services

OFF-SOURCE  
A  
PROPERTY

August 19, 2009

Green Bay Office  
4664 Golden Pond Park Ct.  
Hobart, WI 54155  
920-662-9641  
FAX 920-662-9141  
E Mail rel@releeinc.com

Ms. Patsy Walesh  
PATSY'S HIGHWAY 42 MOBIL MART  
816 22<sup>nd</sup> Street  
Two Rivers, WI 54241

RE: Notification of Residual Groundwater Contamination and Pending Case Closure Request,  
Petroleum Contamination at Former Engelbrecht Property, 814 22<sup>nd</sup> Street, Two Rivers,  
Wisconsin

Dear Ms. Walesh:

On behalf of Patsy's Highway 42 Mobil Mart, LLC, Robert E. Lee & Associates, Inc., (REL) is providing you notice that groundwater contamination that originated from the adjacent Former Engelbrecht Property (the Site) has migrated onto your property. The source of the contamination is believed to be leakage from a gasoline underground storage tank (UST) system. Based on the March 16, 2009 groundwater sampling results, concentrations of naphthalene and trimethylbenzenes in groundwater are above the state groundwater enforcement standards (ES) found in Chapter NR 140, Wisconsin Administrative Code (Wis. Adm. Code). Enclosed is a map showing the estimated extent of groundwater contamination above the ES. A table summarizing the March 2009 groundwater sampling results is also enclosed.

A total of two rounds of samples were collected from the Site's temporary monitoring wells. Groundwater monitoring indicates a decreasing contaminant trends in Site monitoring wells. Given the source of the contamination has been removed (i.e., leaking UST system), we believe the contaminant concentrations in the groundwater will decrease below the state standards in a reasonable period of time.

Based on the observed decreases in groundwater contaminant concentrations, REL is in the process of submitting a case closure request to the Wisconsin Department of Commerce (WDCOM). We believe that allowing natural attenuation to complete the cleanup at the Former Engelbrecht Property will meet the requirements for case closure that are found in Chapter NR 726 and NR 746, Wis. Adm. Code, and we have requested that the WDNR accept natural attenuation as the final remedy for the Site and grant case closure. Closure means the WDNR will not be requiring any further investigation or cleanup action be taken, other than the reliance on natural attenuation. Enclosed is a fact sheet regarding the use of natural attenuation to clean up contaminated groundwater.

August 19, 2009  
Ms. Patsy Walesh  
PATSY'S HIGHWAY 42 MOBIL MART  
Page 2



The WDCOM will not review the case closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that indicates closure should not be granted for the Site. If you would like to submit any information to the WDCOM that is relevant to this closure request, you should mail that information to Mr. Robert Klauk, 375 City Center, Suite I, Oshkosh, WI 54901.

If this case is closed, the property will be listed on the Wisconsin 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 soil and groundwater contamination area above state standards was found at the time the case was closed. This GIS Registry is available to the general public on the WDNR's internet web site. Please review the enclosed deed for your property to verify the correct legal description, and notify our office as soon as possible if the description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the services area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system to determine if there is a need for special well construction standards.

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

Please feel free to contact this office if you have any question or concerns regarding the residual groundwater contamination. In addition, you may contact the WDCOM project manager Mr. Robert Klauk at (920) 424-0046.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Nicole L. LaPlant".

Nicole L. LaPlant  
Senior Project Geologist

NJM/NLL

ENC.

CC: Robert Klauk, WDCOM

OFF-SOURCE  
A  
PROPERTY

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Patsy Walesh  
Patsy's Hwy 42 Mobil Mart  
816 22<sup>nd</sup> Street  
Two Rivers, WI 54241

2. Article Number

(Transfer from service label)

7004 1160 0004 2514 3118

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Lisa Vieau  Agent  
 Addressee

B. Received by (Printed Name) Date of Delivery

Lisa Vieau 2/19

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

OFF-SOURCE  
A  
PROPERTY



936477

STATE BAR OF WISCONSIN FORM 2 - 2000  
WARRANTY DEED

Document Number

This Deed, made between T&T AUTO REFINISHING, LLC., a Wisconsin Limited Liability Company, Grantor, and PATSY'S HWY 42 MOBIL MART, LLC., a Wisconsin Limited Liability Company Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in MANITOWOC County, State of Wisconsin (if more space is needed, please attach addendum):

TRACT 1 OF A CERTIFIED SURVEY OF LOTS NUMBERED TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13), EXCEPT THE NORTH 9.50 FEET OF SAID LOT 10, ALL IN BLOCK LETTERED "A" OF PICNIC HILL ADDITION TO THE CITY OF TWO RIVERS, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN IN VOLUME 22 OF CERTIFIED SURVEY MAPS, ON PAGE 287, AS DOCUMENT NO. 927317.

Exceptions to warranties: Municipal zoning and land use regulations, easements and rights of way of record.

W-7

TRANSFER FEE EXEMPT #77.25(15)(S)

RCPT# 4553. STN  
\$11.00 DEED

STATE OF WISCONSIN  
MANITOWOC COUNTY  
PRESTON JONES  
REGISTER OF DEEDS  
RECEIVED FOR RECORD  
5 MAY 2003 3:04:59 PM

Recording Area  
Name and Return Address  
Lance Walsh  
3109 48<sup>th</sup> Street  
Two Rivers, WI 54241

53-147-001-120.7; 53-147-001-130.5  
Parcel Identification Number (PIN)  
This is not homestead property.

Dated this 1ST day of May, 2003.

Lance M. Walsh Member  
\*Lance M. Walsh, Member - T&T Auto Refinishing, LLC  
Patsy A. Walsh Member  
\*Patsy A. Walsh, Member - T&T Auto Refinishing, LLC

AUTHENTICATION

Signature(s) \_\_\_\_\_ authenticated  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
Manitowoc County )

Personally came before me this 1ST day of May, 2003,  
the above named Lance M. Walsh and Patsy A. Walsh to me  
known to be the person s who executed the foregoing instrument and  
acknowledged the same.

David J. Dieck  
\* David J. Dieck  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 08-28  
2005.)

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_ authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Winter, Fox & Stangel, LLP  
Two Rivers, Wisconsin  
(Signatures may be authenticated or acknowledged. Both are not necessary.)

\*Names of persons signing in any capacity must be typed or printed below their signature.



936478

STATE BAR OF WISCONSIN FORM 2 - 2000  
WARRANTY DEED

Document Number

OFF-SOURCE  
A  
PROPERTY

This Deed, made between UMMY & PATSY'S AUTO PLAZA, LLC.,  
a Wisconsin Limited Liability Company, Grantor, and PATSY'S HWY 42  
MOBIL MART, LLC., a Wisconsin Limited Liability Company Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the  
following described real estate in MANITOWOC County, State of Wisconsin (if  
more space is needed, please attach addendum):

TRACT 1 OF A CERTIFIED SURVEY OF LOTS NUMBERED  
TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13),  
EXCEPT THE NORTH 9.50 FEET OF SAID LOT 10, ALL IN  
BLOCK LETTERED "A" OF PICNIC HILL ADDITION TO THE  
CITY OF TWO RIVERS, AS RECORDED IN THE OFFICE OF  
THE REGISTER OF DEEDS FOR MANITOWOC COUNTY,  
WISCONSIN IN VOLUME 22 OF CERTIFIED SURVEY MAPS,  
ON PAGE 287, AS DOCUMENT NO. 927317.

Exceptions to warranties: Municipal zoning and land use  
regulations, easements and rights of way of record.

TRANSFER FEE EXEMPT #77.25(15) (S)

W-7

RCPT# 4553. STN  
\$11.00 DEED

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

5 MAY 2003 3:04:59 PM

Recording Area

Name and Return Address

Lance Welsh  
3109 45<sup>th</sup> Street  
Two Rivers, WI 54241

*11 chlk*

53-147-001-120.7; 53-147-001-130.5  
Parcel Identification Number (PIN)  
This is not homestead property.

Dated this 15<sup>th</sup> day of May, 2003.

\* \_\_\_\_\_  
\* \_\_\_\_\_

*Lance M. Welsh Member*  
\*Lance M. Welsh, Member - Uummy & Patsy's Auto Plaza, LLC  
*Patsy A. Welsh Member*  
\*Patsy A. Welsh, Member - Uummy & Patsy's Auto Plaza, LLC

AUTHENTICATION

Signature(s) \_\_\_\_\_ authenticated  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
) ss.  
Manitowoc County )

Personally came before me this 15<sup>th</sup> day of May, 2003,  
the above named Lance M. Welsh and Patsy A. Welsh to me  
known to be the person s who executed the foregoing instrument and  
acknowledged the same.

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_ authorized by § 706.06, Wis. Stats.)

*David J. Dledrich*  
\* David J. Dledrich  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 08-28  
2005.)

THIS INSTRUMENT WAS DRAFTED BY  
Winter, Fox & Stangel, LLP  
Two Rivers, Wisconsin  
(Signatures may be authenticated or acknowledged. Both are not necessary.)

\*Names of persons signing in any capacity must be typed or printed below their signature.