

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(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:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential 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 or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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 #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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**. 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 ALL legal descriptions attached to the statement are complete and accurate.
Note: The point here is that the legal descriptions are describing the correct (i.e., contaminated) properties.

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: Vicinity Diagram**
- Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows 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 Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site Diagram**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 03-38-001658

ACTIVITY NAME: Tall Oaks General Store

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Generic Residual Contaminant Level (GRCL) 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 #: 4 **Title: Cross Section Locations - (A - A'/B - B') Diagram**

Figure #: 5 & 6 **Title: Cross Section A - A' Diagram & Cross Section B - B' Diagram**

- 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 #: **Title:**

- 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 #: 3 **Title: Groundwater Flow Direction Diagram (Based on 7/8/98 Groundwater Elevations)**

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 #: 2 **Title: Soil Probehole Sample 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 #: **Title:**

- 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 #: **Title:**

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 #: 03-38-001658

ACTIVITY NAME: Tall Oaks General Store

NOTIFICATIONS

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

- 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 the RP received confirmation for notifying current source property owner.
- 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 the RP received confirmation 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 boundaries of the contaminated site, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL).

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

580702

Document Number

DEED AFFIDAVIT

RECORDED

J 7180 I 05

1998 NOV -4 PM 12:48

Melanie S. Thompson
REGISTER OF DEEDS
OF MARINETTE COUNTY, WIS.

[Legal Description of the Property as it Appears on the Most Recent Deed]

DESCRIPTION Att.

Recording Area

Name and Return Address

1400
John Franzmeier
N 10008 Parkway Rd
CUNNINGHAM WI 54114

Parcel ID Number 032-06876

Affidavit

STATE OF WISCONSIN)
) SS
COUNTY OF Marinette)

John Franzmeier, being first duly sworn, on oath deposes and says:

1. That she/he is the owner of the property described above.
2. That approval has been given by the Wisconsin Department of Natural Resources for the close-out of an environmental contamination case involving the property described above on the condition that a notification of the existence of residual contamination on the property is recorded at the Office of the Register of Deeds in the county where the property described above is located.
3. That this affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that Closure for Tall Oaks General Store PECEA Claim No 54114-9442-47
[insert a short description of the situation that requires the deed notification.]

[When appropriate use the following clause]:

By signing this document, John Franzmeier acknowledges that [he/she] is duly authorized to sign this document on behalf of [corporation or governmental entity].

Signature: John Franzmeier

Printed Name: John Franzmeier

[When appropriate]: Title: President

Subscribed and sworn to before me
this 4th day of Nov, 1998

Darlene M Grandaw

Darlene M. Grandaw
Marinette Co.

Notary Public, State of WISCONSIN
My commission 7-14-2008

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

J 7180 I 06

J 7180 I 07

Tax Parcel No: 032-06876

Part of Lot 8, Block 2, Engel's Assessor's Plat (as filed in Plat Cabinet C, Sheets 24 and 25, Document No. 441284), described as: Commencing at the North quarter corner of Section 24, Township 33 North, Range 18 East, Town of Stephenson, Marinette County, Wisconsin, as marked by a 4 inch square concrete monument with a brass cap; thence South 00°53'18" West along the East line of Block 2, 800.36 feet to a 1 inch pipe; thence South 00°50'48" West along the East line of Block 2, 502.51 feet to a 3 inch pipe; thence North 88°30'11" West along the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, to a 1 $\frac{1}{4}$ inch pipe at the Southeast corner of Lot 8, Block 2, being the POINT OF BEGINNING; thence continue North 88°30'11" West 400 feet to a 1 $\frac{1}{4}$ inch pipe at the Southwest corner of Lot 8, Block 2; thence North 01°37'49" East along the West line of Lot 8, Block 2, 385.00 feet to a 1 $\frac{1}{4}$ inch pipe; thence South 88°30'11" East, 140.00 feet to a 1 $\frac{1}{4}$ inch pipe; thence North 01°37'49" East, 215.00 feet to a 1 $\frac{1}{4}$ inch pipe on the North line of Lot 8, Block 2; thence South 88°30'11" East along the North line of Lot 8, Block 2, 260 feet to a 1 $\frac{1}{4}$ inch pipe at the Northeast corner of Lot 8, Block 2; thence South 01°37'49" West along the East line of Lot 8, Block 2, 600 feet to a 1 $\frac{1}{4}$ inch pipe at the point of beginning; contains 4.82 acres more or less

580702

→ FILE



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Peshtigo Service Center
101 N. Ogden Road
P.O. Box 208
Peshtigo, Wisconsin 54157
Telephone 715-582-5000
FAX 715-582-5005

October 1, 1998

Tall Oaks General Store
N10008 Parkway Road
Route 3
Crivitz, WI 54114

ATTN: Mr. John Franzmeier

SUBJECT: **Pending Closure** for the Tall Oaks General Store
BRRTS Case No. 03 - 38 - 001658
PECFA Claim No. 54114 - 9442 - 47

Dear Mr. Franzmeier:

On November 29, 1993 the Wisconsin Department of Natural Resources provided a notice to you that the degree and extent of Gasoline Range Organics (GRO) contamination at the above - named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished. Therefore, the site was reviewed by the Northeast region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 140.10 Table 1 & Table 2 Values.

Based on the investigation and remedial documentation provided to the Department, close out under ch. NR 140.10 is not approved but close out under ch. NR 720.19(2), Wisconsin Administrative Code (Performance Standards [for soil]) is approved. We have determined that contamination at the above named site has been remediated to the extent practicable under current site conditions and *no further action is needed except for the following closure conditions.*

Closure Conditions:

1. Properly abandon all groundwater monitoring wells associated with the case and submit documentation to the Department for same.
2. Record a deed affidavit with Marinette County noting that soil contamination still exists at monitoring wells P - 11 and P - 3 and provide documentation to the Department for same. A blank copy of a deed restriction for format purposes that we

Quality Natural Resources Management
Through Excellent Customer Service

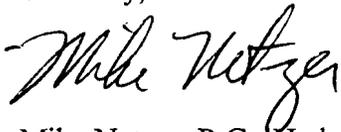


would like you to use is attached.

Until such time as we receive verification that the monitoring wells have been abandoned and the deed affidavit has been filed, closure of this site will be placed in our "Closure Pending" file for at least 60 days. After that time or until such time as this information is provided to us, the case will be returned to our "Active Files" and will not be closed.

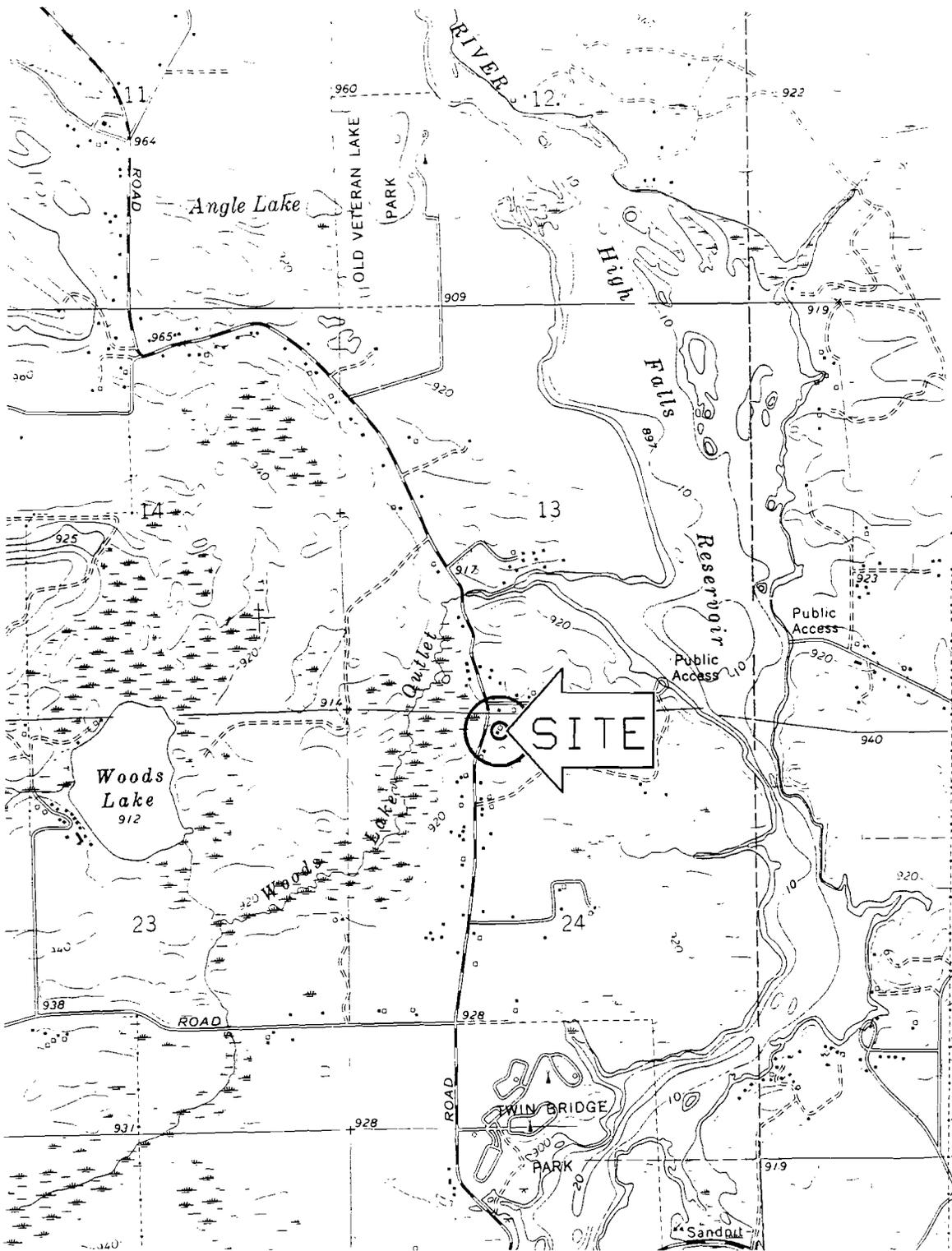
We appreciate your cooperation in restoring the environment to the extent practicable at this property. If you have any questions about this letter or your final closure condition, please feel free to contact me at (715) 582 - 5048.

Sincerely,

A handwritten signature in black ink that reads "Mike Netzer". The signature is written in a cursive, flowing style.

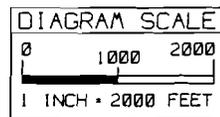
Mike Netzer, P.G., Hydrogeologist
Remediation & Redevelopment Program
Northeast Region - Peshtigo Service Center
Wisconsin Department of Natural Resources

CC: Bruce Urban - NER
Todd Troskey, Drake Environmental, P.O. Box 610, Minoqua, WI 54548



COPIED FROM 7.5 SERIES [TOPOGRAPHIC] - U.S.G.S. QUADRANGLE

HIGH FALLS RESERVOIR - WISCONSIN
NE 1/4 NW 1/4 SEC 24 T33N R18E



TALL OAKS GENERAL STORE
REMEDIAATION

PROJECT NO.	B97092	PA	TDT
TOPO COPIED	DATE: 08/21/98		
CHKD BY	DATE		
APRVD BY	DATE		

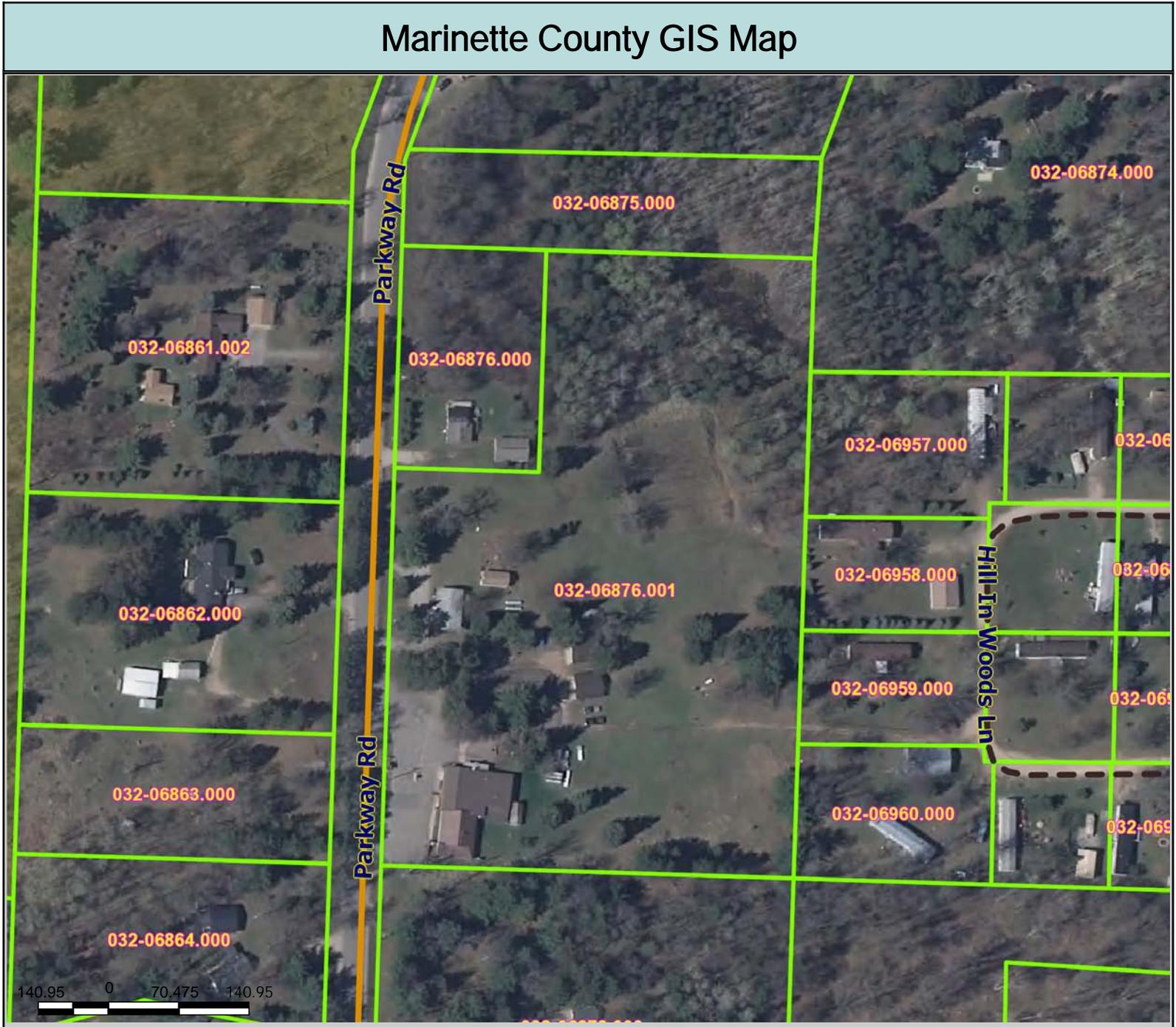
VICINITY
DIAGRAM

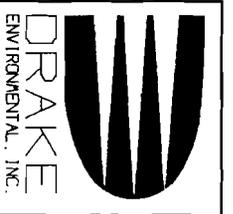
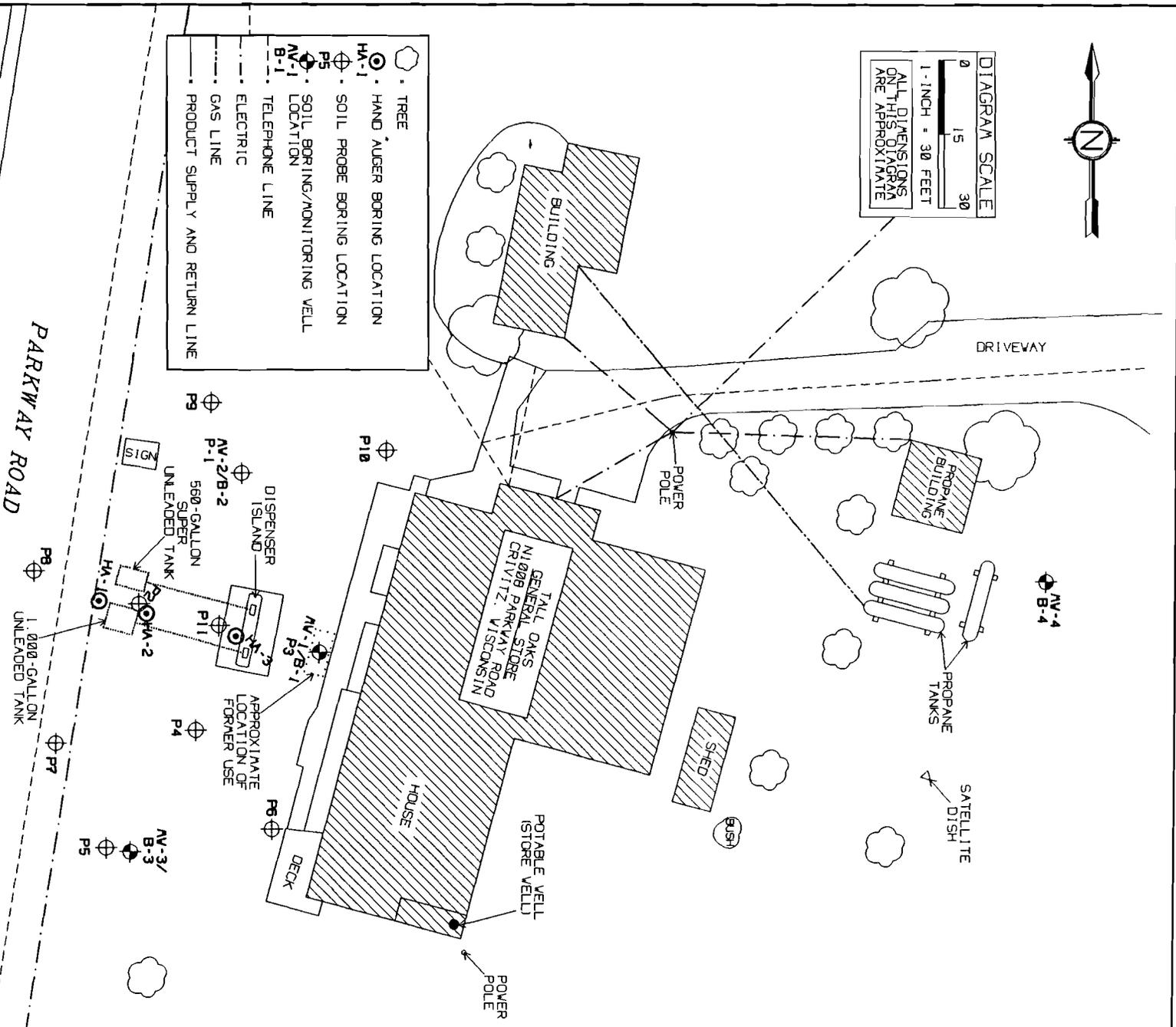
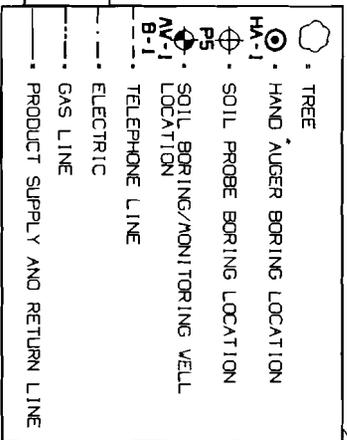
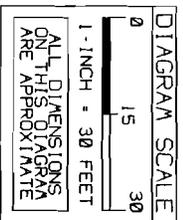
FIGURE
1



Marinette County GIS Map

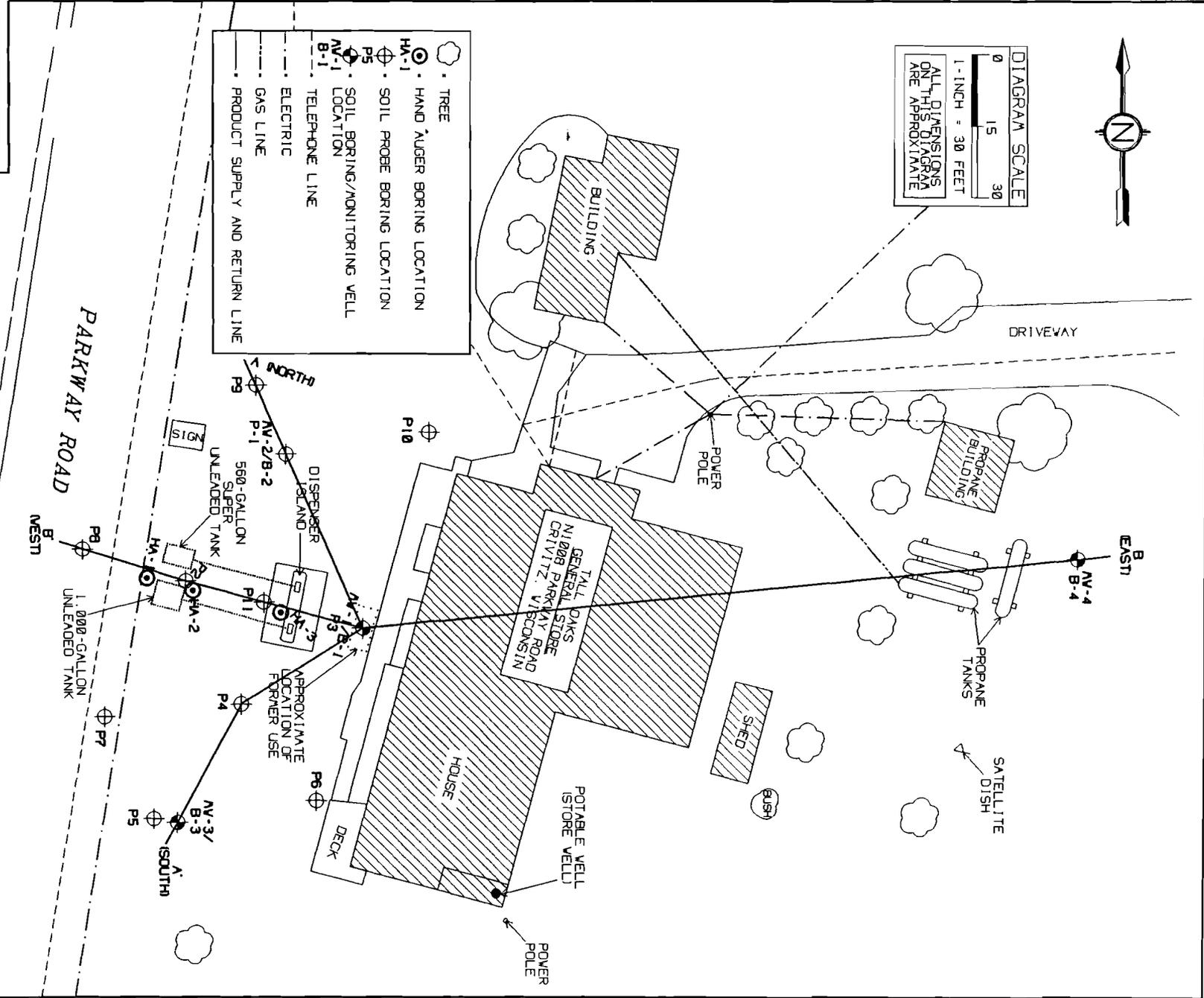
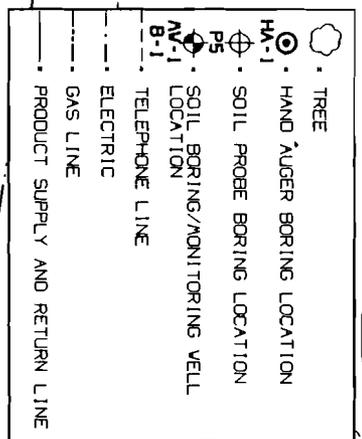
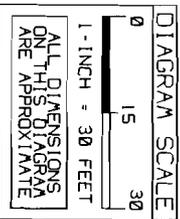
Notice/Disclaimer: The land records site is intended to be a general guide to property and land information, and does not represent a survey of real property nor should be used or referenced to for conveyance of real property, guaranteeing title thereto or making official determinations of building development, permitting or other activity. Contact the appropriate County Department to obtain original source documents or for official determinations. This information has been developed from various sources and although efforts have been made to ensure accuracy and reliability; errors, omissions and variable conditions originating from compilation and sources used to develop the information may be reflected herein. In addition, land information is constantly changing and the most current or accurate data might not be represented. The information accessible through this site is represented "as is" without warranty of any kind, either expressed or implied, or statutory, including, but not limited to, the implied warranties or merchantability and fitness for a particular purpose. No guarantee of accuracy, completeness or currentness is granted nor is any responsibility for reliance thereon assumed. The user assumes the entire risk as to the quality, use and reliability of the entire information. Marinette County does not accept any liability for damages or misrepresentation of any kind caused by inaccuracies in the information and in no event shall Marinette County, its elected or appointed officials or employees be liable for direct, indirect, incidental, consequential or special damages of any kind.





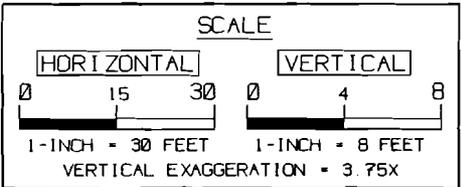
TALL OAKS GENERAL STORE REMEDICATION		PROJECT NO. 897092	PA TOT	SITE DIAGRAM	FIGURE 2
DRAWN BY RV	DATE: 07/28/98	CHKD BY	DATE		
APPRVD BY	DATE				

FILE: 87092A



TALL OAKS GENERAL STORE REMEDICATION		PROJECT NO. B97092	PA. TOT	CROSS-SECTION LOCATIONS	FIGURE		
DRWN BY RV	DATE: 07/28/98	CHKD BY	DATE			1A - A/B - B1 DIAGRAM	4
APRD BY	DATE						

FILE: B7092A



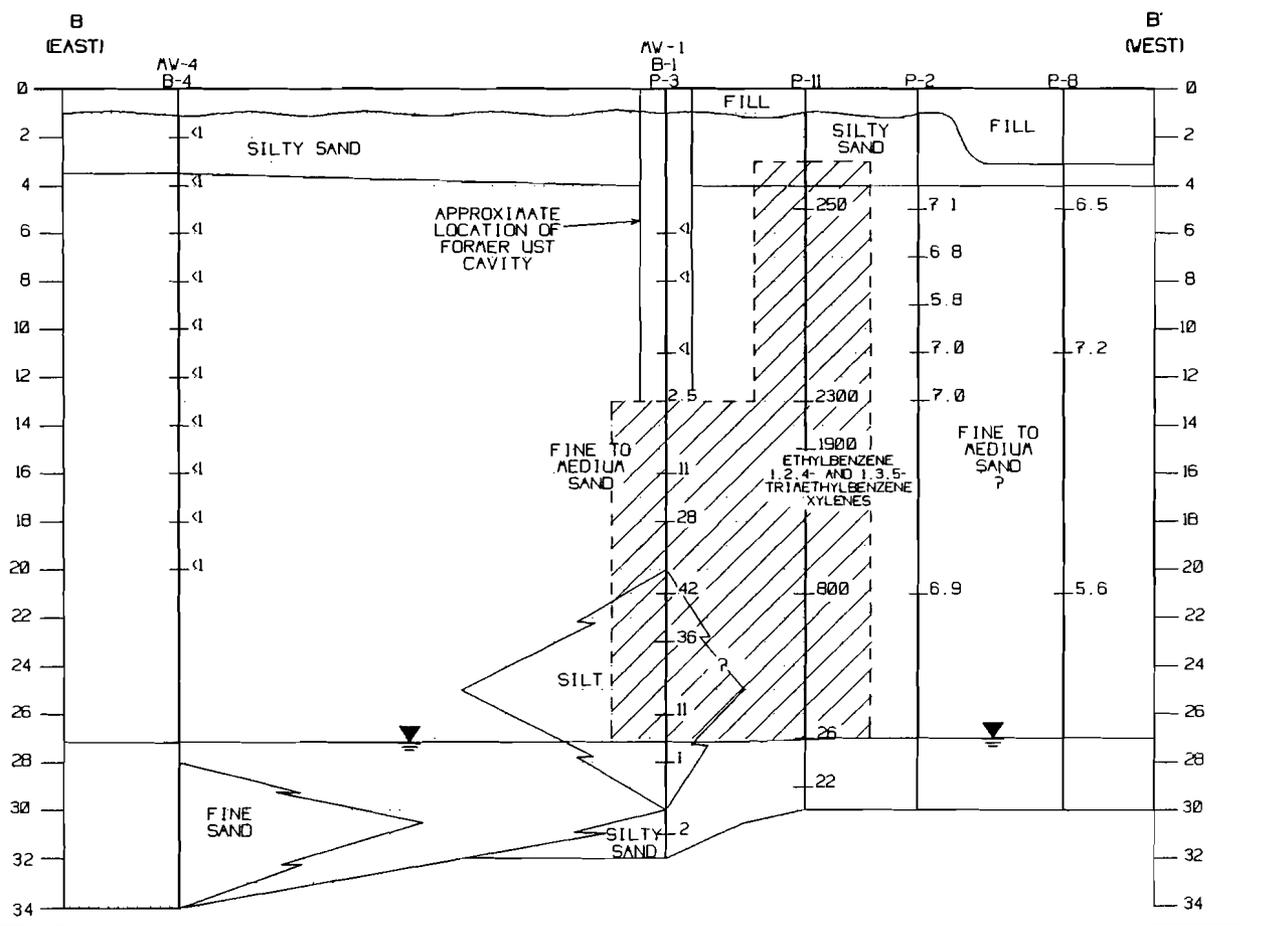
- AV-1 1 = SOIL PROBEHOLE, SOIL BORING, AND MONITORING WELL LOCATION WITH PID READINGS
- B-1 2
- P-2
- = SOIL SAMPLE ANALYTICAL RESULT DETECTIONS
- [Hatched Box] = ESTIMATED EXTENT OF ORIGINAL SOIL CONTAMINANT PLUME
- [Inverted Triangle] = APPROXIMATE LEVEL OF GROUNDWATER TABLE (DATA OBTAINED ON 11/3/94)

TALL OAKS GENERAL STORE
REMEDIATION

PROJECT NO. B97092 PA. TOT
DRAWN BY RV DATE: 08/20/98
CHKD BY DATE
APPRD BY DATE

CROSS SECTION (B - B')

FIGURE 6

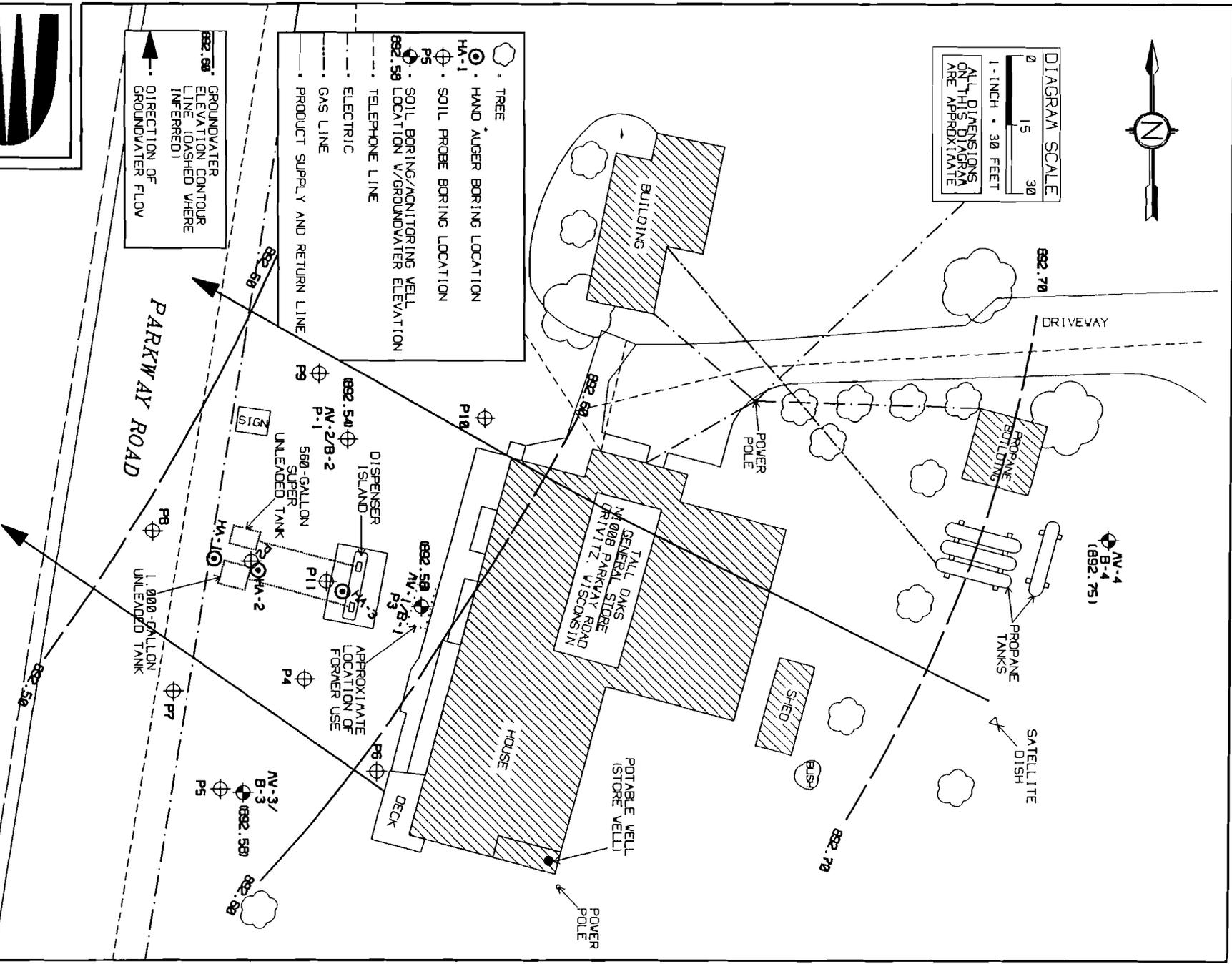
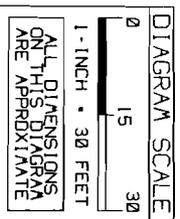


DEPTH IN FEET

NOTE: DISTANCE BETWEEN AV-4/B-4 AND AV-1/B-1/P-3 IS NOT DEPICTED TO SCALE (MAP DISTANCE IS 147 FEET).

DEPTH IN FEET

FILE: B97092C



TALL OAKS GENERAL STORE REMEDIATION	PROJECT NO. B97092 PA TOT	GROUNDWATER FLOW DIRECTION DIAGRAM BASED ON 7/8/98 GROUNDWATER ELEVATIONS	FIGURE 3
	DRAWN BY RV DATE: 07/28/98		
	CHKD BY DATE		
	APRVD BY DATE		

FILE: B7092A

TABLE 2
Soil Probehole Sample Analytical Results
Tall Oaks General Store Property
Crivitz, Wisconsin
Drake Project No. B97092

<u>Parameter</u>	<u>Soil Probehole Samples</u>							<u>NR 720</u>
	<u>P-1</u>	<u>P-1</u>	<u>P-2</u>	<u>P-3</u>	<u>P-4</u>	<u>P-11</u>	<u>P-11</u>	<u>Standard</u>
Depth (feet)	20-22	26-28	20-22	20-22	20-22	12-14	26-28	—
GRO (ppm)	<1.0	NA	<1.0	<1.1	<1.1	NA	NA	<100
Lead (ppm)	<5.1	NA	<5.2	<5.6	<5.4	NA	NA	50
<u>PVOCs (mg/kg)</u>								
Benzene	<2.0	<2.4	<2.1	<2.2	<2.2	<220	<2.4	5.5
Ethylbenzene	<5.1	<6.0	<5.2	<5.5	<5.5	1,100	<6.0	2,900
Methyl tert-butyl ether (MTBE)	<51	<60	<52	<55	190	<5,500	<60	NS
Toluene	<5.1	<6.0	<5.2	<5.5	6.4	<550	<6.0	1,500
1,2,4-trimethylbenzene	<10	<12	<10	<11	<11	44,000	<12	NS
1,3,5-trimethylbenzene	<10	<12	<10	<11	<11	14,000	<12	NS
Total xylenes	<15	<18	<15	<17	<17	31,000	<18	4,100

NA = not analyzed for this parameter

NA = no standard established

Bold type indicates parameter was detected above the NR 720 standard.