

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

This is a:	New Submittal
BRRTS ID (no dashes):	0345204724
Comm # (no dashes):	54914386116
County:	Outagamie
Region:	Commerce
Site name:	Former Tastee Bakery
Street Address:	116 N Locust St
City:	Appleton
Closure Date	2001-10-22
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	646342.88
Northing (Y):	422223.53
Submitted by:	Cheryl Nelson

Checklist

- Final Closure Letter
- Copy of recorded deed Instrument for any property with GW >NR140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume
- GW flow direction
- MW(s) and/or potable wells
- Latest Table of GW results



October 22, 2001

Mr. Bruce Chudacoff
Appleton West End Realty
512 W. College Ave
Appleton WI 54911

RE: **Case Closure Approved – Former Tastee Bakery**
116 North Locust Street, Appleton
Commerce #54914-3861-16 WDNR BRRTS #03-45-204724

Dear Mr. Chudacoff:

The Wisconsin Department of Commerce (Department) Bureau of PECFA Site Review Section is in receipt of documentation that the conditions necessary for site closure detailed in the **CONDITIONAL CASE CLOSURE** letter dated January 26, 2001 have been met. The Department considers no further action is necessary and has updated our database to reflect this closure. The Department recommends that all site documents be maintained for future reference.

Thank you for your efforts in restoring Wisconsin's environment. If you have questions, please contact me at 920-424-0025.

Sincerely,

A handwritten signature in cursive script that reads 'Thomas Verstegen'.

Thomas Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Jacob Saeger – AES
Mr. Steve Murphy – GNI Development
Case File

Natural attenuation is the approved remedial alternative for this site. If any petroleum-contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 19th day of July, 2001.

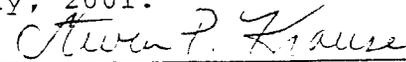
By signing this document, the undersigned acknowledges that he is duly authorized to sign this document on behalf of GNI of Wayne, L.L.C.

Signature: 

Printed Name: Steven Murphy Member
Title: Member

~~Subscribed and sworn to before me
this XXXXX day of July, 2001.~~

Signature of Steven Murphy
authenticated this 20th day of
July, 2001.


Steven P. Krause
Member: State Bar of Wisconsin.

This document was drafted by Attorney Steven P. Krause.

EXHIBIT A

A parcel of land being all of Lots One (1), Two (2) and Three (3), Part of Lot Four (4), all of the unplotted portion and the vacated alleys of Block Thirty (30), FIFTH WARD PLAT, City of Appleton, Outagamie County, Wisconsin, more particularly described as:

Beginning at the Southwest corner of said Block 30; thence north 00 degrees 01 minute 13 seconds east 208.45 feet (recorded as 208.5 feet) along the west line of said Block 30 to the Northwest corner thereof; thence south 89 degrees 57 minutes 31 seconds east 400.03 feet (399.8 feet) along the north line of said Block 30 to the northeast corner thereof; thence south 05 degrees 50 minutes 31 seconds west 108.88 feet (south 05 degrees 52 minutes west 108.74 feet) along the west right-of-way of Richmond Street; thence south 00 degrees 11 minutes 35 seconds east 85.00 feet (south 00 degrees 12 minutes east 85 feet) along said west right-of-way line; thence south 26 degrees 34 minutes 23 seconds west 16.77 feet (south 26 degrees 33 minutes west 16.77 feet) along said west right-of-way line to the north right-of-way line of College Avenue and the south line of said Block 30; thence north 89 degrees 58 minutes 37 seconds west 381.81 feet along said north right-of-way line and said south Block line to the point of beginning.

(The property upon which the discharges occurred was, at the time of such discharges, described as follows and known as Tax Parcel No. 31-5-1175-00-0:

The North 98 feet of the West 120 feet of the unplotted portion of Block Thirty (30), in the FIFTH WARD PLAT, City of Appleton, Outagamie County, Wisconsin, according to the Recorded Assessor's Map of said City.

Such property is now incorporated within the above described metes and bounds description.)



LEGEND

 SITE LOCATION

SOURCE

U.S.G.S. 7.5 MINUTE SERIES
TOPOGRAPHIC MAP - APPLETON
QUADRANGLE, 1992



FIGURE 1	
SITE LOCATION MAP	
TASTEE BAKERY SITE APPLETON, WISCONSIN	
JOB NUMBER 99041	DWG FILE NAME 9904105L
SCALE: 1" = 30'	DATE: JULY 15, 1999
AES CONSULTANTS, LTD.	BY: KS

WASHINGTON STREET

ASPHALT

CONCRETE

● SB16

■ B33/
MW1

● SB12

ASPHALT

APPROXIMATE
LOCATION OF
FORMER LIST

● SB18

■ B35/
MW3

● SB11

TASTEE BAKERY

● SB17

■ B34/
MW2

ALLEY

NORTH LOCUST STREET

LEGEND

- ECI SOIL BORING
- AES SOIL BORING/
GROUNDWATER MONITORING WELL



FIGURE 3

SOIL BORING LOCATIONS

TASTEE BAKERY
APPLETON, WISCONSIN

JOB NUMBER 99041

DWG FILE NAME 99041SB

SCALE: 1" = 20'

DATE: JULY 15, 1999

AES CONSULTANTS, LTD.

BY: KS

TABLE 3
Groundwater Elevations

Tastee Bakery
Appleton, WI

Well Number	Date	Well Elevation TOC (Ft.)	Well Screen Depth (Ft.)	Depth to Groundwater (Ft.)	Groundwater Elevation (Ft.)
MW-1	6/25/99	102.41	84.2-94.2	15.96	86.45
	12/22/99			NA	NA
MW-2	6/25/99	102.89	83.6-93.6	Dry	NA
	12/22/99			Dry	NA
MW-3	6/25/99	102.54	83.2-93.2	18.97	83.57
	12/22/99			6.92	95.62

Notes

- BM= Arbitrary Bench Mark located at the base of a light pole
- Dry= Well did not accumulate with water prior to depth recording
- ** Site is at an elevation of approximately 790 feet above Mean Sea Level
- TOC= Top of Casing
- NA= Not Analyzed or Data Not Available

Table 2
Groundwater Analytical Result Summary

Tastee Bakery
116 North Locust St.
Appleton, WI 54914

Sample	Date	Lead, dissolved (ug/l)	Benzene (ug/l)	Ethylbenzene (ug/l)	MTBE (ug/l)	Toluene (ug/l)	1,2,4-Trimethylbenzene (ug/l)	1,3,5-Trimethylbenzene (ug/l)	Xylenes, total (ug/l)	1,2-Dichloroethane (ug/l)	
MW-1	6/25/99	1.4J	<0.32	<0.34	<0.31	<0.35	<0.35	<0.64	<0.98	<0.36	
MW-2		Well never tested since no Water was ever observed									
MW-3	6/25/99	NA	0.65	0.86J	<0.31	0.65J	0.41J	<0.64	<0.98	2.6	
	12/22/99	1.1	0.32J	<0.34	<0.31	<0.35	0.78J	1.7J	1.7J	NA	
NR 140 PAL		1.5	0.5	140	12	200	NR	NR	1,000	0.5	
NR 140 ES		15	5	700	60	1,000	NR	NR	10,000	5	

NA = not analyzed

NR = not regulated by NR 140

mg/l = milligrams per liter

ug/l = micrograms per liter

<XX = less than detection limit shown

XX = exceeds NR 140 enforcement standard (ES)

XX = exceeds NR 140 preventive action limit (PAL)

Note: VOCs that were not detected in any sample are not listed

J = Result detected between LOD and LOQ