

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

- For DNR County and Region list go to:
g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0369001954
Comm # (no dashes):	54981153220
County:	Waupaca
Region:	Northeast
Site name:	Midtown Liquor
Street Address:	120 E Badger St
City:	Waupaca
Final Closure Date	2002-04-18
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	333914.000000000
Northing (Y):	491495.000000000
Collection Method:	
Scale or Resolution: (1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Cheryl Nelson
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database



April 18, 2002

Richard Brodnan
Midtown Liquor (Former SuperAmerica #4225)
PO Box 644
Waupaca, WI 54981

RE: **Final Closure**

Commerce # 54981-1532-20 **WDNR BRRTS # 03-69-001954**
Midtown Liquor, 120 E Badger St, Waupaca

Dear Mr. Brodnan:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database. This site has also been included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination above NR 140 Wisconsin Administrative Code enforcement standards.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

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) 424-0025.

Sincerely,

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

Thomas Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Andrew Delforge - REI
Case File



Document Number

This Deed, made between Richard J. Brodnan, Jr.

and Casimir Borszowski, Grantor.

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Waupaca County, State of Wisconsin:

REGISTERS OFFICE
WAUPACA COUNTY WI
RECEIVED FOR RECORD

JUN 13 2000

At 8:00 o'clock a Morn Recorded
In Vol. 979 of 166 on Page 240
John Myer Darity Register

Recording Area

Name and Return Address

Steven D. Shambeau
P.O. Box 111
Waupaca, WI 54981

TRANSFER FEE
PAID IN FULL
240 -

34-30-11-33

Parcel Identification Number (PIN)

This is not homestead property.
~~X06~~ (is not)

Lot 2 of Certified Survey Map No. 4968 recorded in the office of the Register of Deeds for Waupaca County, Wisconsin on November 17, 1998 in Volume 16 of Certified Survey Maps on page 31, as Document No. 584895; being all of Lots 1, 2, 9 and 10, Block 2, Original Plat of the Village (now City) of Waupaca, Waupaca County, Wisconsin, located in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 22 North, Range 12 East, also being all of Certified Survey Map No. 1451 recorded in Volume 4 of Certified Survey Maps on page 425, and vacated alley. SUBJECT TO the covenants, not to use or permit use of the property conveyed hereby for the operation of a grocery store, convenience store, or for the sale or storage of petroleum products, all for a period of twenty (20) years from the date hereof. Such covenants shall run with the land and be binding upon GRANTEE and GRANTEE's heirs, personal representatives and assigns.

Exceptions to warranties: Subject to easements, covenants and restrictions of record.

Dated this 6th day of June, 2000.

(SEAL)

Richard J. Brodnan, Jr. (SEAL)

Richard J. Brodnan, Jr.

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Richard J. Brodnan, Jr.

authenticated this 6th day of June, 2000

Steven D. Shambeau

* Steven D. Shambeau

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Steven D. Shambeau

Waupaca, WI 54981

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

ACKNOWLEDGMENT

State of Wisconsin,

} ss.
County.

Personally came before me this _____ day of _____, the above named

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

* _____
Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: _____)

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

584895



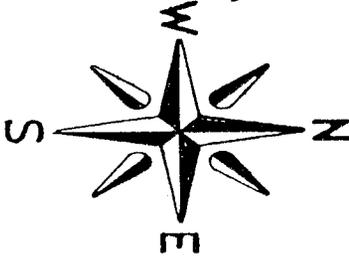
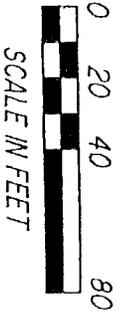
CERTIFIED SURVEY MAP NO. 4968

ALL OF LOTS 1, 2, 9, AND 10, BLOCK 2, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WAUPACA, WAUPACA COUNTY, WISCONSIN. LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 30, TOWN 22 NORTH, RANGE 12 EAST. ALSO BEING ALL OF C.S.M. # 1451-4-425 AND VACATED ALLEY.

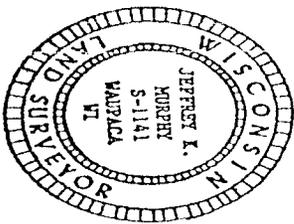
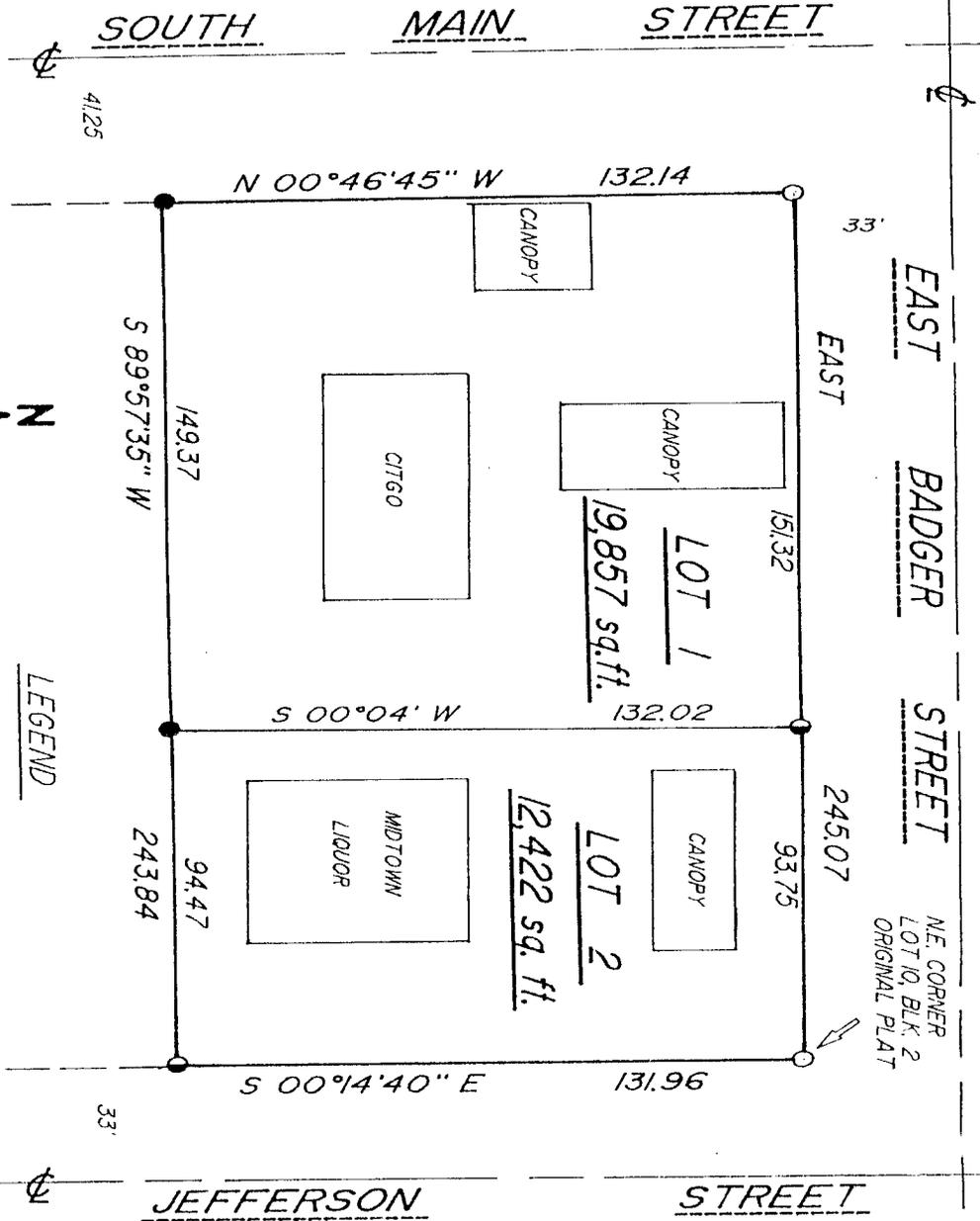
REGISTERED OFFICE
WAUPACA COUNTY WI
RECEIVED FOR RECORD

NOV 17 1998

At 11:10 o'clock A.M. and Recorded
In Vol. 16 of CSM on Page 31
Jeffrey K. Murphy, Register



- LEGEND
- 3/4" X 24" RE-BAR SET. 150 LBS./FT.
 - CHISEL X ON CONCRETE SIDE WALK
 - EXISTING 1" IRON PIPE
- NORTH IS REFERENCED TO THE EAST SIDE OF S. MAIN STREET WHICH IS ASSUMED TO BEAR N 00°46'45" W.



THIS INSTRUMENT WAS DRAFTED BY:

Jeffrey K. Murphy
 REGISTERED LAND SURVEYOR

SHEET 1 OF 2 SHEETS.

638 Woodland Circle
WAUPACA, WI 54981-1082
715/258-3746

Volume 16
Page 31

CERTIFIED SURVEY MAP NO. 4968

S U R V E Y O R ' S C E R T I F I C A T E

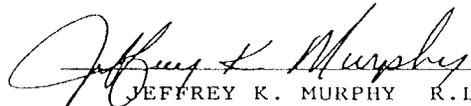
I, JEFFREY K. MURPHY, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY:

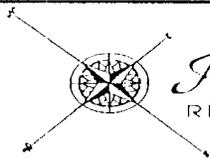
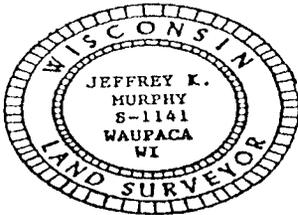
THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY LOCATED IN THE N.E. $\frac{1}{4}$ OF THE N.E. $\frac{1}{4}$ OF SECTION 30, TOWN 22 NORTH, RANGE 12 EAST, CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN. ALSO BEING ALL OF LOTS 1, 2, 9, AND 10, BLOCK 2, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WAUPACA. ALSO BEING ALL OF C.S.M. # 1451-4-425 AND ALL OF VACATED ALLEY. BOUNDED AND DESCRIBED AS FOLLOWS:

ALL OF LOTS 1, 2, 9, 10 AND VACATED ALLEY, BLOCK 2, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WAUPACA.

THAT I HAVE MADE SUCH SURVEY AND MAP AT THE DIRECTION OF RICHARD BRODNAN; THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED; AND THAT I HAVE COMPLIED FULLY WITH ALL THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN SURVEYING AND MAPPING SAME.

NOVEMBER 3, 1998


JEFFREY K. MURPHY R.L.S. # 1141

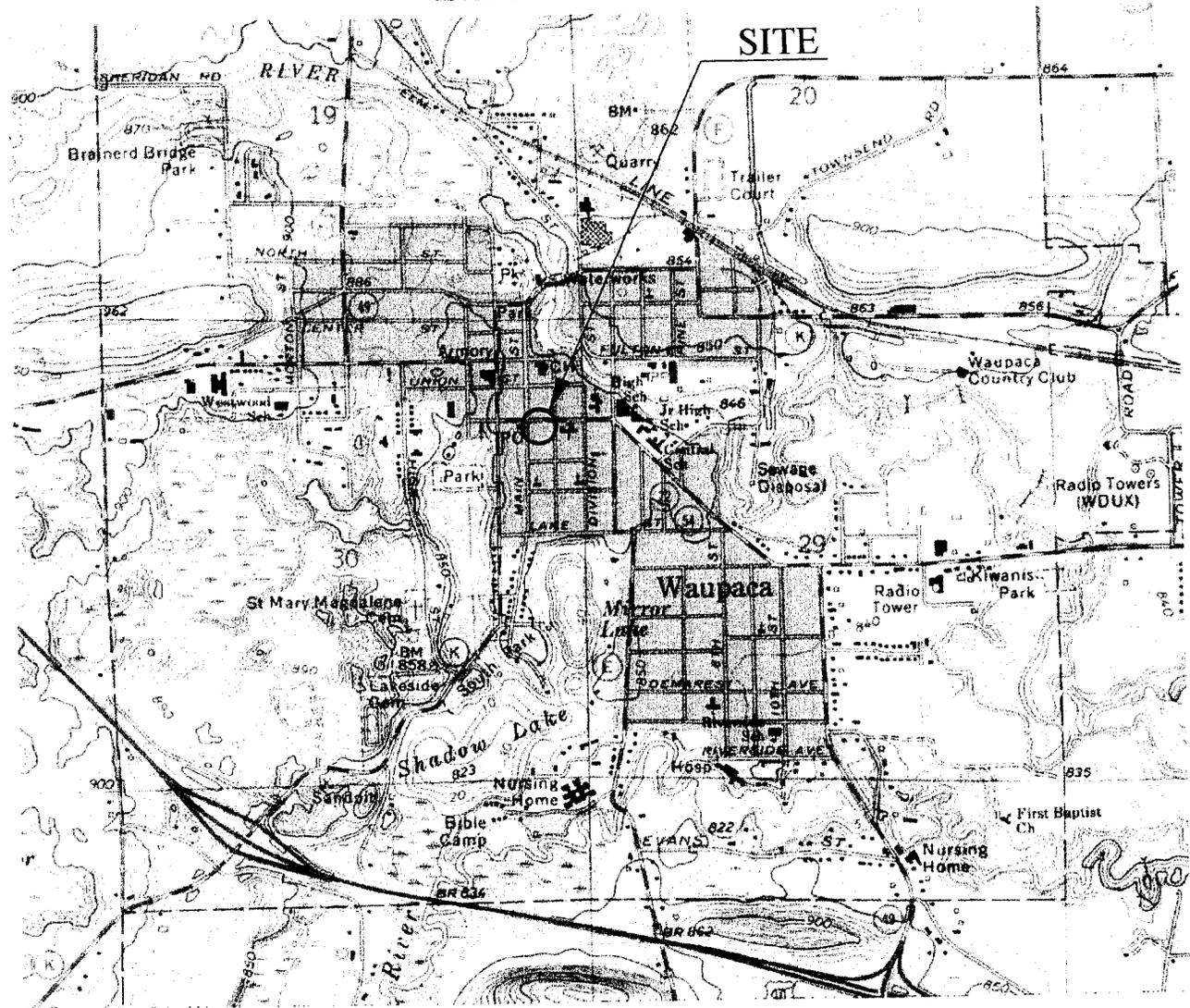


Jeffrey K. Murphy
REGISTERED LAND SURVEYOR

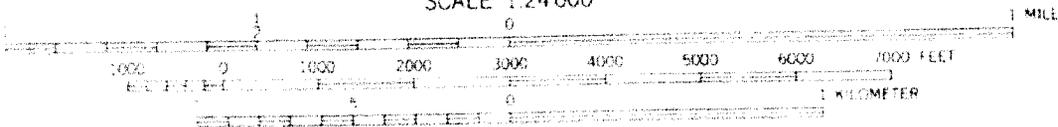
SHEET 2 OF 2 SHEETS

638 Woodland Circle
WAUPACA, WI 54981-1082
715/258-3746

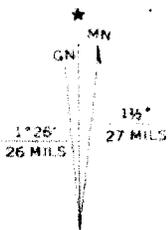
Volume 16
Page 32



SCALE 1:24000



CONTOUR INTERVAL 10 FEET
 DATUM IS MEAN SEA LEVEL

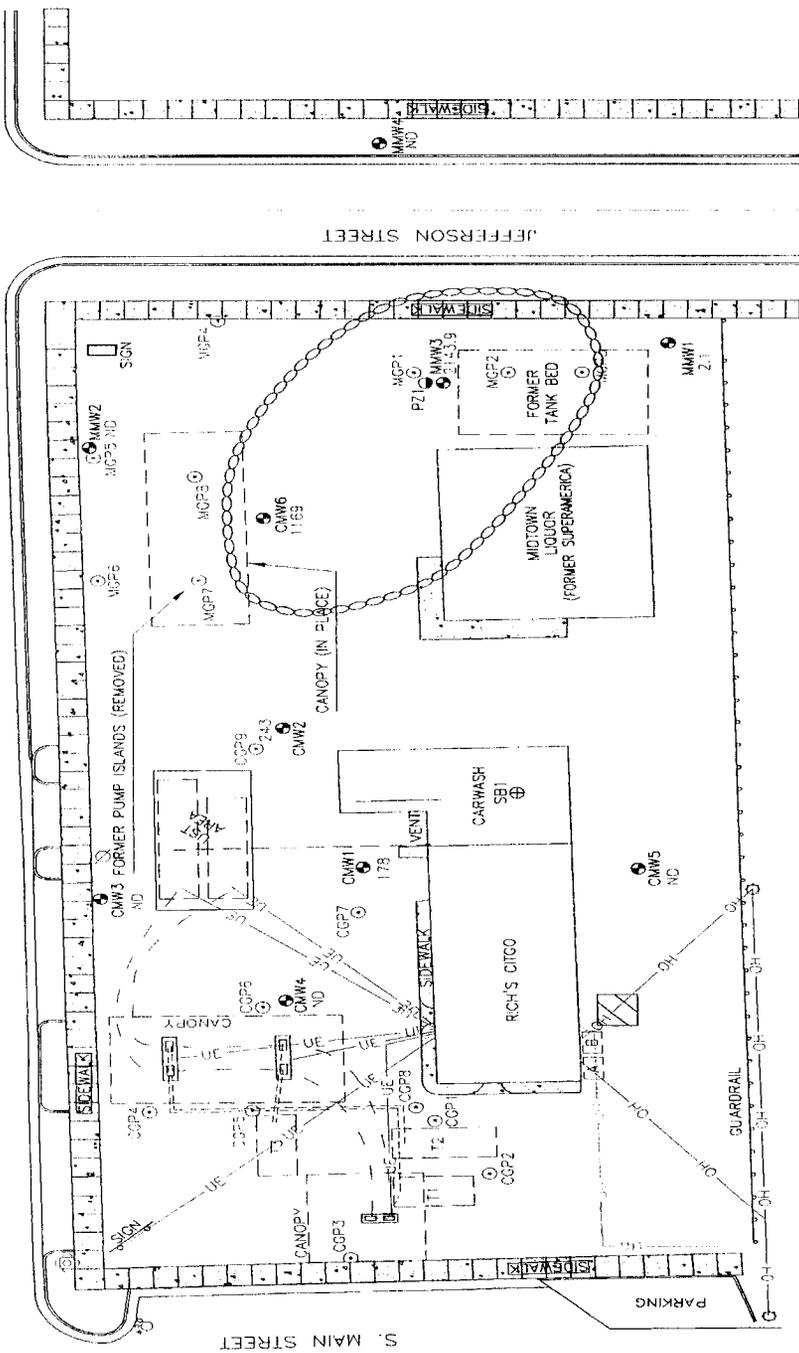


UTM GRID AND 1969 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

WAUPACA, WIS.
 SE 4 WAUPACA 15' QUADRANGLE
 N4415-W8900/7.5

1969

MIDTOWN LIQUOR 120 E. BADGER STREET WAUPACA, WISCONSIN	FIGURE 1 : SITE VICINITY MAP		
	PROJECT NO. 1635	DRAWN BY: TAW	DATE: 11/15/2001



LEGEND

0 30
SCALE: 1" = 30'

- - PIEZOMETER
- ⊙ - MONITORING WELL
- ⊕ - SOIL BORING
- ⊗ - BEDPROBE SOIL BORING
- A - 500 GAL FUEL OIL (REMOVED)
- B - 500 GAL WASTE OIL (REMOVED)
- T1 - 6,000 GAL UNLEADED UST (REMOVED)
- T2 - 8,000 GAL UNLEADED UST (REMOVED)
- T3 - 6,000 GAL UNLEADED UST (REMOVED)
- ⚡ - WATER SHUT OFF
- ⚡ - TRAFFIC SIGNAL
- ⊖ - POWER POLE
- OH— - OVERHEAD UTILITIES LINE
- G— - GAS LINE
- UE— - UNDERGROUND ELECTRICAL
- - - - - NEW PRODUCT PIPING
- - - - - FORMER PRODUCT PIPING
- 1163 - TOTAL BITEX & NAPHTHALENE (ug/l)
- ⊕ - GROUNDWATER CONTAMINATION EXCEEDING MTL VALUES (NAPHTHALENE & TOTAL TRIMETHYLBENZENES)

REI
RISK ENGINEERING INCORPORATED

MIDTOWN LIQUOR
120 E. BADGER STREET
WAUPACA, WISCONSIN

EST. EXTENT OF GROUNDWATER CONTAMINATION
FIGURE 4 : EXCEEDING MTL40 ENFORCEMENT STANDARDS (10/01/01)

PROJECT NO. #1635
DRAWN BY: M.F.L.

DATE: 10/01/01

TABLE 2-Summary

Groundwater Analytical Results
 Middtown Liquor (Former SuperAmerica #4225)
 Waupaca, Wisconsin

PARAMETER	ES	PAL	CMW1	CMW2	CMW3	CMW4	CMW5	CMW6	MMW1	MMW2	MMW3	MMW4	MPZ1
			10/1/01	10/1/01	10/1/01	10/1/01	10/1/01	10/1/01	10/1/01	10/1/01	10/1/01	10/1/01	10/1/01
GRO mg/L			NA										
Detected VOCs ug/L													
Benzene	5	0.5	<0.45	<0.90	<0.45	<0.45	<0.45	<2.2	<0.45	<0.45	<2.2	<0.45	<0.45
Toluene	1,000	200	<0.68	<1.4	<0.68	<0.68	<0.68	<3.4	<0.68	<0.68	16	<0.68	<0.68
Ethylbenzene	700	140	11	2.1	<0.82	<0.82	<0.82	28	<0.82	<0.82	66	<0.82	<0.82
Xylene (total)	10,000	1,000	25.5	26	<2.47	<2.47	<2.47	174	<2.47	<2.47	980	<2.47	<2.47
MTBE	60	12	2.0	4.9	<0.43	<0.43	<0.43	16	<0.43	<0.43	2.9	<0.43	<0.43
Trimethylbenzenes (total)	480	96	149	210	<1.86	<1.86	<1.86	1100	2.1	<1.86	990	<1.86	<1.86
Naphthalene	40	8	29	NA	NA	NA	NA	53	NA	NA	89	NA	NA
Dissolved Lead ug/L	15	1.5	3.2	NA									
Natural Attenuation Parameters mg/L													
Iron	0.3	0.15	0.510	0.300	0.120	0.120	0.160	2.1	0.18	0.120	1.4	0.110	NA
Nitrate-Nitrogen	10	2	0.020	0.062	0.046	0.20	0.11	<0.014	16	0.34	0.015	0.62	NA
Sulfate	250	125	17	16	7.9	25	31	17	32	21	18	19	NA
Field Measurements													
Temperature (°F)			56.34	56.46	55.24	55.09	55.49	54.42	54.84	57.90	54.28	53.91	54.46
Conductivity (ms/cm)			852	604	624	695	787	540	1,153	504	472	594	477
Dissolved Oxygen (mg/L)			1.19	3.87	4.06	3.68	4.18	2.71	3.84	2.48	1.11	4.77	3.03
pH			7.87	8.33	8.36	8.18	8.60	8.02	7.71	8.48	8.03	8.85	8.32
Redox Potential (mV)			122.1	241.8	187.5	159.9	247.6	139.5	160.5	240.5	185.1	255.7	179.5

Notes:

- NA - Not Analyzed
- X - Concentration Less Than Unlisted Detection Limit
- < - Concentration Less Than Listed Detection Limit
- ES - NR 140 Enforcement Standard
- PAL - NR 140 Preventative Action Limit

Exceeds ES
Exceeds PAL
BOLD

RECEIVED
FEB 27 2002
ERS DIVISION

February 21, 2002

Casimir Borszowski
117 East Fulton Street
Waupaca, WI 54981

Subject: Midtown Liquor (Former SuperAmerica #4225)
120 East Badger Street, Waupaca, WI
WDNR #03-69-001954
PECFA Claim #54981-1532-20

Dear Mr. Borszowski:

This letter is to inform you that the above referenced site is being submitted for closure by the Wisconsin Department of Commerce. Low level groundwater contamination is present at the site, and will be recorded with the Wisconsin Department of Natural Resources through a geographic information systems (GIS) listing. This letter to you as owner is a requirement of this process.

Groundwater contamination appears to have originated at the subject property at 120 East Badger Street in Waupaca. The levels of Trimethylbenzenes, and Naphthalene in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726 and Chapter COMM 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce 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 Department of Commerce will not review my 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 Department to provide any technical information to the Department of Commerce that is relevant to this closure request, you should mail that information to: *Tom Versteegen, Wisconsin Department of Commerce, Environmental & Regulatory Services, Bureau of PECFA, 2129 Jackson Street, Oshkosh, WI 54901-1805.*

If this case is closed, the Midtown Liquor property where the 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.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter from me, 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.us/org/at/et/geo/. 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 my consultant – Andrew Delforge at REI at 4080 North 20th Avenue, Wausau, WI 54401, (715) 675-9784, or Tom Verstegen at Wisconsin Department of Commerce, Environmental & Regulatory Services, Bureau of PECFA, 2129 Jackson Street, Oshkosh, WI 54901-1805, (920) 424-0025.

Sincerely,



Richard Brodnan

CC: Tom Verstegen, COMM
Andrew Delforge, REI