

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

This is a: **New Submittal**

BRRTS ID (no dashes): **0371000078**

Comm # (no dashes): **54952314910**

County: **Winnebago**

Region: **Commerce**

Site name: **Menasha Regency House**

Street Address: **10 Main St**

City: **Menasha**

Closure Date: **2000-03-20**

Closure Conditions: **met**

Offsite contamination? **No**

Right-of-way contamination? **Yes**

Contaminated media: **Groundwater**

GPS Coordinates (meters in the **WTM91** projection)

Easting (X): **643629**

Northing (Y): **415227**

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

December 16, 1999

Mr. Robert Doneff  
Doneff Associates  
115 E. Waldo Blvd.  
Manitowoc, WI 54220

**March 20, 2000**

*See text box on page 2  
for updated status based  
on receipt of requested  
information.*

Subject: **Conditional Case Closure – Menasha Regency House**  
10 Main Street, Menasha  
COMMERCE #54952-3149-10 DNR #03-71-000078

Dear Mr. Doneff:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce PECFA Site Review staff in response to the November 22, 1999 closure request prepared by your consultant, Environmental Assessments. It is understood that there is residual soil and groundwater contamination present on site that may extend into the street right-of-way. Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary.

**The following items are necessary to satisfy the conditions of closure:**

1. A groundwater use restriction must be placed on the deed to the property. This would state that residual petroleum contaminants exist on the site and if a potable well is ever constructed, the WDNR water supply unit must be contacted to assist in proper design and placement. I have enclosed an example of a groundwater use restriction. Please complete this and submit a signed, notarized, and filed copy.
2. All monitoring well and vapor extraction well abandonment forms.

**IMPORTANT:** Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If 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.

It is important to realize that if the land use conditions change in the future and the contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

If you have any questions, feel free to contact me at (920)424-0025.

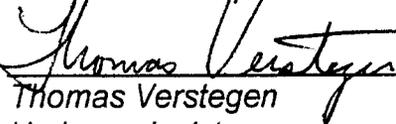
Sincerely,

Thomas Verstegen  
Hydrogeologist  
Department of Commerce

cc: PECFA File – pf\pecfa\549\54952\314910\close.doc  
Mr. Martin Johnson – Environmental Assessments

**Case Closure**

*After review of the requested information submitted on March 20, 2000 by Environmental Assessments, the Department concludes that no further action is required at the above referenced site and is listed as closed on the Department of Commerce computer tracking system.*

  
Thomas Verstegen

Hydrogeologist

March 20, 2000



[When appropriate use the following clause]:

By signing this document, Clyde Boutelle acknowledges that [he/she] is duly authorized to sign this document on behalf of Menasha Regency House.

Signature: *Clyde Boutelle*

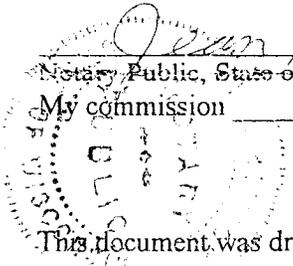
Printed Name: Clyde L. Boutelle

Title: Genl Partner

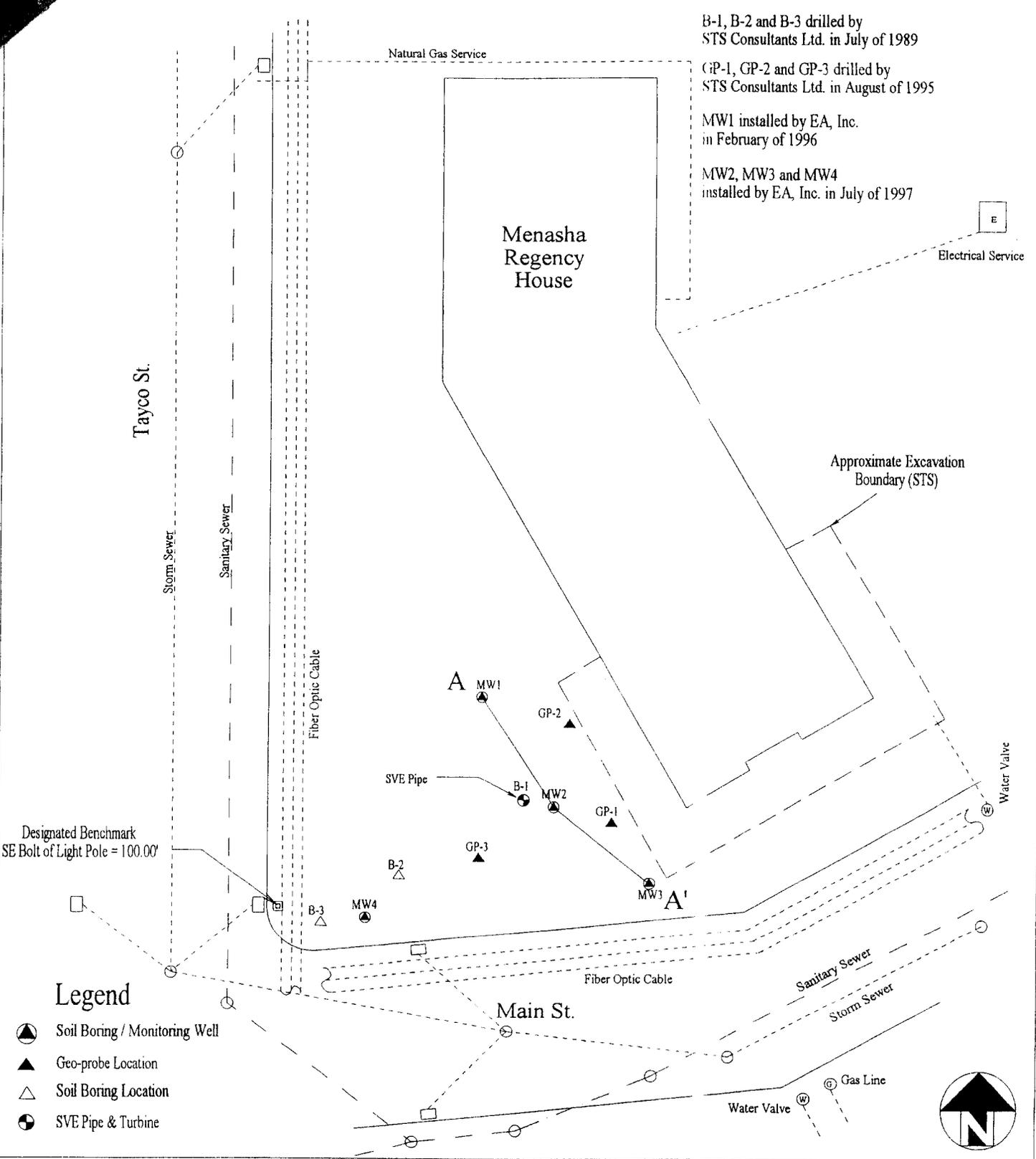
Subscribed and sworn to before me  
this 28 day of December, 1999.

*John D. Emach*  
Notary Public, State of Ill.

My commission 11-2-2003



This document was drafted by the Wisconsin Department of Commerce.



**Environmental Assessments, Inc.**  
 P.O. Box 9127  
 Appleton, WI 54911  
 (920) 749-9746 Fax (920) 749-9748

**Title:**  
 Site Map

**Project:**  
 Menasha Regency House  
 10 Main Street  
 Menasha, Wisconsin

**Figure #**

**Scale:** 1" = 30'

**Drafted By:** M. Johnson

Tayco St.

Menasha  
Regency  
House

Approximate Excavation  
Boundary (STS)

5,260 ft<sup>2</sup>

MW1

MW2

MW3

MW4

Designated Benchmark  
SE Bolt of Light Pole = 100.00'

Main St.

### Legend

 Soil Boring / Monitoring Well



<b>Environmental Assessments, Inc.</b> P.O. Box 9127 Appleton, WI 54911 (920) 749-9746 Fax (920) 749-9748	<b>Title:</b> Estimated Groundwater Contamination Plume Map	<b>Figure #</b>
	<b>Project:</b> Menasha Regency House 10 Main Street Menasha, Wisconsin	<b>Scale:</b> 1" = 30'
		<b>Drafted By:</b> M. Johnson

Tayco St.

Menasha  
Regency  
House

Approximate Excavation  
Boundary (STS)

Designated Benchmark  
SE Bolt of Light Pole = 100.00'

MW1  
92.24

MW2  
90.67

MW4  
91.19

MW3  
90.32

92

91

### Legend

 Soil Boring / Monitoring Well

Main St.



**Environmental  
Assessments, Inc.**  
P.O. Box 9127  
Appleton, WI 54911

(920) 749-9746 Fax (920) 749-9748

Title: Estimated Groundwater  
Elevation Contours  
05/24/99

Project:  
Menasha Regency House  
10 Main Street  
Menasha, Wisconsin

Figure #

Scale: 1" = 30'

Drafted By: M. Johnson

**Menasha Regency House**  
**Table II**  
**Groundwater Contaminant Chemistry Table**

MW-1							
Parameter	Benzene	E-benzene	Toluene	Xylene	MTBE	TMB	Naphthalene
04/09/96	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.5	< 0.78
07/22/97	< 0.5	< 0.6	< 0.6	< 1.7	< 0.92	< 1.7	**
03/18/98	<b>0.77</b>	< 0.6	< 0.6	< 1.7	< 0.92	< 1.7	**
06/05/98	<b>0.83</b>	0.73	< 0.6	< 1.7	< 0.92	< 1.7	**
09/10/98	17	9.1	8.3	14.5	< 0.92	12.9	**
02/24/99	<b>0.52</b>	< 0.34	< 0.35	< 1.0	< 0.31	0.49	< 0.88
05/24/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**
09/13/99	< 0.32	0.85	0.76	< 1.0	< 0.31	0.55	**

MW-2							
Parameter	Benzene	E-benzene	Toluene	Xylene	MTBE	TMB	Naphthalene
07/22/97	49	<b>609</b>	<b>287</b>	1,644	< 12	740	421
03/18/98	54	<b>259</b>	<b>166</b>	<b>482</b>	< 0.92	<b>389</b>	**
06/05/98	77	<b>414</b>	<b>304</b>	<b>587</b>	< 9.2	490	**
09/10/98	45	<b>272</b>	<b>210</b>	<b>438</b>	< 9.2	<b>349</b>	**
02/24/99	<b>1.3</b>	34	10	33	< 0.31	25.3	<b>10</b>
05/24/99	20	<b>280</b>	<b>160</b>	<b>360</b>	< 0.31	<b>306</b>	120
09/13/99	17	<b>250</b>	<b>110</b>	<b>300</b>	6.4	<b>210</b>	87

MW-3							
Parameter	Benzene	E-benzene	Toluene	Xylene	MTBE	TMB	Naphthalene
07/22/97	< 21.0	<b>234</b>	<b>157</b>	629	< 61	671	196
03/18/98	12	<b>151</b>	<b>89</b>	<b>255</b>	< 0.92	<b>231</b>	**
06/05/98	26	<b>250</b>	<b>137</b>	<b>334</b>	< 9.2	<b>363</b>	**
09/10/98	17	<b>274</b>	<b>181</b>	<b>355</b>	< 9.2	<b>342</b>	**
02/24/99	<b>3.6</b>	<b>150</b>	<b>86</b>	<b>380</b>	< 0.31	<b>430</b>	190
05/24/99	5.0	<b>180</b>	<b>100</b>	<b>310</b>	< 0.31	<b>310</b>	180
09/13/99	< 0.32	<b>210</b>	<b>170</b>	<b>400</b>	< 0.31	<b>400</b>	160

MW-4							
Parameter	Benzene	E-benzene	Toluene	Xylene	MTBE	TMB	Naphthalene
07/22/97	< 0.4	< 0.2	< 0.4	< 0.4	< 1.2	< 0.5	< 0.5
03/18/98	< 0.5	< 0.6	< 0.6	< 1.7	< 0.92	< 1.7	**
06/09/98	< 0.5	< 0.6	< 0.6	< 1.7	< 0.92	< 1.7	**
09/10/98	< 0.5	< 0.6	< 0.6	< 1.7	< 0.92	< 1.7	**
02/24/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	< 0.88
05/24/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**
09/13/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**

<b>PAL</b>	<b>0.5</b>	<b>140</b>	<b>68.6</b>	<b>124</b>	<b>12</b>	<b>96</b>	<b>8</b>
ES	5.0	700	343	620	60	480	40

Notes:  
 E-benzene = Ethylbenzene  
 TMB = 1,2,4 and 1,3,5 -Trimethylbenzene Combined  
 < symbol = less than method detection limit  
 \*\* = not analyzed for this parameter  
 PAL = WDNR NR140 preventative action limits  
 ES = WDNR NR140 enforcement standard  
 Bolding indicates a PAL exceedance  
 Shading indicates an ES exceedance