

GIS Registry Data Sheet
Northern Region

Type of Submittal: New Update PDF Only

BRRTS # 03-16-000300 County: Douglas

Site Name: Dry Dock Tavern

Street: 9987 S STH 35 City: Chaffey

Closure Decision Date: 4/8/1999

Geo - Location Information:

X Coordinate: _____ Y Coordinate: _____

Right of Way Contamination Yes No

Off Site Contamination Yes No

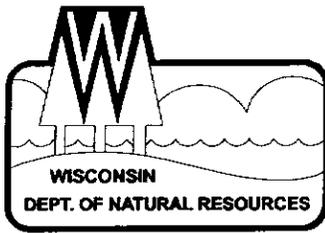
Address 1: _____

X Coordinate: _____ Y Coordinate: _____

Address 2: _____

X Coordinate: _____ Y Coordinate: _____

- Final Closure Letter
- Deeds for all properties with ES exceedance in Groundwater
- General Site Location within Municipality
- Detailed Site Map(s) for all impacted properties, including property boundaries
- Groundwater Flow Direction Map including location of monitoring wells and all drinking water wells
- Latest Groundwater Plume Map with Groundwater Flow Direction
- Latest Table of Analytical Results for Groundwater
- Copies of off-site notification letters (if applicable)
- RP-Certified statement that legal descriptions are complete and accurate
- Legal Descriptions of all impacted properties (if not included above) *} on GWR*
- Geologic cross sections showing soil and groundwater contaminant source extent and location, isoconcentrations for all groundwater contaminants that exceed NR 140 enforcement standards, water table and piezometric elevations, and the extent, location and elevation of geologic units, bedrock, and confining units
- Letters informing ROW operator of residual contamination



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
William H. Smith, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhineland, Wisconsin 54501-0818
Telephone 715-365-8900
FAX 715-365-8932
TDD 715-365-8957

January 28, 2002

Mr. Dan Norkunas
Rt 1, Box 289
Foxboro, WI 54836

SUBJECT: Final Case Closure
Dry Dock Tavern, 9987 S STH 35, Chaffey, WI
WDNR BRRTS #: 03-16-000300
PECFA # 54836-9762-89

Dear Mr. Norkunas:

On April 8, 1999, your site as described above was reviewed for closure by the Northern Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 6, 1999, you were notified that the Closure Committee had granted conditional closure to this case.

On January 25, 2002, the Department received correspondence indicating that you have complied with the conditions of closure, specifically, the recording of a groundwater use restriction for the site. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-365-8990.

Sincerely,
NORTHERN REGION

Janet Kazda
Remediation and Redevelopment Program



Quality Natural Resources Management
Through Excellent Customer Service



c: File
Lori Huntoon, Dept of Commerce

Sandy Strand
9987 S STH 35
Foxboro, WI 54836

Jon Hinkle
Twin Ports Testing
1301 N Third St
Superior, WI 54880

812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

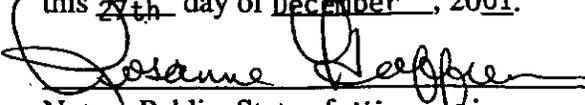
This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 27 day of December, 2001.

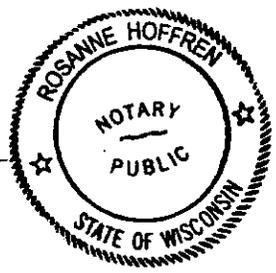
Signature: Sandra E. Strand
Printed Name: Sandra E. Strand

Subscribed and sworn to before me
this 27th day of December, 2001.



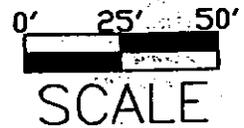
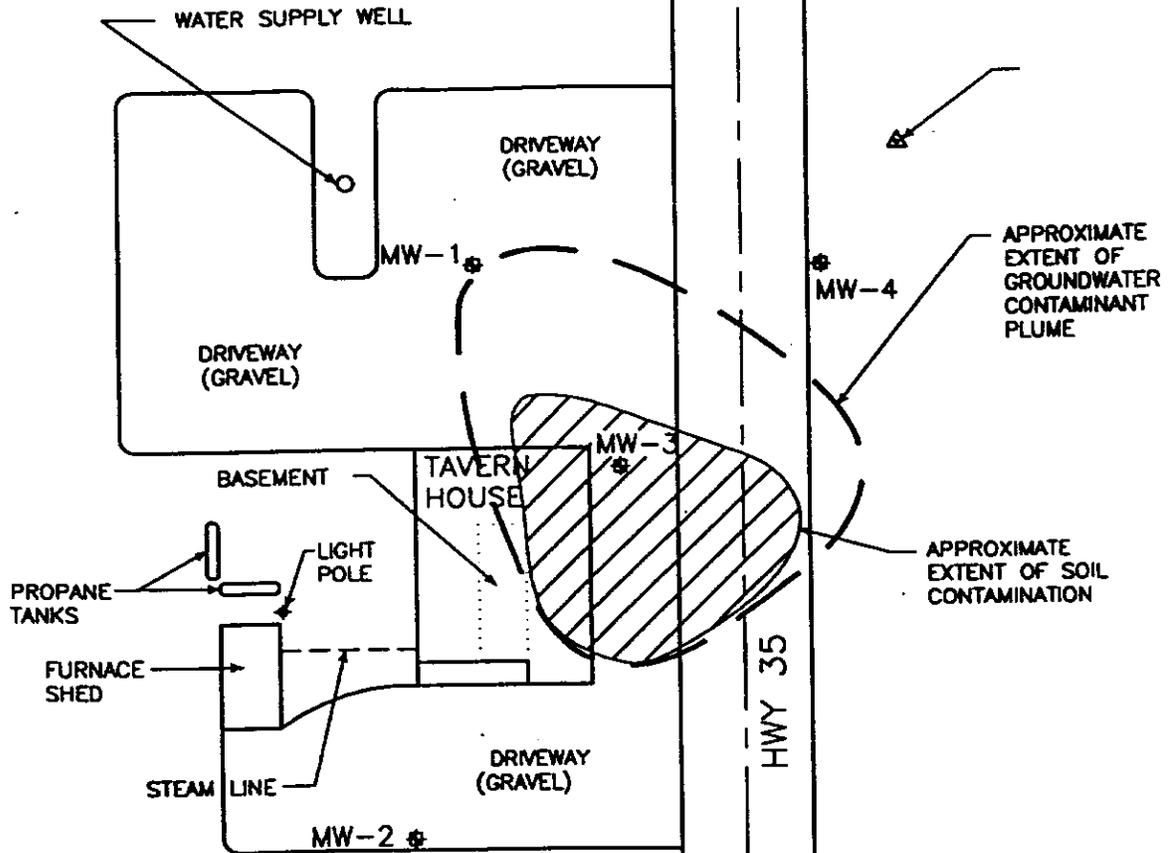
Notary Public, State of Wisconsin

My commission December 4, 2005



This document was drafted by the Department of Natural Resources with comments from Sandra E. Strand.

FIGURE I



⊕ - MONITORING WELL



SITE MAP
DRYDOCK TAVERN
FOXBORO, WISCONSIN

DRAWN BY	MSR
CHECKED BY	TDJ
APPR BY	SEM
DATE	1/85
TPT NO.	438-94EJA
FIGURE 1	

DOCUMENT NO.

662051

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2 - 1982

THIS SPACE RESERVED FOR RECORDING DATA

Vol 568 Page 313

OFFICE OF REGISTER OF DEEDS
DOUGLAS COUNTY WISCONSIN

Received for record this

MAR 23 1994 9:45

o'clock A.M. and recorded
in Volume 568 of
records on page 313
D. J. ... REGISTER

Daniel Norkunas and Shirley M. Norkunas, his wife,

conveys and warrants to Sandra E. Strand

the following described real estate in Douglas County,
State of Wisconsin:

The East Half of the South Half of the Southeast Quarter of the Southwest Quarter (E 1/2 S 1/2 SE 1/2 SW 1/4), Section Six (6), Township Forty-five (45) North, Range Fourteen (14) West, Douglas County, Wisconsin.

Tax Parcel No:

This Deed is given pursuant to and in satisfaction of the Land Contract between the parties dated the 31st day of December, 1993, and recorded in the office of the Register of Deeds for Douglas County, Wisconsin, on January 4, 1994, in Vol. 564, Page 492, as Doc. No. 660267.

FEE
\$77.25 (17)
EXEMPT

This is not homestead property.
XXX (is not)

Exception to warranties: Easements and restrictions of record.

Dated this 16 day of March, 19 94

Daniel Norkunas (SEAL)

Shirley M. Norkunas (SEAL)

Daniel Norkunas (SEAL)

Shirley M. Norkunas (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

John Erindell - #1018300
GRINDELL LAW OFFICES, S.C.
Box 585, Frederic, WI 54837

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

DOUGLAS

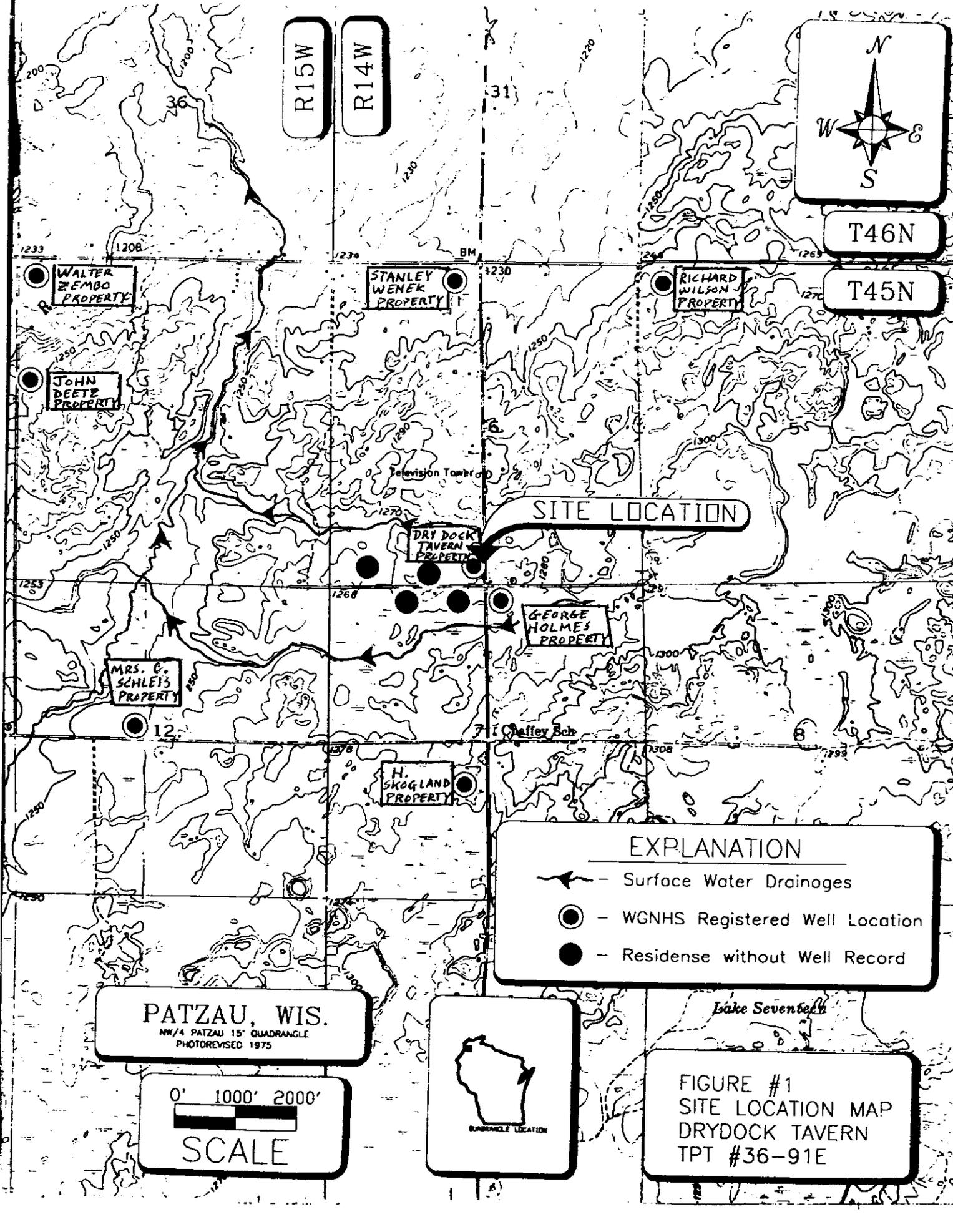
County.

Personally came before me this 16 day of March 19 94 the above named Daniel Norkunas and Shirley M. Norkunas, his wife

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

Notary Public Douglas County, Wis.
My Commission is permanent (if not state expiration date)
Sept 10 1995

*Names of persons signing in any capacity should be typed or printed below their signatures.



R15W

R14W



T46N

T45N

WALTER ZEMBO PROPERTY

STANLEY WENER PROPERTY

RICHARD WILSON PROPERTY

JOHN DEETZ PROPERTY

DRY DOCK TAVERN PROPERTY

SITE LOCATION

GEORGE HOLMES PROPERTY

MRS. C. SCHLEIS PROPERTY

H. SKOGLAND PROPERTY

EXPLANATION

-  - Surface Water Drainages
-  - WGNHS Registered Well Location
-  - Residence without Well Record

PATZAU, WIS.
 NW/4 PATZAU 15' QUADRANGLE
 PHOTOREVISED 1975

0' 1000' 2000'

SCALE



FIGURE #1
 SITE LOCATION MAP
 DRYDOCK TAVERN
 TPT #36-91E

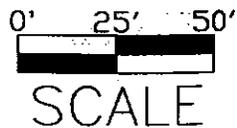
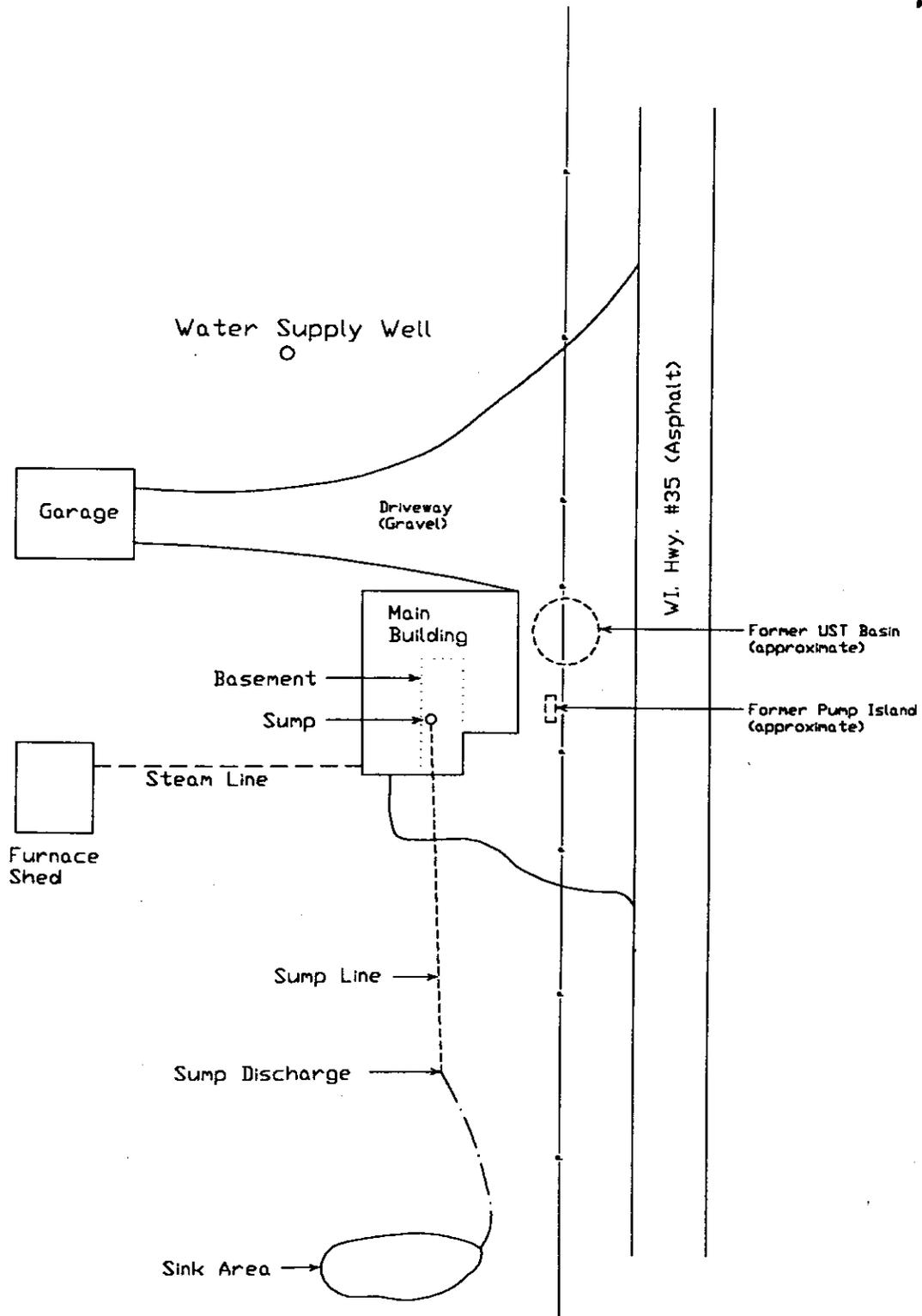
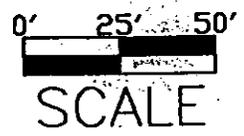
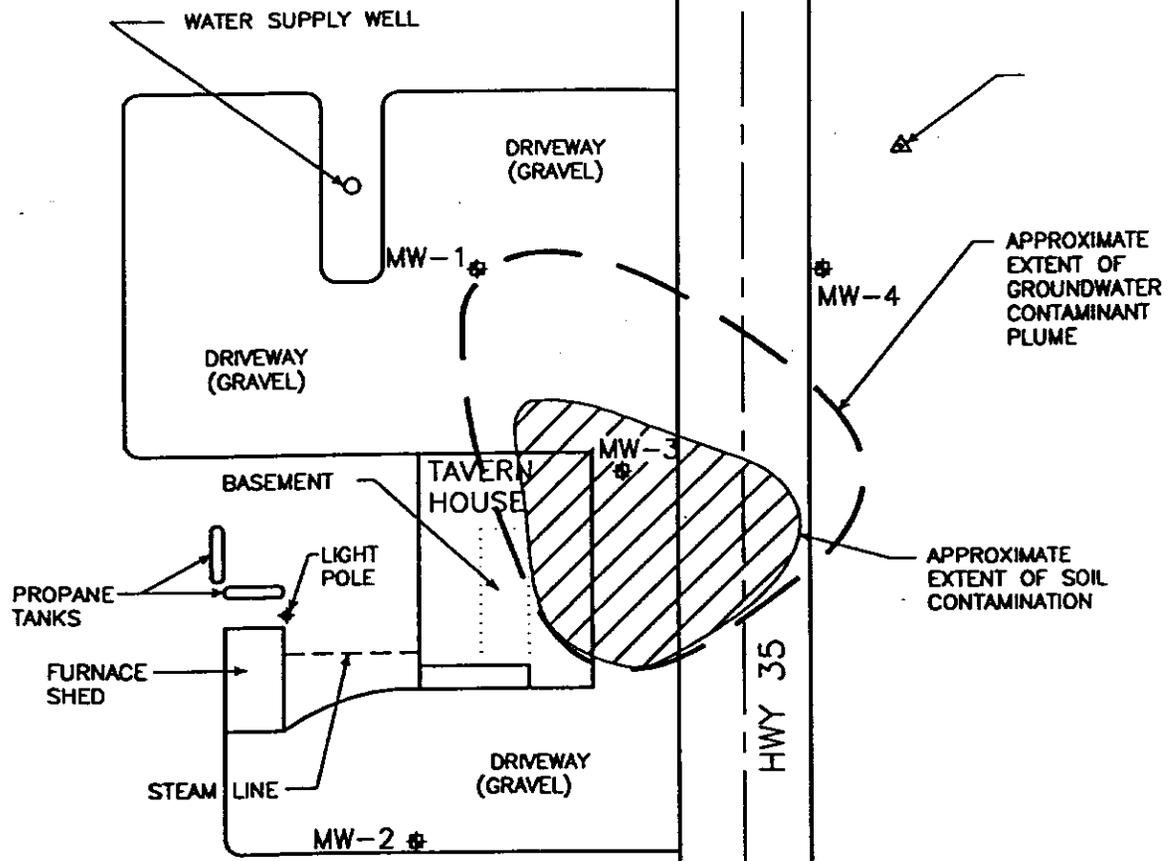


FIGURE #2
PRE-INVESTIGATION
SITE MAP
DRYDOCK TAVERN

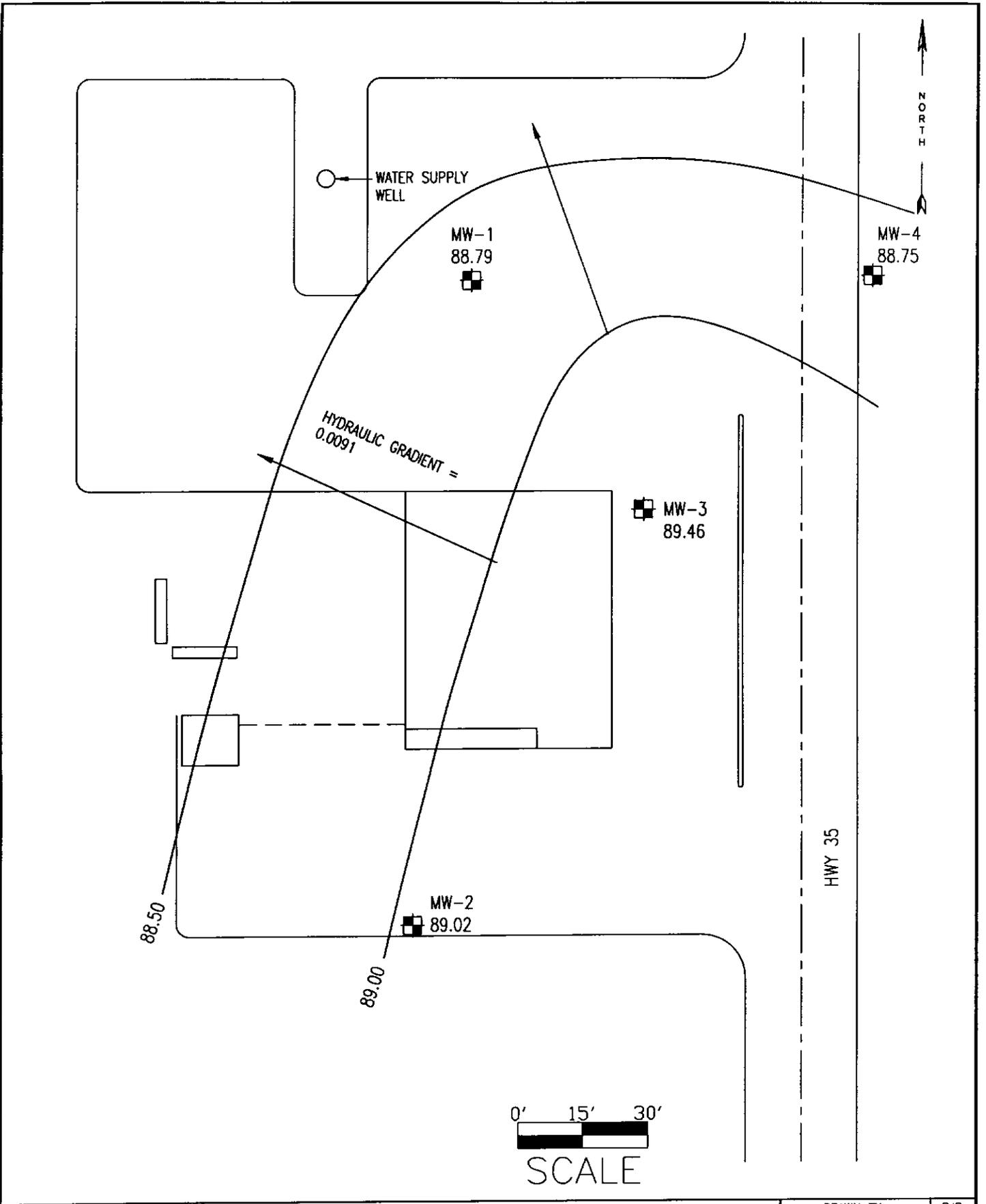


⊕ - MONITORING WELL



SITE MAP
DRYDOCK TAVERN
FOXBORO, WISCONSIN

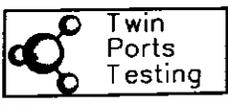
DRAWN BY	MMR
CHECKED BY	TDJ
APPR BY	BEM
DATE	1/95
TPT NO.	438-84E.RA
FIGURE	1



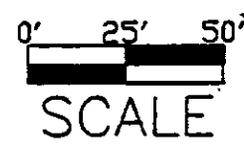
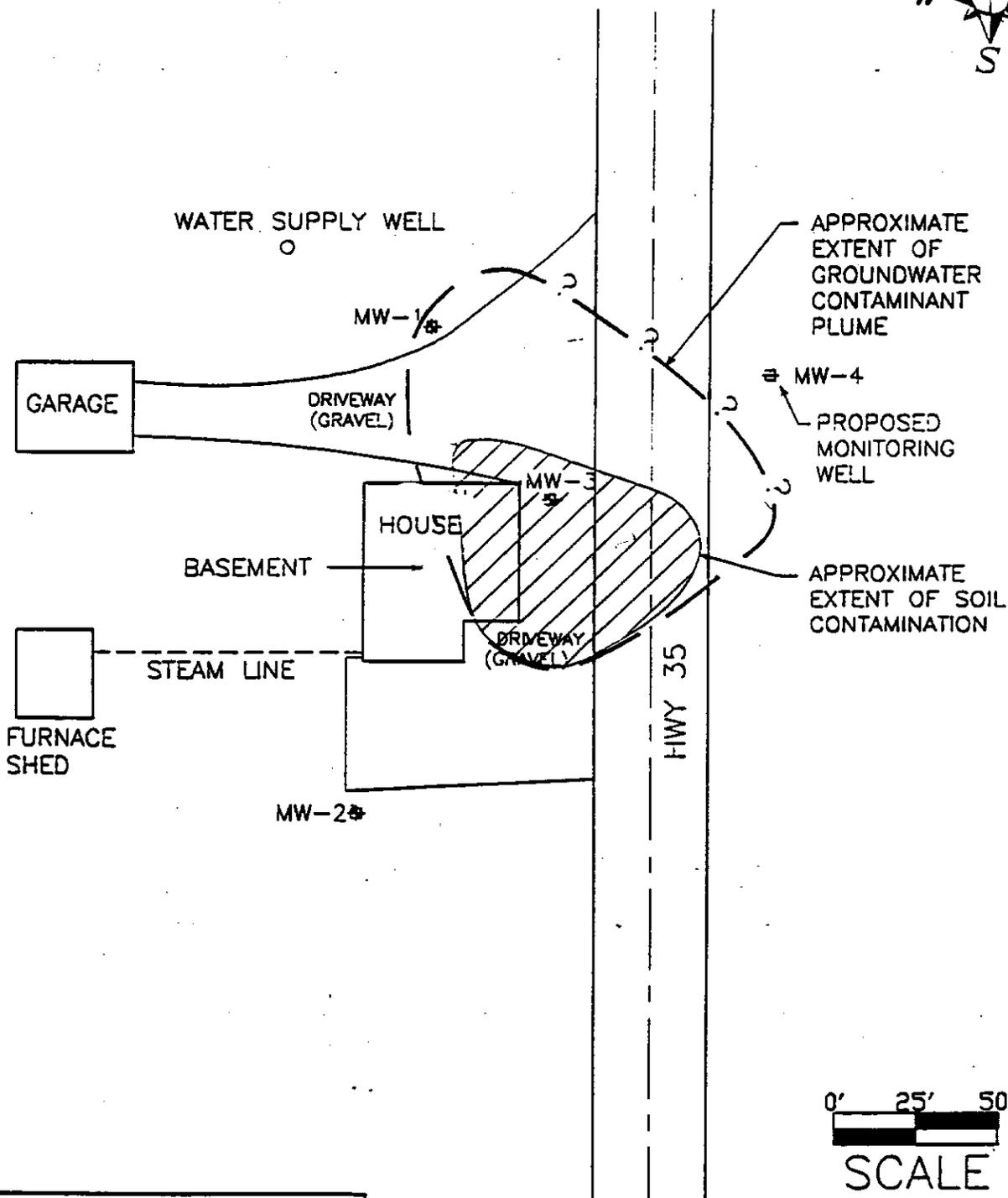
GROUNDWATER FLOW DIRECTION MAP - 09/16/98

DRY DOCK TAVERN
FOXBORO, WISCONSIN

DRAWN BY	PJB
CHECKED BY	
APPR BY	BEM
DATE	01/18/99
TPT NO.	482-95E.RA
FIGURE	



CWF91696.DWG



- ⊛ - MONITORING WELL
- ⊞ - PROPOSED MONITORING WELLS

SITE MAP
DRY DOCK TAVERN
FOXBORO WISCONSIN



DRAWN BY	LMR
CHECKED BY	TDJ
APPR BY	SEM
DATE	9/94
TPT NO.	438-042.RA
FIGURE	1

TABLE 4a

Monitoring Well MW-1

Laboratory Analytical Results, Groundwater
Dry Dock Tavern
Foxboro, Wisconsin

(concentrations in micrograms per liter (ug/L) except where noted)

Date	11/23/93	2/16/94	12/1/94	3/18/96	6/27/96	10/21/96	2/18/97	5/21/97	11/11/97	2/19/98	6/17/98	9/16/98
GRO	19	<	<	<	<	<	<	<	<	23 J	<	<
benzene	16	<	<	<	<	<	<	<	<	<	<	<
ethylbenzene	<	<	<	<	<	<	<	<	<	<	<	<
toluene	<	1.3	<	<	<	<	<	<	<	<	<	<
xylenes	<	0.37	<	<	<	<	<	<	<	<	<	<
1,3,5-trimethylbenzene	<	<	<	<	<	<	<	<	<	<	<	<
1,2,4-trimethylbenzene	<	<	<	<	<	<	<	<	<	<	<	<
MTBE	<	<	<	<	<	<	<	<	<	<	<	<
1,2-dichloroethane	1.9	<	<	<	12	<	<	<	0.79 J	0.82 J	0.99 J	1.4
dissolved lead	<	4	<	<	<	<	<	<	<	<	<	<
dissolved manganese	<	<	<	<	<	<	<	<	<	<	<	<
dissolved oxygen (mg/L)	<	<	<	<	<	<	<	12.5	18.8	11.6	11.1	10.1
temperature (C)	<	<	<	<	<	<	<	4.9	10.5	6.6	10.1	13.8
pH	<	<	<	<	<	<	<	6	6	6.2	6.4	6.4
conductivity (us/cm)	<	<	<	<	<	<	<	<	457	580	216	<
ORP (mv)	<	<	<	<	<	<	<	<	<	158	101	<
sulfate (mg/L)	<	<	<	<	<	<	<	<	<	<	20	14
Fe 2+ (mg/L)	<	<	<	<	<	<	<	<	<	<	<	0

ns not sampled
 < not detected at or above the limit of detection
 J detected between the limit of quantitation and the limit of detection
 not analyzed
 ** also detected at higher concentrations in the method blank
 NR laboratory quality control criteria not met; check standard recovery high; corresponding result may be high
 NE W/DNR preventative action limit; groundwater quality standard
 NA PAL not established for this compound
 not applicable

25
 5
 700
 343
 620

TABLE 4b

Monitoring Well MW-2

Laboratory Analytical Results, Groundwater
 Dry Dock Tavern
 Foxboro, Wisconsin

(concentrations in micrograms per liter (ug/L) except where noted)

Date	11/23/83	2/16/84	12/1/84	3/18/86	6/27/86	10/21/86	2/18/87	5/21/87	11/11/87	2/19/88	6/17/88	9/16/88	10/20/88
GRO	<	<	<	<	<	<	<	<	<	<	<	220	<
benzene	<	<	<	<	<	<	<	<	<	<	<	33	<
ethylbenzene	<	<	<	<	<	<	<	<	<	<	<	6.8	<
toluene	<	1.2 *	<	<	<	<	<	<	<	<	<	82	<
xylene	<	0.32 *	<	<	<	<	<	<	<	<	<	43	<
1,3,5-trimethylbenzene	<	<	<	<	<	<	<	<	<	<	<	2	<
1,2,4-trimethylbenzene	<	<	<	<	<	<	<	<	<	<	<	4.2	<
MTBE	<	<	<	<	<	<	<	<	<	<	<	<	<
1,2-dichloroethane	<	<	<	<	4.7 *	<	<	<	<	<	<	<	<
dissolved lead	30	13	<	<	<	<	<	<	<	<	<	<	<
dissolved manganese	--	--	--	--	--	--	--	1.9	--	--	26	77	--
dissolved oxygen (mg/L)	--	--	--	--	--	--	--	4.9	9.2	2.1	2	0.7	--
temperature (C)	--	--	--	--	--	--	--	14.2	6.4	10.1	14.6	14.6	--
pH	--	--	--	--	--	--	--	6	6.3	6.2	6.2	6.2	--
conductivity (uS/cm)	--	--	--	--	--	--	--	446	451	253	253	--	--
ORP (mv)	--	--	--	--	--	--	--	--	--	179	93	--	--
sulfate (mg/L)	--	--	--	--	--	--	--	--	--	--	18	31	--
Fe 2+ (mg/L)	--	--	--	--	--	--	--	--	--	--	<	0	--

ns not sampled
 < not detected at or above the limit of detection
 J detected between the limit of quantitation and the limit of detection
 -- not analyzed
 * also detected at higher concentrations in the method blank
 ** laboratory quality control criteria not met; check standard recovery high; corresponding result may be high
 NR 140 PAL WDRR preventative action limit; groundwater quality standard
 NE PAL not established for this compound
 NA not applicable

TABLE 4c
Monitoring Well MW-3
Laboratory Analytical Results, Groundwater
Dry Dock Tavern
Foxboro, Wisconsin

(concentrations in micrograms per liter (ug/L) except where noted)

Date	11/23/93	2/16/94	12/1/94	3/18/96	6/27/96	10/21/96	2/18/97	5/21/97	11/11/97	2/19/98	6/17/98	9/16/98	NR 140 PAL	NR 140 ES
GRO	42,000	47,000	16,000	4,800	210	110	ns	140	630	250	<	160	NE	NE
benzene	6,400	3,500	1,800	470	12	<	ns	2.4	18	3.4	0.46	30	0.5	5
ethylbenzene	1,700	1,900	410	66	<	<	ns	7.7	3.4	0.67 J	<	<	140	700
toluene	14,000	9,400	2,000	920	38	2.3	ns	5.8	0.96 J	0.46 J	<	<	68.6	343
xylenes	10,900	10,200	2,300	1,080	41	21	ns	185	70	13	0.52 J	0.96	124	620
1,3,5-trimethylbenzene	460	490	440	96	4.1	4.7	ns	31	17	0.96 J	<	1.8	NE	NE
1,2,4-trimethylbenzene	1,700	1,900	1,100	250	2.3	7.8	ns	<	35	2.5	<	1.3	NE	NE
MTBE	<	92	<	<	<	<	ns	<	<	<	<	<	12	60
1,2-dichloroethane	<	<	<	<	3.5*	14**	ns	<	<	<	<	3	0.5	5
dissolved lead	<	9.3	3	4.1	16	<	ns	8.2	0.92 J	4.1	<	2.9	1.5	15
dissolved manganese	<	<	<	<	<	<	<	<	<	<	48	680	na	na
dissolved oxygen (mg/L)	<	<	<	<	<	<	<	6.2	0.9	1.5	2.3	0.5	na	na
temperature (C)	<	<	<	<	<	<	<	7	11.4	7.1	10.5	15.3	na	na
pH	<	<	<	<	<	<	<	5.6	5.6	6	6.1	6.2	na	na
conductivity (us/cm)	<	<	<	<	<	<	<	1540	1640	1640	629	--	na	na
ORP (mv)	<	<	<	<	<	<	<	208	208	208	117	--	na	na
sulfate (mg/L)	<	<	<	<	<	<	<	28	28	28	28	21	na	na
Fe 2+ (mg/L)	<	<	<	<	<	<	<	<	<	<	<	0	na	na

ns not sampled
 < not detected at or above the limit of detection
 J detected between the limit of quantitation and the limit of detection
 -- not analyzed
 * also detected at higher concentrations in the method blank
 ** laboratory quality control criteria not met; check standard recovery high; corresponding result may be high
 NR 140 PAL WIDNR preventative action limit, groundwater quality
 NR 140 ES WIDNR enforcement standard, groundwater quality
 NE PAL / ES not established for the compound
 NA not applicable

TABLE 4d

Monitoring Well MW-4

Laboratory Analytical Results, Groundwater
 Dry Dock Tavern
 Foxboro, Wisconsin

(concentrations in micrograms per liter (ug/L) except where noted)

Date	12/1/94	3/18/96	6/27/96	10/21/96	2/18/97	5/21/97	11/11/97	2/19/98	6/17/98	9/16/98
GFO	<	<	<	<	<	<	<	21 J	<	<
benzene	<	<	<	<	<	<	<	<	<	<
ethylbenzene	<	<	<	<	<	<	<	<	<	<
toluene	<	<	<	<	<	<	<	<	<	<
xylenes	<	<	<	<	<	<	<	<	<	<
1,3,5-trimethylbenzene	<	<	<	<	<	<	<	<	<	<
1,2,4-trimethylbenzene	<	<	<	<	0.4 J	<	<	<	<	<
MTBE	<	<	<	<	<	<	<	<	<	<
1,2-dichloroethane	<	<	4.2 *	<	<	<	<	<	<	<
dissolved lead	<	<	<	<	<	<	<	<	<	<
dissolved manganese	<	<	<	<	<	<	<	<	17	12
dissolved oxygen (mg/L)	<	<	<	<	<	11.7	12.2	10	10.2	8.4
temperature (C)	<	<	<	<	<	6.3	9.7	5.5	10.4	14.3
pH	<	<	<	<	<	<	5	5.9	6.2	6.6
conductivity (us/cm)	<	<	<	<	<	<	2000 +	2000 +	1623	<
ORP (mv)	<	<	<	<	<	<	<	144	113	<
sulfate (mg/L)	<	<	<	<	<	<	<	<	23	12
Fe 2+ (mg/L)	<	<	<	<	<	<	<	<	<	0

rs not sampled
 < not detected at or above the limit of detection
 J detected between the limit of quantitation and the limit of detection
 -- not analyzed
 * also detected at higher concentrations in the method blank
 laboratory quality control criteria not met; check standard recovery high; corresponding result may be high
 NR 140 PAL WDNM preventative action limit, groundwater quality standard
 NE PAL not established for this compound
 NA not applicable

TABLE 4e

Potable Well

**Laboratory Analytical Results, Groundwater
Dry Dock Tavern
Foxboro, Wisconsin**

(concentrations in micrograms per liter (ug/L) except where noted)

Date	12/1/94	10/21/96	11/20/97	3/6/98	6/17/98	9/16/98
GRO	<	<	<	<	<	<
benzene	<	<	<	<	<	<
ethylbenzene	<	<	<	<	<	<
toluene	<	<	<	<	<	<
xylenes	<	<	<	<	<	<
1,3,5-trimethylbenzene	<	<	<	<	<	<
1,2,4-trimethylbenzene	<	<	<	<	<	<
MTBE	<	<	<	<	<	<
1,2-dichloroethane	<	<	<	<	<	<
dissolved lead	<	<	<	<	<	<

< not detected at or above the limit of detection

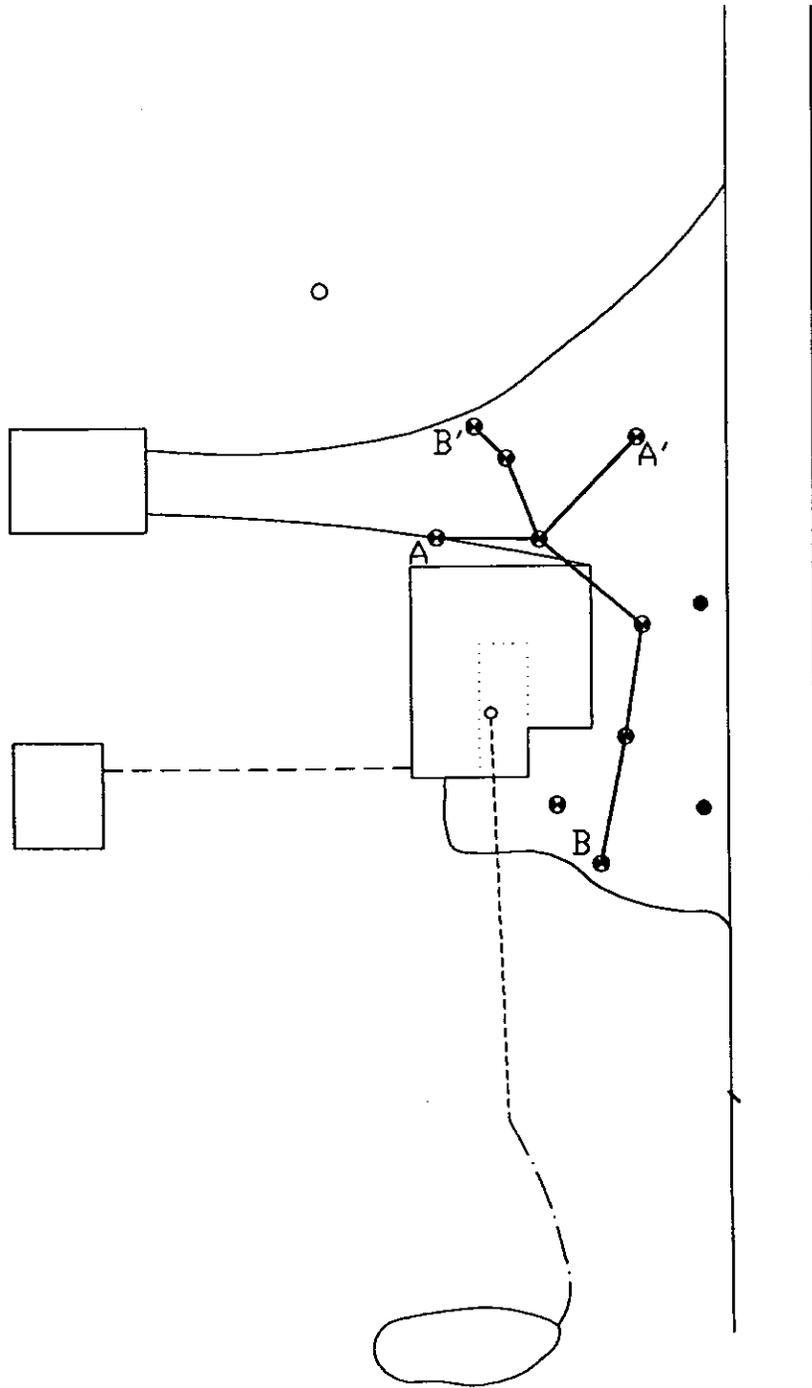


FIGURE #4
LOCATIONS OF CROSS-SECTIONS
A-A' AND B-B'
DRYDOCK TAVERN

