

**The following site is being submitted for inclusion into the Groundwater 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):	0316000423
Comm # (no dashes):	54880532122
County:	Douglas
Region:	Northern
Site name:	Holiday Station #158
Street Address:	2822 Tower Ave S
City:	Superior
Final Closure Date	2002-10-02
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
<b>GPS Coordinates (meters in the WTM91 projection)</b>	
Easting (X):	359195
Northing (Y):	694561
Collection Method:	DNR Web Site
Scale or Resolution:	1:3,839
(1:24,000 scale or finer)	
Prepared by:	Shawn Wenzel
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



October 2, 2002

Bruce Anthony  
Indianhead Oil Co Inc  
4567 W 80th St  
Bloomington, MN 55437

RE: **Final Closure**

**Commerce # 54880-5321-22**      **WDNR BRRTS # 03-16-000423**  
Holiday Station #158, 2822 Tower Ave S, Superior

Dear Mr. Anthony:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. 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 (608) 261-5401.

Sincerely,

Shawn A. Wenzel  
Hydrogeologist  
Site Review Section

cc: Case File

747190

AFFIDAVIT OF CORRECTION

Document Number

DOCUMENT # 747190

(TYPE OR PRINT CLEARLY IN BLACK OR RED INK)

AFFIANT, Michael Murray Reuben Johnson & Son, Inc. Hereby swears or affirms that a certain document recorded on the 16th day of August (Year) in volume (Year) in volume 746134 which was recorded in Douglas County, State of Wisconsin, contained the following error (if more space is needed, please attach addendum): Required drawings, Figure 1 and Figure 7, were not attached to the Notice of Contamination to Property.

Recorded SEP. 16, 2002 AT 08:00AM KATHY F. HANSON DOUGLAS COUNTY RECORDER SUPERIOR, WI 54880-2769 Fee Amount: \$17.00

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows (if more space is needed, please attach addendum):

Figures 1 and 7 must be attached to the Notice of Contamination to Property.

Recording Area

Name and Return Address

Reuben Johnson & Son, Inc. c/o Michael Murray 5300 Stinson Avenue Superior, WI 54880

17/ck

07-807-01419-00 and 1813-00 Parcel Identification Number (PIN)

AFFIANT is the (check one):

- Drafter of the document being corrected.
Owner of the property described in the document being corrected.
Other (explain):

The original document is not attached to this Affidavit (if original document is not attached, please attach legal description). See Exhibit A for legal description.

Dated: 9/9/2002

Signed: REUBEN JOHNSON & SON, INC. Michael Murray, Vice President

State of Wisconsin )
County of Douglas ) ss.

Subscribed and sworn to (or affirmed) before me this 9 day of September 2002 Marcia A. Geyer

INFORMATION FROM ORIGINAL DOCUMENT:

Document Type: Notice of Contamination to Property
Grantor: Indianhead Oil Company, Inc.
Grantee: Reuben Johnson & Son, Inc.

Notary Public, State of Wisconsin My Commission Expires 03/2004

THIS INSTRUMENT WAS DRAFTED BY: Bruce K. Anthony, Environmental Manager Holiday Companies

This instrument is not a conveyance of real property as per s. 77.21(1) Wisconsin Statutes. (The Wisconsin Real Estate Transfer return is required for instruments that do convey real property.)

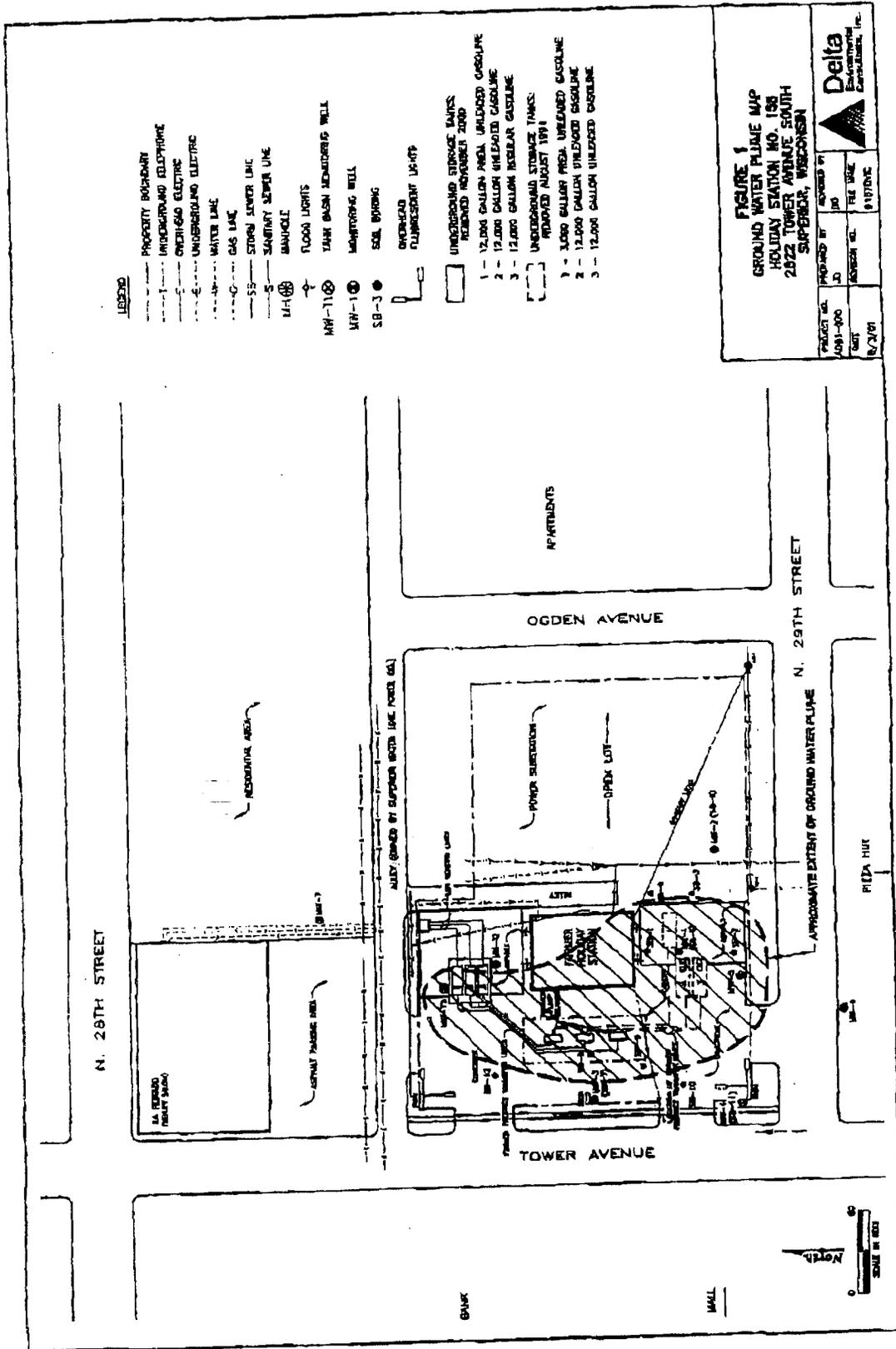
**747190****746134**EXHIBIT A  
TO NOTICE**LEGAL DESCRIPTION**  
(Superior, Wisconsin)

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Block Four (4), Fleming Park Addition to Superior City, in the City of Superior, Douglas County, Wisconsin, together with that portion of the vacated North-South alley, which accrues, if any, to said Lots by virtue of the vacation resolution recorded in Volume 80 of Agreements, Page 554 as Document #496663.

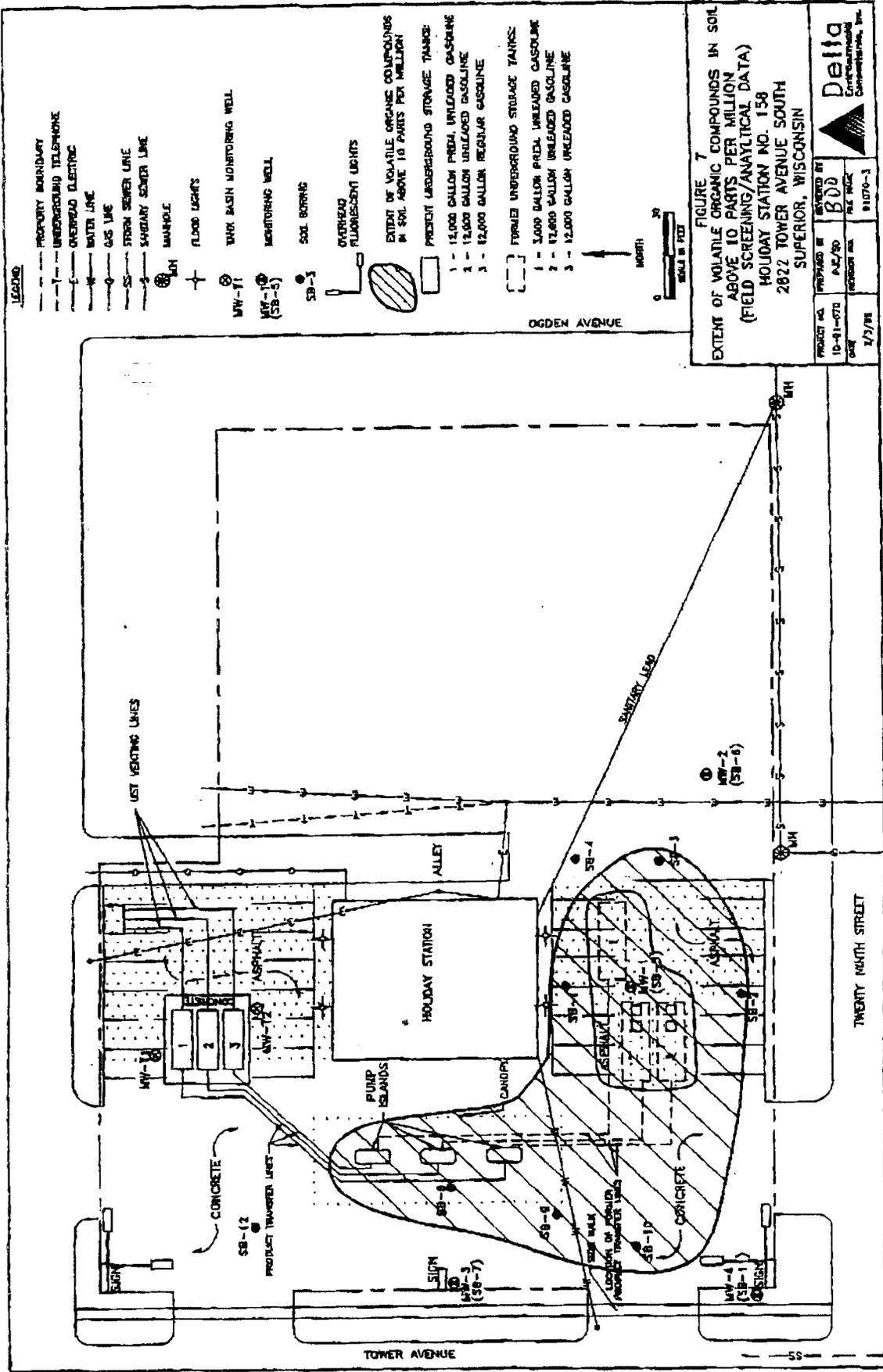
Lots Two (2), Three (3), Four (4), Five (5) and Six (6), Block Six (6), Lakeview Addition to Superior, in the City of Superior, Douglas County, Wisconsin, together with that portion of the vacated North-South alley, which accrues, if any, to said Lots by virtue of the vacation resolution recorded in Volume 80 of Agreements, Page 554 as Document #496663.

All in the City of Superior, Douglas County, Wisconsin.

747190



747190



746134

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

DOCUMENT # 746134

Legal Description of the Property: In re:

(as it appears on the most recent deed)

See attached Exhibit A.

Recorded  
AUG. 16, 2002 AT 10:05AM  
KATHY F. HANSON  
DOUGLAS COUNTY RECORDER  
SUPERIOR, WI 54880-2769  
Fee Amount: \$15.00

Recording Area

Name and Return Address

Reuben Johnson & Son Inc  
c/o Mike Murray  
5300 STANSON AVE  
Superior, WI 54880 ISK

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF DOUGLAS )

07-807-01419-00 and 1813-00  
Parcel Identification Number (PIN)

Section 1. Reuben Johnson & Son, Inc. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and petroleum contaminated soil above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. It is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to conduct additional soil remediation activities on the property at the present time. 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 limitations and/or restrictions:

Petroleum contaminated soil remains on this property. Refer to the attached figures submitted to the Department by Delta Environmental Consultants, Inc., which identify where the residual contaminated soil is located on the site. An impermeable cap or cover is the selected remedial action to address residual soil contamination on the property. Therefore, an impermeable cap or cover (i.e. concrete, asphalt) shall be maintained across this property until: 1.) The soil is actively remediated or removed or; 2.) It can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done in the contaminated areas, the contamination shall be properly treated or disposed of in accordance with applicable laws. (File references: Commerce #54880-5321-22 and WDNR BRRTS #03-16-000423).

Residual groundwater contamination is also present on-site. Refer to the attached figures for approximate location of the above mentioned groundwater contamination. Natural attenuation is the approved remedial alternative for this site. Anyone who

746134

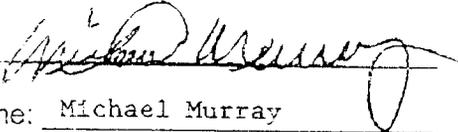
proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a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

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 15th day of August, 2002.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Reuben Johnson & Son, Inc.

Signature:   
Printed Name: Michael Murray

Title: Vice President

Subscribed and sworn to before me  
this 15th day of August, 2002

  
Notary Public, State of Wisconsin  
My commission ~~MY COMMISSION EXPIRES 6/9/2004~~

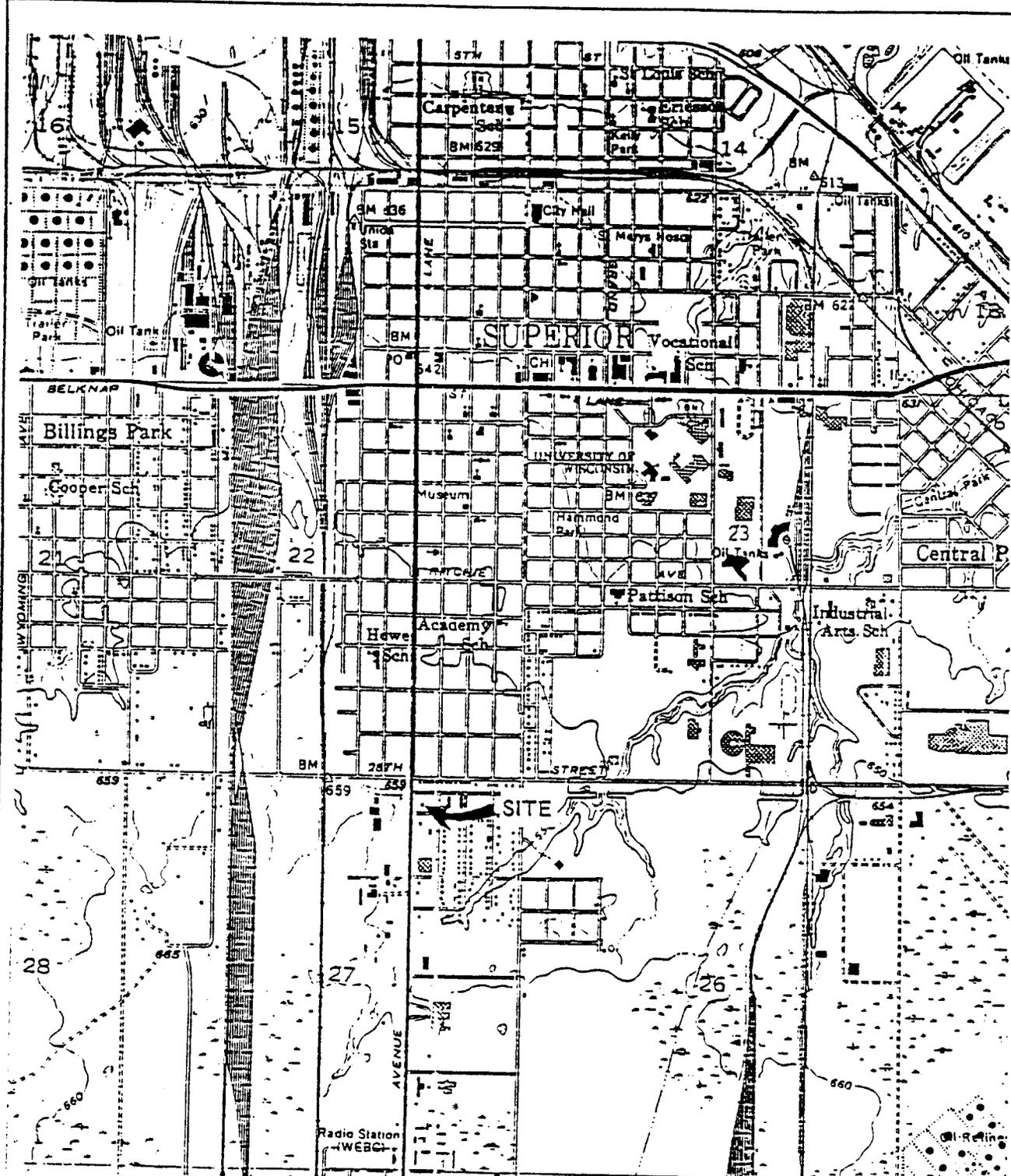
This document was drafted by the Wisconsin Department of Commerce.

**LEGAL DESCRIPTION**  
(Superior, Wisconsin)

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Block Four (4), Fleming Park Addition to Superior City, in the City of Superior, Douglas County, Wisconsin, together with that portion of the vacated North-South alley, which accrues, if any, to said Lots by virtue of the vacation resolution recorded in Volume 80 of Agreements, Page 554 as Document #496663.

Lots Two (2), Three (3), Four (4), Five (5) and Six (6), Block Six (6), Lakeview Addition to Superior, in the City of Superior, Douglas County, Wisconsin, together with that portion of the vacated North-South alley, which accrues, if any, to said Lots by virtue of the vacation resolution recorded in Volume 80 of Agreements, Page 554 as Document #496663.

All in the City of Superior, Douglas County, Wisconsin.



SUPERIOR QUADRANGLE  
 WISCONSIN-MINNESOTA  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 NE 1/4 SUPERIOR 15' QUADRANGLE

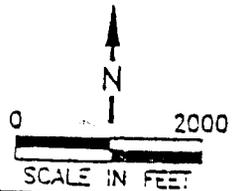


FIGURE 1  
 SITE LOCATION/TOPOGRAPHIC MAP  
 HOLIDAY STATION NO. 158  
 2822 TOWER AVENUE SOUTH  
 SUPERIOR, WISCONSIN

PROJECT NO. 10-91-070	PREPARED BY PJC/LS	REVIEWED BY BDO
DATE 5-3-91	REVISION NO.	FILE NAME



N. 28TH STREET

LA PEINADO (BEAUTY SALON)

RESIDENTIAL AREA

ASPHALT PARKING AREA

MW-7

ALLEY (OWNED BY SUPERIOR WATER LINE POWER CO.)

JUST VENTING LINES

OGDEN AVENUE

APARTMENTS

POWER SUBSTATION

OPEN LOT

SWIRTY (50)

MW-2 (SB-6)

N. 29TH STREET

APPROXIMATE EXTENT OF GROUND WATER PLUME

PIZZA HUT

MW-6

TOWER AVENUE

BANK

MALL

North

0 60 SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- - - UNDERGROUND TELEPHONE
- - - OVERHEAD ELECTRIC
- - - UNDERGROUND ELECTRIC
- - - WATER LINE
- - - GAS LINE
- - - STORM SEWER LINE
- - - SANITARY SEWER LINE
- MH (circle with cross) MANHOLE
- (circle with cross) FLOOD LIGHTS
- MW-T1 (circle with cross) TANK BASIN MONITORING WELL
- MW-1 (circle with cross) MONITORING WELL
- SB-3 (circle) SOIL BORING
- (square with cross) OVERHEAD FLUORESCENT LIGHTS

- (rectangle) UNDERGROUND STORAGE TANKS:
  - 1 - 12,000 GALLON PREM. UNLEADED GASOLINE REMOVED NOVEMBER 2000
  - 2 - 12,000 GALLON UNLEADED GASOLINE
  - 3 - 12,000 GALLON REGULAR GASOLINE
- (dashed rectangle) UNDERGROUND STORAGE TANKS:
  - 1 - 3,000 GALLON PREM. UNLEADED GASOLINE REMOVED AUGUST 1991
  - 2 - 12,000 GALLON UNLEADED GASOLINE
  - 3 - 12,000 GALLON UNLEADED GASOLINE

FIGURE 1  
GROUND WATER PLUME MAP  
HOLIDAY STATION NO. 158  
2822 TOWER AVENUE SOUTH  
SUPERIOR, WISCONSIN

PROJECT NO. A081-070	PREPARED BY JD	REVIEWED BY DD
DATE 8/3/01	REVISION NO.	FILE NAME 91070VC



**LEGEND**

- PROPERTY BOUNDARY
- - - UNDERGROUND TELEPHONE
- - - OVERHEAD ELECTRIC
- - - UNDERGROUND ELECTRIC
- - - WATER LINE
- - - GAS LINE
- SS --- STORM SEWER LINE
- S --- SANITARY SEWER LINE
- MF ⊗ --- MANHOLE
- ⊕ --- FLOOD LIGHTS
- MW-T1 ⊗ --- TANK BASIN MONITORING WELL
- MW-1 ⊗ --- MONITORING WELL
- SB-3 ● --- SOIL BORING
- ⊕ --- OVERHEAD FLUORESCENT LIGHTS
- (623.97) --- GROUND WATER ELEVATION (FEET)
- 623' --- GROUND WATER CONTOUR LINE  
CONTOUR INTERVAL = 1.0 FOOT
- --- UNDERGROUND STORAGE TANKS:  
REMOVED NOVEMBER 14, 2000
- 1 - 12,000 GALLON PREM. UNLEADED GASOLINE
- 2 - 12,000 GALLON UNLEADED GASOLINE
- 3 - 12,000 GALLON REGULAR GASOLINE
- --- UNDERGROUND STORAGE TANKS:  
REMOVED AUGUST 1, 1991
- 1 - 3,000 GALLON PREM. UNLEADED GASOLINE
- 2 - 12,000 GALLON UNLEADED GASOLINE
- 3 - 12,000 GALLON UNLEADED GASOLINE
- DISPENSERS AND PIPING  
REMOVED NOVEMBER 15, 2000

**ATTACHMENT K.3**  
**GROUNDWATER CONTOUR MAP**  
 MARCH 20, 2000  
 HOLIDAY STATION NO. 158  
 2822 TOWER AVENUE SOUTH  
 SUPERIOR, WISCONSIN

PROJECT NO. A091-070	PREPARED BY RA	REVIEWED BY DD
DATE 01/02/01	REVISION NO.	FILE NAME 91070VC



N. 28TH STREET

LA PENNADO  
(BEAUTY SALON)

RESIDENTIAL AREA

MW-7  
(621.47)

ALLEY (OWNED BY SUPERIOR WATER LINE POWER CO.)

HOLIDAY STATION

OGDEN AVENUE

APARTMENTS

POWER SUBSTATION

OPEN LOT

N. 29TH STREET

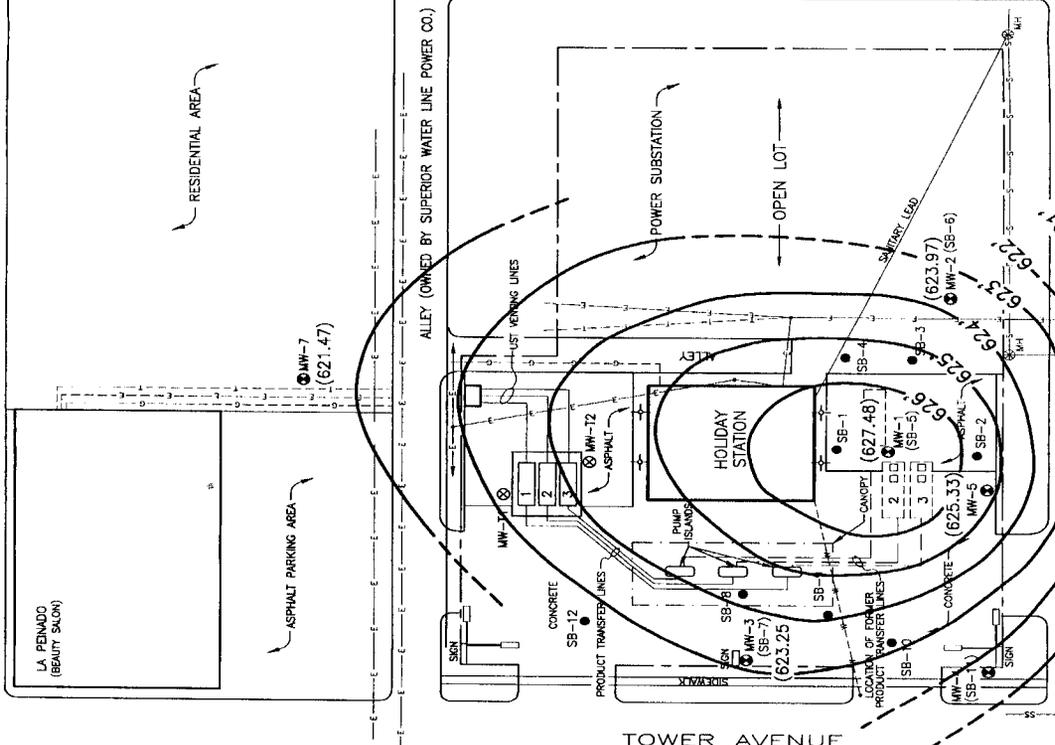
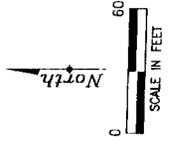
PIZZA HUT

MW-6  
(620.25)

TOWER AVENUE

BANK

MALL



ATTACHMENT I  
GROUNDWATER ANALYTICAL RESULTS  
HOLIDAY STATION NO. 158  
SUPERIOR, WISCONSIN  
DELTA NO. A091-070

PAL = Preventive Action Limit Exceedance  
ES = Enforcement Standard Exceedance

All values reported in micrograms per liter (ug/L).

(ES/PAL)	ETHYL					TPH BY GRO (NA)	1,2,4-TMB 1,3,5-TMB (480 total = TMB)	
	BENZENE (5/0.5)	TOLUENE (343/68.6)	BENZENE (700/140)	XYLENES (620/124)	MTBE (60/12)			
<b>MW-1</b>								
11/08/91	10000	11000	800	14000	2300	NA	2300	980
04/23/92	15000	20000	2800	15000	<140	NA	3200	1,600
10/13/92	9100	9100	2300	9000	<1.0	65000	2300	770
04/30/93	7100	4000	1500	6600	<5.0	36000	1600	500
10/27/93	5400	2400	1200	3900	<100	25000	1300	420
04/27/94	9800	22000	2600	14300	<250	60000	2300	850
07/27/94	5300	9200	1700	8600	47	47000	1800	550
01/10/95	8400	10000	1700	8400	<50	39000	1600	470
04/20/95	26000	34000	3100	19000	<100	110000	2700	790
12/06/95	5200	10000	2300	12000	<320	46000	2200	600
01/23/96	3100	24000	3200	17000	<400	62000	2600	810
04/23/96	24000	38000	3900	23000	<400	130000	3300	890
07/24/96	3000	280	470	430	120	8500	120	91
10/23/96	6400	29000	3300	20000	<1200	65000	2800	870
11/24/98	2500	22000	3000	18000	<53	64000	2200	650
03/17/99	1200	18000	4600	27000	<50	70000	2600	850
05/11/99	1000	9600	3400	20000	89	65000	2800	680
08/17/99	470	12000	3000	20200	360	54000	2200	650
12/06/99	300	4800	1800	11000	38	23000	1500	410
03/20/00	2300	11000	<50	16900	190	55000	1900	2,200
06/12/00	1400	6400	2200	11700	50	37000	2000	1,600
04/11/01	380	4700	2600	13000	290	35000	1600	470
<b>MW-1 duplicate</b>								
01/10/95	6400	8900	1500	7600	<50	36000	1500	440
04/20/95	21000	36000	3200	19000	<100	99000	2800	810
01/23/96	3800	20000	3200	17000	<200	56000	2600	800
04/23/96	25000	40000	4100	24000	<400	140000	3300	920
07/24/96	3600	340	530	470	140	8700	140	96
10/23/96	5300	22000	2500	16000	<1200	79000	2500	730
<b>MW-2</b>								
11/08/91	<0.47	<0.50	<0.33	<2.2	<0.52	NA	<0.3	<0.21
04/23/92	<0.47	<0.50	<0.33	<1.4	<0.68	NA	<0.3	<0.21
10/13/92	7	10	3	11	<1.0	44	4.5	2.60
04/30/93	<0.2	<0.8	<0.2	<0.8	<1.0	<20	<0.8	<0.8
10/27/93	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
01/28/94	<0.2	<0.6	<0.2	<0.7	<5.0	<20	NA	NA
04/27/94	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
07/27/94	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
01/10/95	<0.2	<0.5	0.25	1.20	<1.0	<20	<0.8	<0.8
04/20/95	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
12/06/95	<0.70	<0.65	<0.75	<1.8	<6.4	<50	<1.0	<0.80
01/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
04/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
07/24/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
10/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
05/16/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	2.3	<1.0
10/14/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
05/18/98	<0.60	<1.5	<0.55	<2.7	<1.1	<25	<1.1	<0.32
11/24/98	4.9	18	8.7	56	<1.1	120	5.7	1.6
03/17/99	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
05/11/99	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
08/17/99	<0.067	<0.11	<0.067	<0.70	<0.77	<2.7	<0.25	<0.14
12/06/99	0.83	4.5	1.4	5.9	<0.70	<12	1.3	0.57
03/20/00	<1.0	<1.0	<1.0	<3.5	<0.28	<23	<1.2	<1.2
06/12/00	<0.13	<1.0	<1.0	<3.5	<0.28	<23	<1.2	<1.2
04/11/01	<1.0	<1.0	<1.0	<3.0	<4.0	<100	<1.0	<1.0

ATTACHMENT I  
GROUNDWATER ANALYTICAL RESULTS  
HOLIDAY STATION NO. 158  
SUPERIOR, WISCONSIN  
DELTA NO. A091-070

PAL = Preventive Action Limit Exceedance  
ES = Enforcement Standard Exceedance

All values reported in micrograms per liter (ug/L).

(ES/PAL)	BENZENE	TOLUENE	ETHYL	XYLENES	MTBE	TPH BY	1,2,4-TMB	1,3,5-TMB
	(5/0.5)	(343/68.6)	BENZENE (700/140)	(620/124)	(60/12)	GRO (NA)	(480 total = TMB)	
<b>MW-3</b>								
11/08/91	<0.47	<0.92	<0.42	<2.2	<0.52	NA	<0.3	<0.21
04/23/92	<0.47	<0.50	<0.33	<1.4	<0.68	NA	<0.3	<0.21
10/13/92	0.87	2.30	0.47	2.40	<1.0	<20	1.9	1.70
04/30/93	0.24	<0.8	<0.2	<0.8	<1.0	<20	<0.8	<0.8
10/27/93	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
01/28/94	<0.2	0.89	<0.2	<0.7	<5.0	<20	0.38	0.23
04/27/94	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
07/27/94	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
12/06/95	<0.70	<0.65	<0.75	<1.8	<6.4	<50	<1.0	<0.80
04/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
07/24/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
10/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
05/16/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
10/14/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
05/18/98	<0.60	<1.5	<0.55	<2.7	<1.1	<25	<1.1	<0.32
11/24/98	5.7	27	14	93	<1.1	190	9.3	2.6
03/17/99	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
05/11/99	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
08/17/99	<0.067	<0.11	<0.067	<0.70	<0.77	<2.7	<0.25	<0.14
12/06/99	<0.11	<0.12	0.12	<0.25	<0.70	<12	<0.28	<0.22
03/20/00	<1.0	<1.0	<1.0	<3.5	<0.28	24	<1.2	<1.2
06/12/00	28	<1.0	<1.0	<3.5	4.0	110	<1.2	<1.2
04/11/01	<1.0	<1.0	<1.0	<3.0	<4.0	<100	<1.0	<1.0
<b>MW-4</b>								
11/08/91	<0.47	<0.50	<0.33	<2.2	<0.52	NA	<0.3	<0.21
04/23/92	<0.47	<0.50	<0.33	<1.4	<0.68	NA	<0.3	<0.21
10/13/92	2.3	1.50	0.27	1.20	<1.0	<20	1.6	1.50
04/30/93	7.7	<0.8	<0.2	<0.8	<1.0	<20	<0.8	<0.8
10/27/93	0.62	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
01/28/94	<0.2	1.00	<0.2	<0.7	<5.0	<20	0.41	<0.2
04/27/94	0.35	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
07/27/94	0.60	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
01/10/95	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
04/20/95	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
12/06/95	<0.70	<0.65	<0.75	<1.8	<6.4	<50	<1.0	<0.80
01/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
04/23/96	1.30	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
07/24/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
10/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
05/16/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
10/14/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
05/18/98	<0.60	<1.5	<0.55	<2.7	<1.1	<25	<1.1	<0.32
11/24/98	3.6	19	11	69	<1.1	140	7.3	2.1
08/17/99	Well Damaged							
12/06/99	Well Damaged							
03/20/00	Well Damaged							
06/12/00	Well Damaged							
04/11/01	Well Damaged							

ATTACHMENT I  
GROUNDWATER ANALYTICAL RESULTS  
HOLIDAY STATION NO. 158  
SUPERIOR, WISCONSIN  
DELTA NO. A091-070

PAL = Preventive Action Limit Exceedance

ES = Enforcement Standard Exceedance

All values reported in micrograms per liter (ug/L).

(ES/PAL)	BENZENE (5/0.5)	TOLUENE (343/68.6)	ETHYL BENZENE (700/140)	XYLENES (620/124)	MTBE (60/12)	TPH BY GRO (NA)	1,2,4-TMB (480 total = TMB)	1,3,5-TMB
<b>MW-5</b>								
05/16/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
10/14/97	3.1	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
05/18/98	840	<7.5	180	280	<5.3	2100	64	42
11/24/98	150	12	42	35	<5.3	410	13	3.0
03/17/99	620	140	61	180	<5.0	1400	22	12.0
05/11/99	1200	1500	260	2100	12	8400	220	90
08/17/99	910	2.5	150	94.2	6.0	1600	35	16
12/06/99	470	4.9	200	27	4.0	930	22	1.1
03/20/00	710	43	110	111	4.0	1800	18	24
06/12/00	970	<50	59	<175	<14	<1150	<60	<60
04/11/01	Well Damaged							
<b>MW-6</b>								
05/11/99	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
08/17/99	<0.067	<0.11	<0.067	<0.70	<0.77	<2.7	<0.25	<0.14
12/06/99	0.33	0.32	0.46	<0.25	<0.70	<12	<0.28	<0.22
03/20/00	<1.0	<1.0	<1.0	<3.5	<0.28	<23	<1.2	<1.2
06/12/00	<0.13	<1.0	<1.0	<3.5	<0.28	<23	<1.2	<1.2
04/11/01	<1.0	<1.0	<1.0	<3.0	<4.0	<100	<1.0	<1.0
<b>MW-7</b>								
05/11/99	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
08/17/99	<0.067	<0.11	<0.067	<0.70	<0.77	<2.7	<0.25	<0.14
12/06/99	0.90	1.3	0.51	0.91	<0.70	<12	<0.28	<0.22
03/20/00	<1.0	<1.0	<1.0	<3.5	<0.28	<23	<1.2	<1.2
06/12/00	<0.13	<1.0	<1.0	<3.5	<0.28	<23	<1.2	<1.2
04/11/01	<1.0	<1.0	<1.0	<3	<4.0	<100	<1.0	<1.0
<b>MW-T1</b>								
11/08/91	<0.47	<0.92	<0.42	<2.2	<0.52	NA	<0.3	<0.21
04/23/92	26	65	2	20	<0.68	NA	1.5	1
10/13/92	7	1	2	6	<1.0	75	1.2	2
04/30/93	86	27	19	180	<1.0	670	40	19
04/27/94	130	98	11	77	<5.0	610	18	9
07/27/94	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
01/10/95	8	<0.5	0	<0.8	<1.0	<20	<0.8	<0.8
04/20/95	20	1	7	13	14	280	5	1
12/06/95	11	<0.65	<0.75	<1.8	<6.4	<50	<1.0	<0.80
04/23/96	412	20	16	31 <sup>a</sup>	6	910	21	10
07/24/96	1300	54	170	200	93	3100	93	200
10/23/96	71	2	2	<2.0	<4.0	180	NA	1
05/16/97	210	210	25	110	<5.0	800	12	<1.0
10/14/97	20000	28000	2400	11000	<50	86000	1500	380
05/18/98	5400	16000	1100	6500	<53	39000	580	240
05/11/99	9100	18000	1800	11000	40	67000	900	210
08/17/99	1800	5800	1400	7800	33	26000	850	160
12/06/99	1800	3700	1100	6100	49	17000	680	210
<b>MW-T1 duplicate</b>								
12/06/95	9.60	<0.65	<0.75	<1.8	<6.4	<50	<1.0	<0.80
05/16/97	200	180	23	95	<5.0	730	12	<1.0
05/18/98	5500	17000	1200	6900	<53	40000	570	240

ATTACHMENT I  
GROUNDWATER ANALYTICAL RESULTS  
HOLIDAY STATION NO. 158  
SUPERIOR, WISCONSIN  
DELTA NO. A091-070

PAL = Preventive Action Limit Exceedance

ES = Enforcement Standard Exceedance

All values reported in micrograms per liter (ug/L).

(ES/PAL)	BENZENE (5/0.5)	TOLUENE (343/68.6)	ETHYL BENZENE (700/140)	XYLENES (620/124)	MTBE (60/12)	TPH BY GRO (NA)	1,2,4-TMB (480 total = TMB)	1,3,5-TMB
<b>MW-T2</b>								
11/08/91	<0.47	<0.50	<0.33	<2.2	<0.52	NA	<0.3	<0.21
04/23/92	1.20	<0.50	<0.33	<1.4	<0.68	NA	<0.3	<0.21
10/13/92	<0.2	<0.6	<0.2	<0.8	<1.0	<20	1.1	1.80
04/30/93	<0.2	1.30	<0.2	0.86	<1.0	<20	<0.8	<0.8
04/27/94	<0.2	<0.6	<0.2	<0.7	<5.0	<20	NA	NA
07/27/94	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
04/20/95	<0.2	<0.5	<0.2	<0.8	<1.0	<20	<0.8	<0.8
12/06/95	<0.70	<0.65	<0.75	<1.8	<6.4	<50	<1.0	<0.80
04/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	67	<1.0	<1.0
07/24/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
10/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
05/16/97	39	29	<1.0	1	<5.0	<100	<1.0	<1.0
10/14/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
05/18/98	1.8	<1.5	<0.55	<2.7	<1.1	38	<1.1	<0.32
05/11/99	<1.0	<1.0	<1.0	1.7	<5.0	<100	<1.0	<1.0
08/17/99	<0.067	<0.11	<0.067	<0.70	<0.77	<2.7	<0.25	<0.14
12/06/99	<0.11	<0.12	<0.080	<0.25	<0.70	<12	<0.28	<0.22
<b>Trip Blank</b>								
11/08/91	<0.47	<0.50	<0.33	<2.2	<0.52	NA	NA	NA
04/23/92	1.20	<0.50	<0.33	<1.4	<0.68	NA	<0.3	<0.21
10/13/92	<0.2	<0.6	<0.2	<0.8	<1.0	<20	<0.8	<0.8
04/30/93	<0.2	1.30	<0.2	0.86	<1.0	<20	<0.8	<0.8
01/28/94	<0.2	<0.6	<0.2	<0.7	<5.0	<20	<0.2	<0.2
01/10/95	<0.2	<0.50	<0.2	<0.8	<1.0	<20	<0.8	<0.8
04/20/95	<0.2	<0.50	<0.2	<0.8	<1.0	<20	<0.8	<0.8
12/06/95	<0.70	<0.65	<0.75	<1.8	<6.4	<50	<1.0	<0.80
04/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
07/24/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
10/23/96	<1.0	<1.0	<1.0	<2.0	<4.0	<50	<1.0	<1.0
05/16/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
10/14/97	<1.0	<1.0	<1.0	<1.0	<5.0	<100	<1.0	<1.0
05/18/98	<0.60	<1.5	<0.55	<2.7	<1.1	<25	<1.1	<0.32
08/17/99	<0.067	<0.11	<0.067	<0.70	<0.77	<2.7	<0.25	<0.14
12/06/99	<0.11	<0.12	0.22	<0.25	<0.70	<12	<0.28	<0.22
06/12/00	<0.13	<1.0	<1.0	<3.5	<0.28	<23	<1.2	<1.2
04/11/01	<1.0	<1.0	<1.0	<3.0	<4.0	<100	<1.0	<1.0
<b>Tank Basin</b>								
<b>Sample</b>								
11/14/00	24	20	7	91	NA	560	NA	NA

ES = Enforcement Standard

PAL = Preventive Action Limit

ES = Enforcement Standard Exceedance

PAL = Preventive Action Limit Exceedance

MTBE = Methyl Tertiary Butyl Ether

TPH = Total Petroleum Hydrocarbons

GRO = Gasoline Range Organics

TMB = Trimethylbenzene

NA = Not Analyzed

Concentrations in bold print exceed ES.

**TABLE 3**

**Summary of Ground Water Elevations  
Holiday Station No. 158  
Superior, Wisconsin  
Delta No. 10-91-070**

<u>Well</u>	<u>Top of Casing Elevation</u>	<u>10/8/91</u>	<u>11/7/91</u>	<u>11/8/91</u>	<u>12/4/91</u>	<u>1/8/92</u>
MW-1	628.58	627.68	626.91	626.91	626.49	626.70
MW-2	629.86	618.90	625.33	618.92	625.59	625.41
MW-3	628.52	621.13	626.14	620.64	626.34	NM
MW-4	630.22	618.09	625.68	619.26	625.14	623.85
MW-T1	628.77	627.74	627.16	627.07	626.58	626.73
MW-T2	628.26	627.73	627.16	627.07	626.61	626.73

Reference Elevation = 630 feet assigned to the top nut of the fire hydrant at 29th Street and Tower Avenue.  
NM = No measurement.

knr.12292

# Holiday Companies

GEN. OFFICE: 4567 WEST 80th STREET / MAIL ADDRESS: P.O. BOX 1224 MINNEAPOLIS, MN 55440 / PH. 952-830-8700 / FAX 952-830-8864  
CREDIT OFFICE: 5501 W. OLD SHAKOPEE RD. / MAIL ADDRESS: P.O. BOX 1216 MINNEAPOLIS, MN 55440 / PH. 952-921-5200 / FAX 952-921-5295

RECEIVED

OCT 25 2001

## NOTICE OF GROUNDWATER CONTAMINATION

ERS DIVISION

DATE: October 23, 2001

### Final Case Closure

City Clerk  
City of Superior  
1409 Hammond Avenue  
Superior, Wisconsin 54880

RE: Groundwater Contamination Notification  
Street Right-of-Way  
North 29<sup>th</sup> Street (between Tower Avenue and Ogden Avenue)  
Superior, Wisconsin

Near Former Holiday Station Store No. 158  
2822 Tower Avenue  
Superior, Wisconsin  
Delta Project No. A091-070  
WDNR BRRTS No. 03-16-000423  
Commerce No. 54880-5321-22

Dear Sir/Madam:

Holiday Companies, Inc. (Holiday) conducted an investigation of the subsurface environmental conditions at their property at the direction of the Wisconsin Department of Natural Resources and the Department of Commerce. Following the completion of the investigation, Wisconsin Department of Commerce issued a conditional site closure letter to Holiday dated October 10, 2001. Petroleum impacted groundwater still exists on the Holiday property and also within the street right-of-way (ROW) though the MDoC determined that the risk imposed by this contamination on the environment and the public is negligible. As part of the site closure process, the clerk of the city, where the ROW is located, must be notified and indicate acknowledgement that contamination is present.

The street is located south of the former Holiday Station No. 158 between Tower Avenue and Ogden Avenue. The station is no longer active and all underground storage tanks, piping, and dispensers have been removed. Holiday remains the current owner at this time.

The groundwater contamination that appears to have originated on the property located at 2822 Tower Avenue has migrated onto the city of Superior ROW. Contaminant levels in groundwater within the street ROW are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultant who investigated this contamination has informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time.



City Clerk  
City of Superior  
Notice of Groundwater Contamination  
Former Holiday Station No. 158  
Superior, WI  
Page 2

Since the source of the groundwater contamination is not on city property, the city of Superior will not be held responsible for investigation or cleanup of this groundwater contamination, as long as the city and subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigations or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination*.

After you have reviewed this information, please check the box below, sign at the space provided below, and return this letter to me by November 9, 2001.

Holiday would like to thank you for your cooperation in this matter. Closure of the environmental site file will make this location more marketable for future development. If you have any question about this letter, please do not hesitate to contact me at (952) 830-8899, or the environmental consultant project manager, Jared Otto, at (651) 697-5232.

Sincerely,

**HOLIDAY COMPANIES, INC.**



Bruce Anthony  
Environmental Manager

BKA/lkw

cc: Mr. Jared Otto (Delta Environmental Consultants)  
Mr. Shawn Wenzel (Wisconsin Department of Commerce)

I have read the preceding letter and acknowledge that residual contamination exists in the street ROW along North 29<sup>th</sup> Street between Tower Avenue and Ogden Avenue.

Signature: \_\_\_\_\_

Name (Print) \_\_\_\_\_

Date: \_\_\_\_\_

Attachments: Site map illustrating approximate extent of groundwater plume.



# Holiday Companies

GEN. OFFICE: 4567 WEST 80th STREET / MAIL ADDRESS: P.O. BOX 1224 MINNEAPOLIS, MN 55440 / PH. 952-830-8700 / FAX 952-830-8864  
CREDIT OFFICE: 5501 W. OLD SHAKOPEE RD. / MAIL ADDRESS: P.O. BOX 1216 MINNEAPOLIS, MN 55440 / PH. 952-921-5200 / FAX 952-921-5295

## NOTICE OF GROUNDWATER CONTAMINATION

DATE: October 23, 2001

### Final Case Closure

Mr. Paul King  
City Engineering Department  
1409 Hammond Avenue  
Superior, Wisconsin 54880

RE: Groundwater Contamination Notification  
Street Right-of-Way  
North 29<sup>th</sup> Street (between Tower Avenue and Ogden Avenue)  
Superior, Wisconsin

Near Former Holiday Station Store No. 158  
2822 Tower Avenue  
Superior, Wisconsin  
Delta Project No. A091-070  
WDNR BRRTS No. 03-16-000423  
Commerce No. 54880-5321-22

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Holiday understands that you are a representative of the city of Superior that is responsible for maintaining North 29<sup>th</sup> Street in the city of Superior, WI. The street is located south of the former Holiday Station No. 158 between Tower Avenue and Ogden Avenue. The station is no longer active and all underground storage tanks, piping, and dispensers have been removed. Holiday remains the current owner at this time.

The groundwater contamination that appears to have originated on the property located at 2822 Tower Avenue has migrated onto the city of Superior ROW. Contaminant levels in groundwater within the street ROW are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin



Gander Mountain

Mr. Paul King  
City of Superior  
Notice of Groundwater Contamination  
Former Holiday Station No. 158  
Superior, WI  
Page 2

Administrative Code. However, the environmental consultant who investigated this contamination has informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time.

Since the source of the groundwater contamination is not on city property, the city of Superior will not be held responsible for investigation or cleanup of this groundwater contamination, as long as the city and subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigations or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination*.

After you have reviewed this information, please check the box below, sign at the space provided below, and return this letter to me by November 9, 2001.

Holiday would like to thank you for your cooperation in this matter. Closure of the environmental site file will make this location more marketable for future development. If you have any question about this letter, please do not hesitate to contact me at (952) 830-8899, or the environmental consultant project manager, Jared Otto, at (651) 697-5232.

Sincerely,

**HOLIDAY COMPANIES, INC.**

  
Bruce Anthony  
Environmental Manager

BJA/lkw

cc: Mr. Jared Otto (Delta Environmental Consultants)  
Mr. Shawn Wenzel (Wisconsin Department of Commerce)

I have read the preceding letter and acknowledge that residual contamination exists in the street ROW along North 29<sup>th</sup> Street between Tower Avenue and Ogden Avenue.

Signature: \_\_\_\_\_

Name (Print) \_\_\_\_\_

Date: \_\_\_\_\_

Attachments: Site map illustrating approximate extent of groundwater plume.