

**GIS REGISTRY INFORMATION**

SITE NAME: Gregory Vergamini Residence  
 BRRTS #: 03-16-000913 FID # (if appropriate): \_\_\_\_\_  
 COMMERCE # (if appropriate): 54880-3437-22  
 CLOSURE DATE: 8/12/1996  
 STREET ADDRESS: 1622 E 7th St.  
 CITY: Superior  
 SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 362570 Y= 694875

CONTAMINATED MEDIA: Groundwater  Soil  Both

OFF-SOURCE GW CONTAMINATION >ES:  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_  
 GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

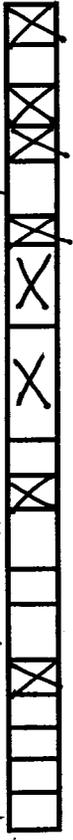
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_  
 GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

CONTAMINATION IN RIGHT OF WAY:  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of any maintenance plan referenced in the final closure letter. N/A
- Copy of (soil or land use) deed notice if any required as a condition of closure
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties N/A
- County Parcel ID number, if used for county, for all affected properties 02-802-01751-00 U/A
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) N/A
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. N/A
- GW: Table of water level elevations, with sampling dates, and free product noted if present N/A
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) N/A
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy) N/A
- RP certified statement that legal descriptions are complete and accurate U/A
- Copies of off-source notification letters (if applicable) N/A
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) N/A



## Institutional Control Audit Site

The documentation contained within was collected by the WDNR Project Manager from existing documentation contained in the case file for audit purposes.

This case was closed by the WDNR prior to the existence of GIS Registry submittal requirements being in place.

Certain documents that are currently required in ch. NR 726, Wis. Adm. Code, for inclusion on the GIS Registry may therefore be unavailable.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
William H. Smith, District Director

Brule Area Headquarters  
6250 South Ranger Road  
P.O. Box 125  
Brule, WI 54820-0125  
TELEPHONE 715-372-4866  
TELEFAX 715-372-4836

August 12, 1996

**FILE COPY**

MR GREGORY S VERGAMINI  
1622 E 7TH STREET  
SUPERIOR WI 54880-3437

Re: Site Closure - Gregory Vergamini Residence (Case #03-16-000913),  
1622 East 7th Street, Superior, Wisconsin

Dear Mr. Vergamini:

On July 26, 1995, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On June 4, 1996, I presented this case to the Northwest District Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code. At that time, the Committee determined that closure could be approved on the condition that a declaration of restriction be recorded on the site's property deed. Earlier today, the Department received evidence that you have recorded this restriction.

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the Department considers the case "closed", having determined that no further action is necessary at the site at this time. However, the 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.

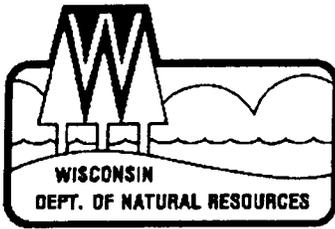
You should note that this letter does not constitute Department "certification" under s. 144.765 (2) (a) 3, Wis. Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Persons who meet the definition of "purchaser" in s. 144.765 (1) (c), must receive Department pre-approval prior to conducting a site investigation in order to be eligible for the liability exemption under s. 144.765, Wis. Stats.

The letter which we received today indicated that you intend to seek reimbursement from the PECFA program. If so, you may submit a Form 4-B application at your convenience; we will certify and return the Form 4-B as soon as possible after receipt. If you have any questions concerning this letter or the project in general, please do not hesitate to write or call me at 715/372-4866.

Sincerely,

Christopher A. Saari  
Hydrogeologist

cc: Tim Heren - Superior Engineering & Technical Services, Inc.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
William H. Smith, District Director

Brule Area Headquarters  
6250 South Ranger Road  
P.O. Box 125  
Brule, WI 54820-0125  
TELEPHONE 715-372-4866  
TELEFAX 715-372-4836

June 5, 1996

FILE COPY

MR GREGORY VERGAMINI  
1622 E 7TH STREET  
SUPERIOR WI 54880

Re: Site Closure Request - Gregory Vergamini Residence (NWD LUST Case #16-00913)

Dear Mr. Vergamini:

On June 4, 1996, I presented the case for the above mentioned site to the Northwest District Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

The Committee reviewed the investigative and remedial documentation provided by Superior Engineering & Technical Services, Inc. During this review, the Committee noted that soil contamination exceeding the residual contaminant level for benzene listed in s. NR 720.09, Wis. Adm. Code, remains beneath a portion of your home and along the sanitary sewer line. However, it was also noted that your options for remediating the residual soil contamination are limited due to these structural impediments.

After evaluating the available information, the Committee determined that there were two options available to you to bring this site to closure. You could either 1) close the site now by recording a deed affidavit on the site's property deed that acknowledges the residual soil contamination beneath your home and along the sewer line, and requires that the contamination be remediated if the soil ever becomes accessible, or 2) conduct additional investigative and remedial actions to address the contamination beneath your home and along the sewer line. Option 2 could allow closure of the site without the use of a deed instrument.

If you wish to have the site closed now, you must submit to me a copy of the site's property deed, so that I can draft the deed affidavit. Once Department legal staff have approved the affidavit, it will be forwarded to you for recording at the Douglas County register of deeds office. When we have received confirmation that the affidavit has been recorded, we will issue a final closure letter. If you intend to conduct additional investigative and remedial actions, you can proceed at your convenience. If you have any questions concerning this letter or the project in general, please do not hesitate to write or call me at 715/372-4866.

Sincerely,

Christopher A. Saari  
Hydrogeologist

cc: Timothy Heren - Superior Engineering & Technical Services, Inc., 1225 Tower Ave., Suite 216,  
Superior, WI 54880



681988

DECLARATION OF RESTRICTION

IN RE: Property located in Lots Four Hundred Fifty-eight (458), Four Hundred Sixty (460) and Four Hundred Sixty-two (462), on 7th Street, Ely's Addition to Superior, in the City of Superior, Douglas County, Wisconsin, more particular described in the warranty deed recorded at Volume 412, Records, Page 625, (Document No. 573515).

State of Wisconsin )  
 )ss.  
County of Douglas )

WHEREAS Gregory S. Vergamini and Dawn E. Vergamini, husband and wife as joint tenants, are the owners of record of the above-described property; and

WHEREAS it is the desire and intention of the property owner to impose on it restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time;

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 limitations and restrictions:

One or more heating oil discharges have occurred at this property. Structural impediments existing at the time of clean-up made complete remediation of the discharges impracticable. Heating oil contaminated soil may remain at this property at the following locations: Beneath the western edge of the concrete slab foundation, at a depth of approximately six (6) feet below the surface; and along the sanitary sewer line, from the western edge of the concrete slab foundation towards the alley west of 7th Street, at a depth of approximately six (6) feet below the surface. Pursuant to the requirements of s. 144.76, Wis. Stats., any future subsurface work in these locations which removes the structural impediments which currently exist shall provide for investigation of the degree and extent of heating oil contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successor or assign. The Department, its successor or assign, may initiate proceedings at law or in equity against any person or persons violating or proposing to violate this covenant to prevent the proposed violation or to recover damages for such violation.

Signed by the property owner or owners this 10<sup>th</sup> day of August, 19 96

By Gregory S. Vergamini  
Gregory S. Vergamini

By Dawn E. Vergamini  
Dawn E. Vergamini

Subscribed and sworn to before me this 6<sup>th</sup> day of Aug, 19 96.

Dusan J. Bandrich  
Notary Public, State of Wisconsin,  
My Commission expires 1-30-2000

This document was drafted by the Wisconsin Department of Natural Resources.

OFFICE OF REGISTER OF DEEDS  
DOUGLAS COUNTY WISCONSIN  
Received for recording

AUG 6 1996 at 12:25

index  
in Volume 609 P. M and recorded  
records on page 246 of

John D. ... REGISTER

Greg Vergamini, 1622 E. 7th St., Superior, WI 54880  
Pd. \$10 Ck.

DOCUMENT NO.

VOL 412 PAGE 625

878545

STATE BAR OF WISCONSIN - FORM 2  
WARRANTY DEED

OFFICE OF THE REGISTER OF DEEDS  
DOUGLAS COUNTY, WISCONSIN

Received for record this 20th day of July A. D. 19 82

at 10:00 o'clock A.M. and recorded in Volume 412 of RECORDS on page 625

*[Signature]* REGISTER DEPUTY

RAY E. MICKOLAJAK and CONNIE L. MICKOLAJAK, husband and wife

conveys and warrants to GREGORY S. VERGAMINI and DAWN E. VERGAMINI, husband and wife as joint tenants

RETURN TO  
Superior Savings and Loan Association  
1130 Tower Avenue, Superior, Wis. 54880

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

Lots Four Hundred Fifty-eight (458), Four Hundred Sixty (460) and Four Hundred Sixty-two (462), on 7th Street, Ely's Addition to Superior, in the City of Superior, Douglas County, Wisconsin.

Tax Key No.

TRANSFER  
\$ 186<sup>00</sup>  
FEE

is partially  
This  homestead property.  
Exception to warranties:

Dated this 16th day of July 19 82

\_\_\_\_\_  
(SEAL) *Ray E. Mickolajak* (SEAL)  
RAY E. MICKOLAJAK  
\_\_\_\_\_  
(SEAL) *Connie L. Mickolajak* (SEAL)  
CONNIE L. MICKOLAJAK

AUTHENTICATION

Signatures authenticated this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF WISCONSIN } ss.  
Douglas County }  
Personally came before me, this 16th day of July 19 82

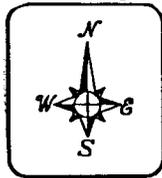
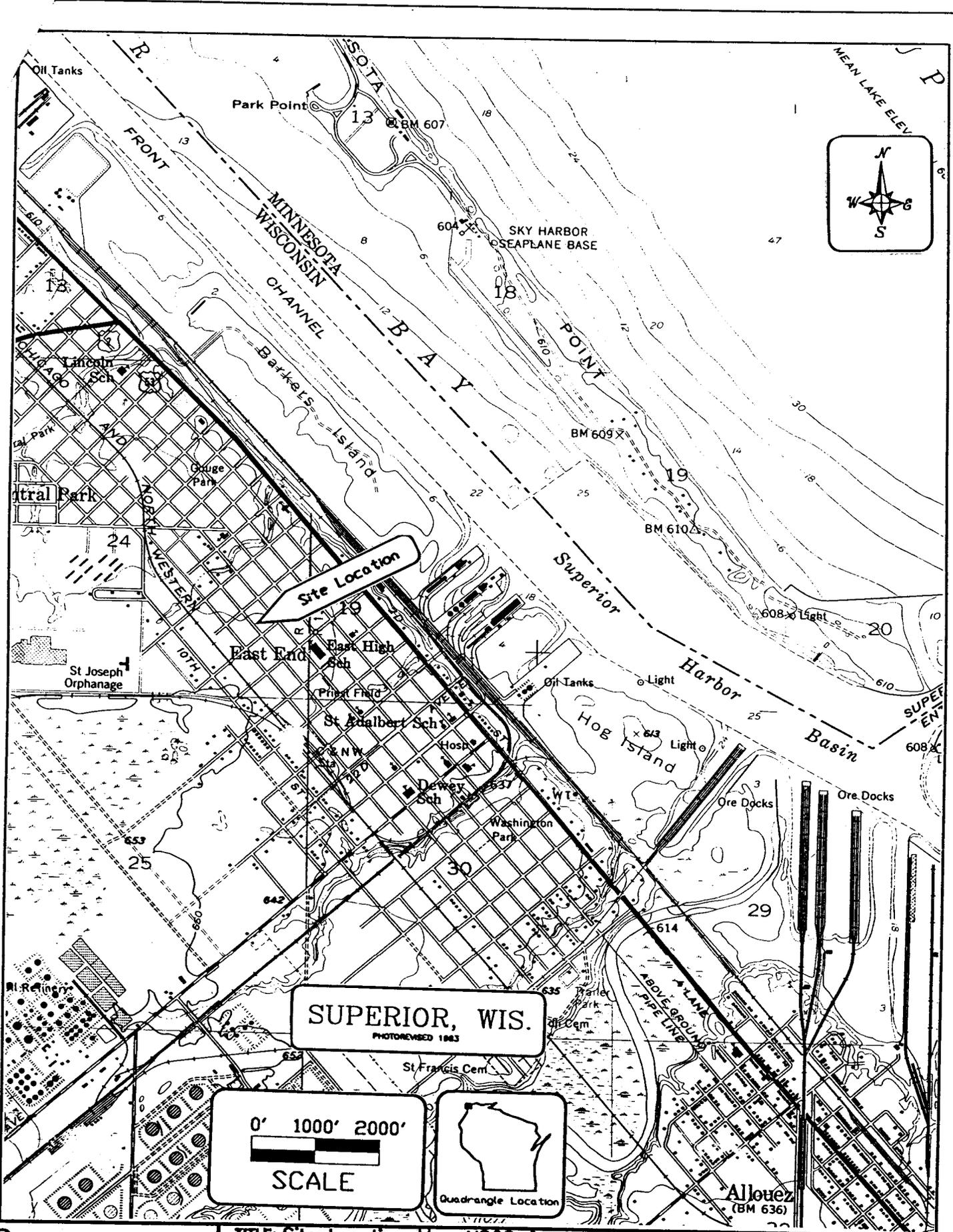
TITLE: MEMBER STATE BAR OF WISCONSIN  
(if not authorized by § 706.06, Wis. Stats.)

the above named  
Ray E. Mickolajak and Connie L. Mickolajak

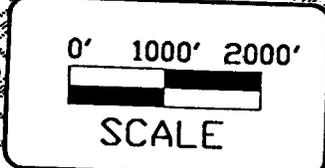
This instrument was drafted by  
Stephen D. Meyer  
Attorney at Law

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

*[Signature]*  
Irene Ray  
Notary Public Douglas County, Wis.  
My Commission is permanent. (If not, state expiration date: 12-30 19 84)



**SUPERIOR, WIS.**  
PHOTOREVISED 1983



Superior  
Engineering &  
Technical Services, Inc.

**TITLE:** Site Location Map USGS Quadrangle  
Gregory Vergamini, Residence  
1622 East 8th Street  
Superior, Wisconsin 54880

REVISED		DATE	BY	APPROVED BY
DATE	BY			
DATE	FIGURE #			



Alley

Garage

Asphalt Drive

Sidewalk

1622 E 7th St.

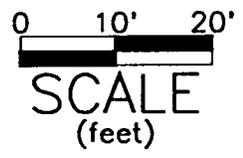
Basement  
No Basement Door

Sidewalk

7th Street

Former UST Location

Proposed Patio



Superior Engineering & Technical Services, Inc.	<b>TITLE: Site Map</b> Greg Vergamini, Residence 1622 East 7th Street Superior, Wisconsin 54880		<b>REVISED</b>		SHEET E APPROVED BY TH
	DATE 08/10/95	BY 	<b>FIGURE # 2</b>		
	DRAWN BY RMH	SET# E95-156	PLOT 1 - 20		



Duluth/Superior Laboratory  
 2231 Catlin Avenue, Suite 420  
 Superior, WI 54880  
 715-392-8544  
 800-837-8238  
 FAX: 715-392-5843

Superior Engineering  
 1225 Tower Avenue  
 Superior, WI 54880

...chemistry for the environment

Chain of Custody # 95300 1  
 Client: Superior Engineering  
 Project ID: Virgami  
 Sampler Name: Tim Heren

Collected on  
 Received on  
 DRO Preserved on  
 DRO Extracted on  
 DRO Analyzed on  
 PVOC Extracted on  
 PVOC Analyzed on  
 Sample Description  
 Sample I.D.  
 Lab I.D.

NA	10/12/95	10/12/95	10/12/95	10/12/95
10/12/95	10/12/95	10/12/95	10/12/95	10/12/95
NA	10/12/95	10/12/95	10/12/95	10/12/95
NA	10/12/95	10/13/95	10/13/95	10/13/95
NA	10/21/95	10/21/95	10/21/95	10/21/95
10/20/95	10/20/95	10/20/95	10/20/95	10/20/95
10/21/95	10/21/95	10/24/95	10/24/95	10/24/95
Trip	S-1 6'	S-2	S-3	S-4
NA	S-1	S-2	S-3	S-4
95300-01	95300-02	95300-03	95300-04	95300-05

Parameter	LOQ	MeOH	SOIL	SOIL	SOIL	SOIL
% Moisture	NA	NA	21%	22%	27%	27%
Temperature	NA	on ice	on ice	on ice	on ice	on ice
Diesel Range Organics	10 mg/kg	NA	55 mg/kg	94 mg/kg	120 mg/kg	98 mg/kg
MTBE	0.025 mg/kg	< LOQ	< LOQ	< LOQ	< LOQ	< LOQ
Benzene	0.025 mg/kg	< LOQ	< LOQ	0.19 mg/kg	< LOQ	< LOQ
Toluene	0.025 mg/kg	< LOQ	< LOQ	0.34 mg/kg	< LOQ	< LOQ
Ethylbenzene	0.025 mg/kg	< LOQ	< LOQ	0.066 mg/kg	0.18 mg/kg	0.037 mg/kg
Total Xylenes	0.025 mg/kg	< LOQ	< LOQ	0.16 mg/kg	0.31 mg/kg	0.044 mg/kg
1,3,5-Trimethylbenzene	0.025 mg/kg	< LOQ	< LOQ	0.084 mg/kg	0.95 mg/kg	0.071 mg/kg
1,2,4-Trimethylbenzene	0.025 mg/kg	< LOQ	0.29 mg/kg	0.93 mg/kg	4.2 mg/kg	0.90 mg/kg
Surrogate Recovery	NA	84%	94%	86%	85%	89%
Comments	none	none	none	none	A1	none

LOQ indicates that the limit of quantitation was not met in analysis.

NA implies that this parameter was not analyzed or not applicable to test run

A1 This sample was diluted by a factor 4X. The LOQ is 0.10 mg/kg.

Filled out by: Cynthia Coarty

Date: 11-16-95

Reviewed by: Tom Thompson

Date: 11-16-95

The following tests were performed according to the WI DRN specification listed in ch. NR 149 of the WI Adm. Code. WI DNR Certification # 816079330

Corporate Office/Laboratory

1795 Industrial Drive • Green Bay, WI 54302

414 460 2426 • 800 536 2426 • FAX 414 460 8827



Printed on Recycled Paper



Duluth/Superior Laboratory  
 2231 Catlin Avenue, Suite 420  
 Superior, WI 54880  
 715-392-8544  
 800-837-8238  
 FAX: 715-392-5843

Superior Engineering  
 1225 Tower Avenue  
 Superior, WI 54880

Chain of Custody #  
 Client:  
 Project ID:

...chemistry for the environment  
 95300  
 Superior Engineering  
 Virgamini

Collected on  
 Received on  
 DRO Preserved on  
 DRO Extracted on  
 DRO Analyzed on  
 PVOC Extracted on  
 PVOC Analyzed on  
 Sample Description  
 Sample I.D.  
 Lab I.D.

10/12/95	10/12/95	10/12/95	10/12/95
10/12/95	10/12/95	10/12/95	10/12/95
10/12/95	10/12/95	10/12/95	10/12/95
10/13/95	10/12/95	10/12/95	10/13/95
10/21/95	10/12/95	10/21/95	10/21/95
10/20/95	10/20/95	10/20/95	10/20/95
10/24/95	10/24/95	10/24/95	10/24/95
S-5 Bottom North 9'	S-6 Bottom South 10'	S-7	Stockpile
S-5	S-6	S-7	S-10
95300-06	95300-07	95300-08	95300-09

Parameter	LOQ	SOIL	SOIL	SOIL	SOIL
% Moisture	NA	26%	24%	23%	24%
Temperature	NA	on ice	on ice	on ice	on ice
Diesel Range Organics	10 mg/kg	30 mg/kg	24 mg/kg	33 mg/kg	420 mg/kg
MTBE	0.025 mg/kg	< LOQ	< LOQ	< LOQ	< LOQ
Benzene	0.025 mg/kg	< LOQ	< LOQ	0.18 mg/kg	< LOQ
Toluene	0.025 mg/kg	< LOQ	< LOQ	0.24 mg/kg	< LOQ
Ethylbenzene	0.025 mg/kg	0.028 mg/kg	< LOQ	0.031 mg/kg	0.064 mg/kg
Total Xylenes	0.025 mg/kg	0.047 mg/kg	< LOQ	0.12 mg/kg	0.087 mg/kg
1,3,5-Trimethylbenzene	0.025 mg/kg	0.062 mg/kg	0.031 mg/kg	0.070 mg/kg	0.19 mg/kg
1,2,4-Trimethylbenzene	0.025 mg/kg	0.060 mg/kg	0.045 mg/kg	0.40 mg/kg	1.9 mg/kg
Surrogate Recovery	NA	81%	83%	83%	82%
Comments	none	none	none	none	A1

LOQ indicates that the limit of quantitation was not met in analysis.

NA implies that this parameter was not analyzed or not applicable to test run

A1 This sample was diluted by a factor of 2X. The LOQ for this sample is 0.050 mg/kg.

Filled out by: Cynthia Covaty

Date: 11-16-95

Reviewed by: [Signature]

Date: 11-16-95

The following tests were performed according to the WI DRN specification listed in ch. NR 149 of the WI Adm. Code. WI DNR Certification # 816079330



Table #2B  
 Laboratory Analytical Results  
 of Soil Samples From Borings  
 Virgamini Residence  
 Superior, WI

	LOQ	SB-1, 7-9 ft	SB-2, 7-9 ft	SB-3, 12-14 ft
DRO	10 ppm	<10 ppm	<10 ppm	<10 ppm
Benzene	25 ppb	ND	ND	ND
Ethyl Benzene	25 ppb	ND	ND	ND
Toluene	25 ppb	ND	ND	ND
Xylenes	25 ppb	ND	ND	ND
1,2,4- Trimethylbenzene	25 ppb	ND	ND	ND
1,3,5- Trimethylbenzene	25 ppb	ND	ND	ND
MTBE	25 ppb	ND	ND	ND

	Trip Blank	NR 720	SB-4, 7-9 ft
DRO	NS	250 ppm	<10
Benzene	ND	5.5 ppb	ND
Ethyl Benzene	ND	2.9 ppm	ND
Toluene	ND	1.5 ppm	ND
Xylenes	ND	4.1 ppm	ND
1,2,4- Trimethylbenzene	ND		ND
1,3,5- Trimethylbenzene	ND		ND
MTBE	ND		ND

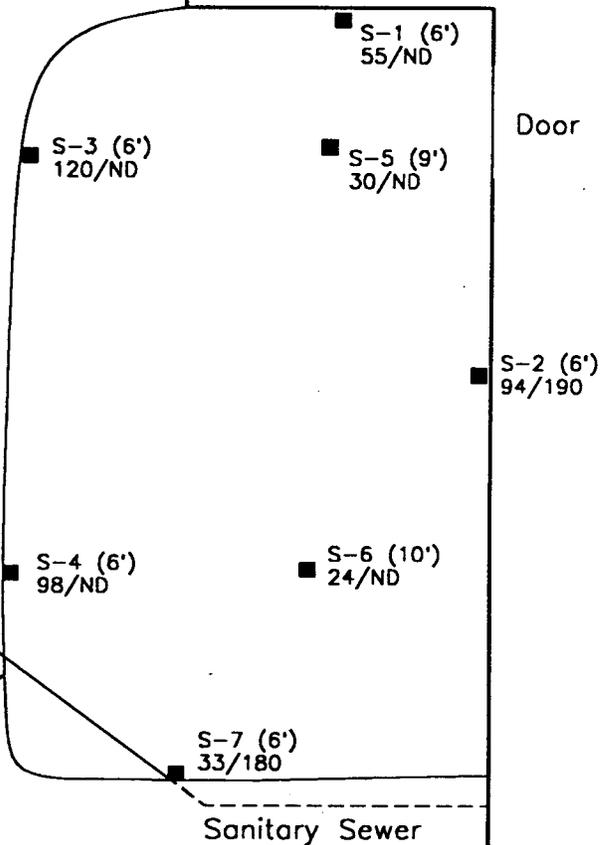
NS=No Sample ND= Non Detect

Table #2B  
 Laboratory Analytical Results  
 of Soil Samples From Borings  
 Virgamini Residence  
 Superior, WI  
 (ppb)

	Trip	SB-5, 6 ft	SB-6, 6 ft
DRO	NS	ND	ND
Benzene	ND	ND	ND
Ethyl benzene	ND	ND	ND
Toluene	ND	ND	ND
Xylenes	ND	ND	ND
1,2,4- Trimethylbenzene	ND	ND	ND
1,3,5- Trimethylbenzene	ND	ND	ND
MTBE	ND	ND	ND

Sidewalk

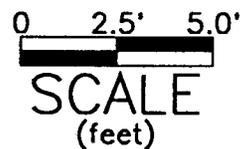
Door 1622 E 7th St.



Excavation Limits

Sanitary Sewer

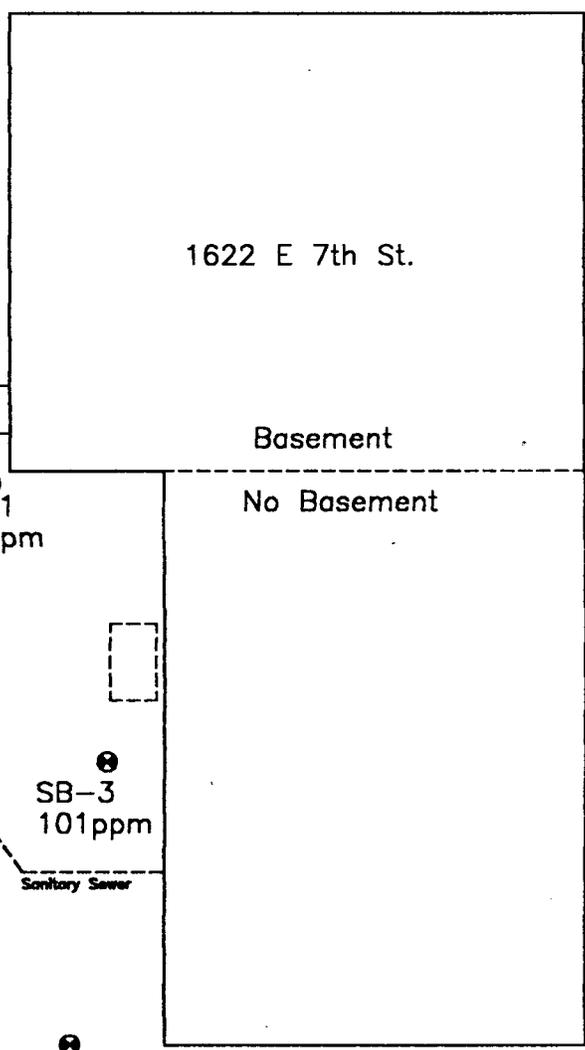
■ - Laboratory Soil Sample Location  
 24/ND - DRD (ppm) / Benzene (ppb)



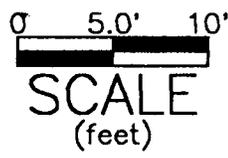
Superior  
 Engineering &  
 Technical Services, Inc.

**TITLE:** Laboratory Analytical Soil Sample Locations  
 Greg Vergamini, Residence  
 1622 East 7th Street  
 Superior, Wisconsin 54880

REVISED		DATE	BY	APP. E
		01/28/96	RMH	TH
DATE		FIGURE # 6		



⊕ - Laboratory Soil Sample Location  
 ppm - Parts Per Million



<b>S</b> Superior <b>E</b> Engineering & Technical Services, Inc.	<b>TITLE:</b> Soil Boring Locations with Soil Vapor Headspace Measurements Virgamini Residence Superior, Wisconsin 54880	<b>REVISED</b>		<b>DEPT.</b> E
		<b>DATE</b> 01/29/96	<b>BY</b> RMH	<b>APPROVED BY:</b> TH
		<b>DATE</b> 05/16/96	<b>BY</b> RMH	
		<b>DATE</b> 08/30/95	<b>FIGURE #9</b>	
<b>DRAWN BY:</b> RMH	<b>SET#</b> E95-156	<b>PLOT 1 = 10</b>		