

GIS Registry Data Sheet  
Northern Region

Type of Submittal:  New  Update  PDF Only  
BRRTS # 03-49-000657 County: POLK  
Site Name: RAY HOVERMAN ESTATE  
Closure Decision Date: 6/7/01  
Street: 10 BUTTERNUT AVENUE City: LUCK, WI  
Off Site Contamination  Yes  No  
Right of Way Contamination  Yes  No

**Geo - Location Information:**

X Coordinate: 376404.2500 Y Coordinate: 549115.31250

Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

Latitude: \_\_\_ deg \_\_\_ min \_\_\_ sec Longitude: \_\_\_ deg \_\_\_ min \_\_\_ sec

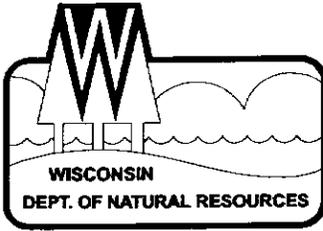
1/4 NE 1/4 NW Sec 33, T36N, R17W

**Required**

- Conditional Closure Letter
- Final Closure Letter
- Deeds for all properties with ES exceedance in Groundwater
- GPS location (latitude and longitude) for all properties with ES exceedance
- Location map
- Detailed Site Map
- Groundwater Flow Direction Diagram 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

If Available, include the following:

- Metes and Bounds Legal Description
- Tax Parcel Number 146-585-0
- 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



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

December 19, 2001

Ray Hoverman Trust  
Dan Hoverman, Representative  
4760 Northbrook Ct N  
Stillwater, MN 55082

SUBJECT: Final Case Closure  
WDNR BRRTS #: 03-49-000657  
Ray Hoverman Estate, 10 Butternut Ave, Luck, WI

Dear Mr. Hoverman:

On June 7, 2001, 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 June 12, 2001, you were notified that the Closure Committee had granted conditional closure to this case.

On December 17, 2001, the Department received correspondence indicating that you have complied with the conditions of closure, specifically, the recording of a groundwater use restriction, the publication of a notice, and submittal of documentation of abandonment of the monitoring wells at 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.



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Sincerely,  
NORTHERN REGION

A handwritten signature in black ink that reads "Janet Kazda". The signature is written in a cursive, flowing style.

Janet Kazda  
Remediation and Redevelopment Program

c: File

James Englehardt  
Cooper Engineering  
PO Box 230  
Rice Lake, WI 54868



**623066**

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.

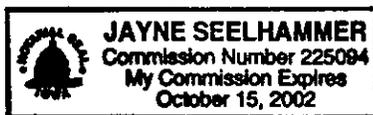
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin 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. Mr. Dan Hoverman, responsible party, shall be responsible for the recording fees associated with the removal of the deed restriction.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 12th day of November, 2001.

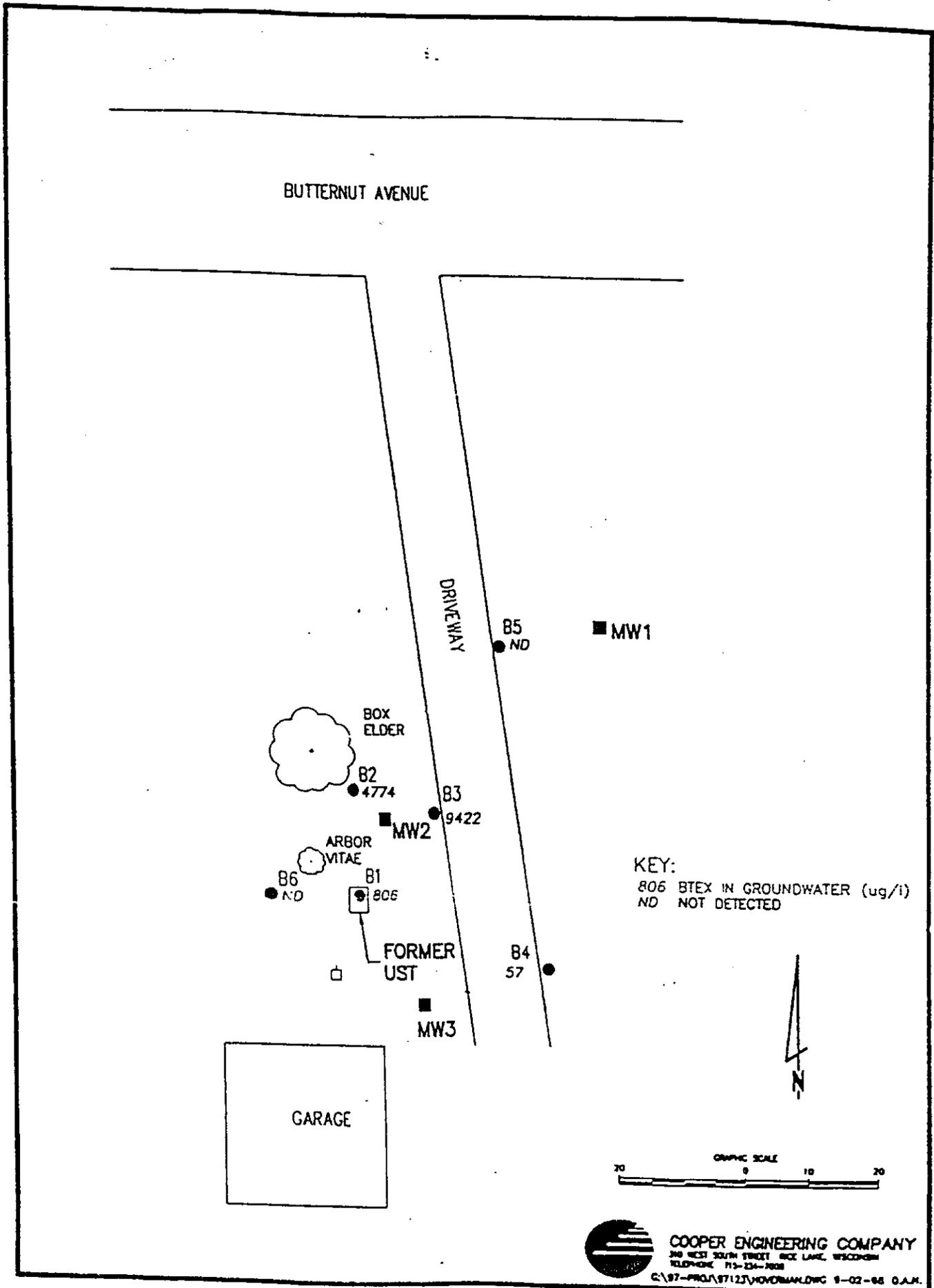
Signature: *James B. Langeness*  
Printed Name: James B. Langeness

Subscribed and sworn to before me  
this 12th day of November, 2001.

*Jayne Seelhammer*  
Notary Public, State of Iowa  
My commission #225094

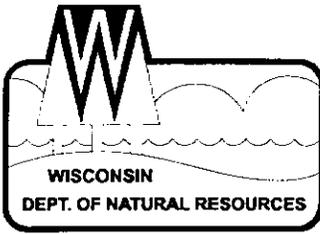


This document was drafted by Cooper Engineering Co., Inc. using a Wisconsin Department of Natural Resources template.



HOVERMAN ESTATE

FIGURE 1



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

June 12, 2001

Ray Hoverman Trust  
Dan Hoverman, Representative  
4760 Northbrook Ct N  
Stillwater, MN 55082

Subject: Ray Hoverman Estate, 10 Butternut Ave, Luck, WI  
BRRTS # 03-49-000657

Dear Mr. Hoverman:

The Department of Natural Resources provided a notice to you that the degree and extent of gasoline 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 7, 2001, the above-named site was reviewed by the Northern Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the investigative and remedial documentation provided to the Department, it appears that the gasoline contamination at the above-named site has been remediated to the extent practicable under current site conditions, and that no further action is necessary at this time. Therefore, the Department will consider the case "closed," pursuant to NR 726.05(8)(am), if the responsible party sign and record a Groundwater Use Restriction for the property.

Please send a copy of the deed for your property to me at the above address within 30 days.

Enclosed is an example of a Groundwater Use Restriction. Please draft a specific Groundwater Use Restriction for this site and submit the draft to me. This document is available on the Department's website at [www.dnr.state.wi.us](http://www.dnr.state.wi.us). Department of Natural Resources attorneys will review the draft and return it to you with revisions. After you have made the revisions, you should sign and record the restriction with the County Register of Deeds. To document that this condition has been complied with, the responsible party must submit to the Department a copy of the recorded Groundwater Use Restriction, with the recording information stamped on it, within 15 days after the Register of Deeds returns the Groundwater Use Restriction to the responsible party. The Groundwater Use Restriction may be amended in the future with the approval of DNR if conditions change at the site and the residual contamination is remediated.

The groundwater use restriction is an option that the Department can offer to you in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. Note that this additional work may not be eligible for reimbursement through the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine eligibility of the additional work for



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reimbursement.

Our closure review indicates that residual soil contamination in excess of the generic residual contaminant levels (RCLs) promulgated in s. NR 720.09, Wis. Adm. Code, remains at the site. In order for you to comply with the requirements of ch. NR 720 without conducting further remedial actions, you will either have to select a performance standard as described in s. NR 720.19(2), or calculate site specific RCLs using the procedure in s. NR 720.19(3). Per s. NR 714.07(5), Wis. Adm. Code, selection of a soil performance standard will require the publishing of a public notice as a class I notice under ch. 985, Wis. Stats. Compliance with ch. NR 720 requirements is among the criteria for closure under ch. NR 726, and as such is a condition of this particular closure determination. Enclosed is an example of a public notice. Please send documentation that you have published a notice or your calculations to me at the above address.

Please note that this case closure is contingent upon proper documentation of proper abandonment of the monitoring wells on site. If monitoring wells remain at this site, please provide the documentation that this action has been completed, or have your consultant do so. Please complete Form 3300-5B and send it to my attention at the above address.

If you have any additional information which was not formerly provided to the Department, and which you feel would significantly impact this closure decision, you may submit that information for our re-evaluation of case closure.

If you have any questions, please call me at 715-365-8990.

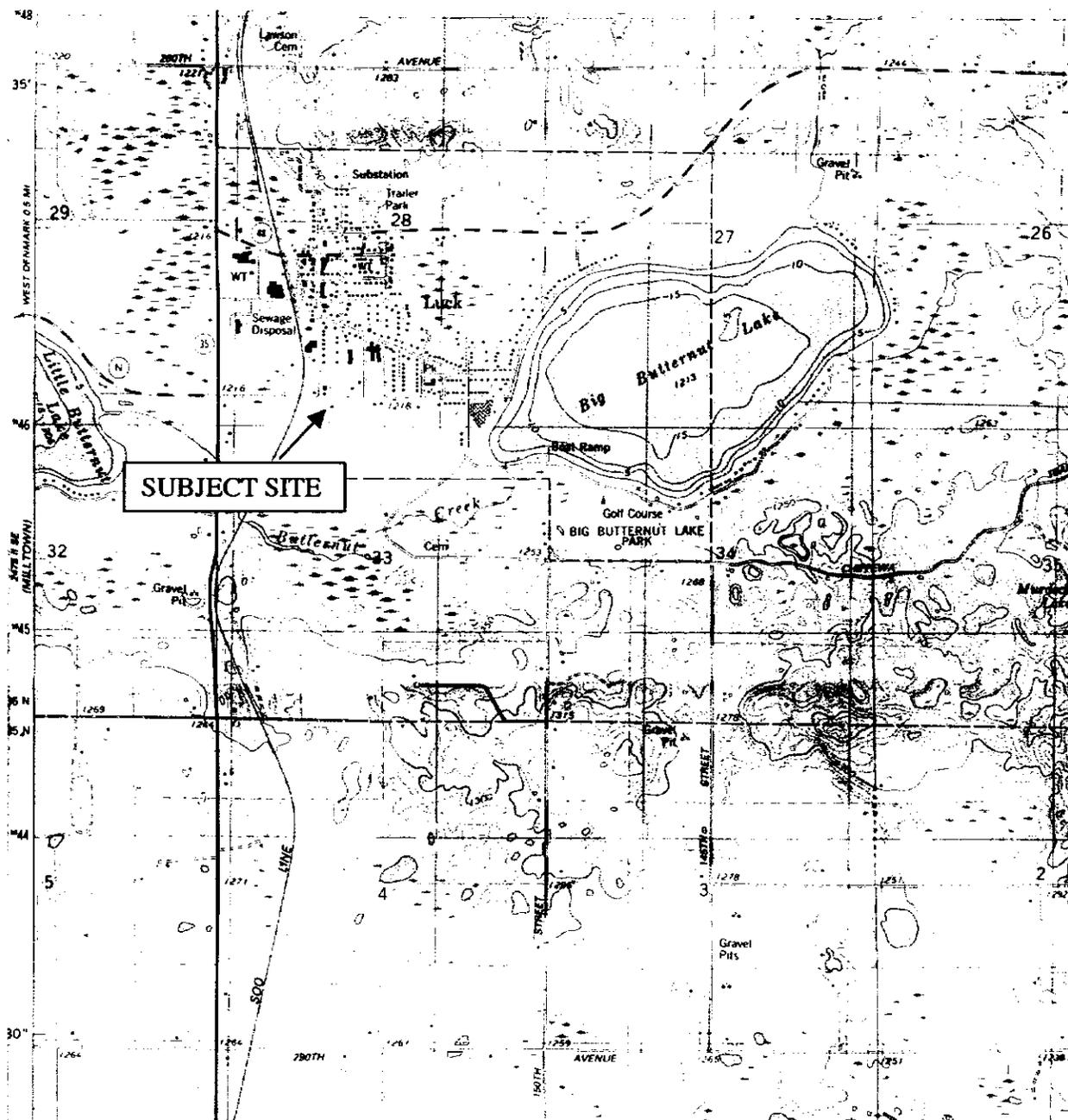
Sincerely,  
NORTHERN REGION



Janet Kazda  
Case Closeout Committee

cc: File  
Lori Huntoon, Dept of Commerce  
Steve Karklins, DG/2  
Jim Kralick, Park Falls  
Tom Kendzierski, Spooner

James Englehardt  
Cooper Engineering  
PO Box 230  
Rice Lake, WI 54868



**Ray Hoverman Estate**

**FIGURE 1**

USGS 7.5 Minute Topographic Map  
Luck Quadrangle  
Scale 1:24,000  
Contour Interval 10 feet

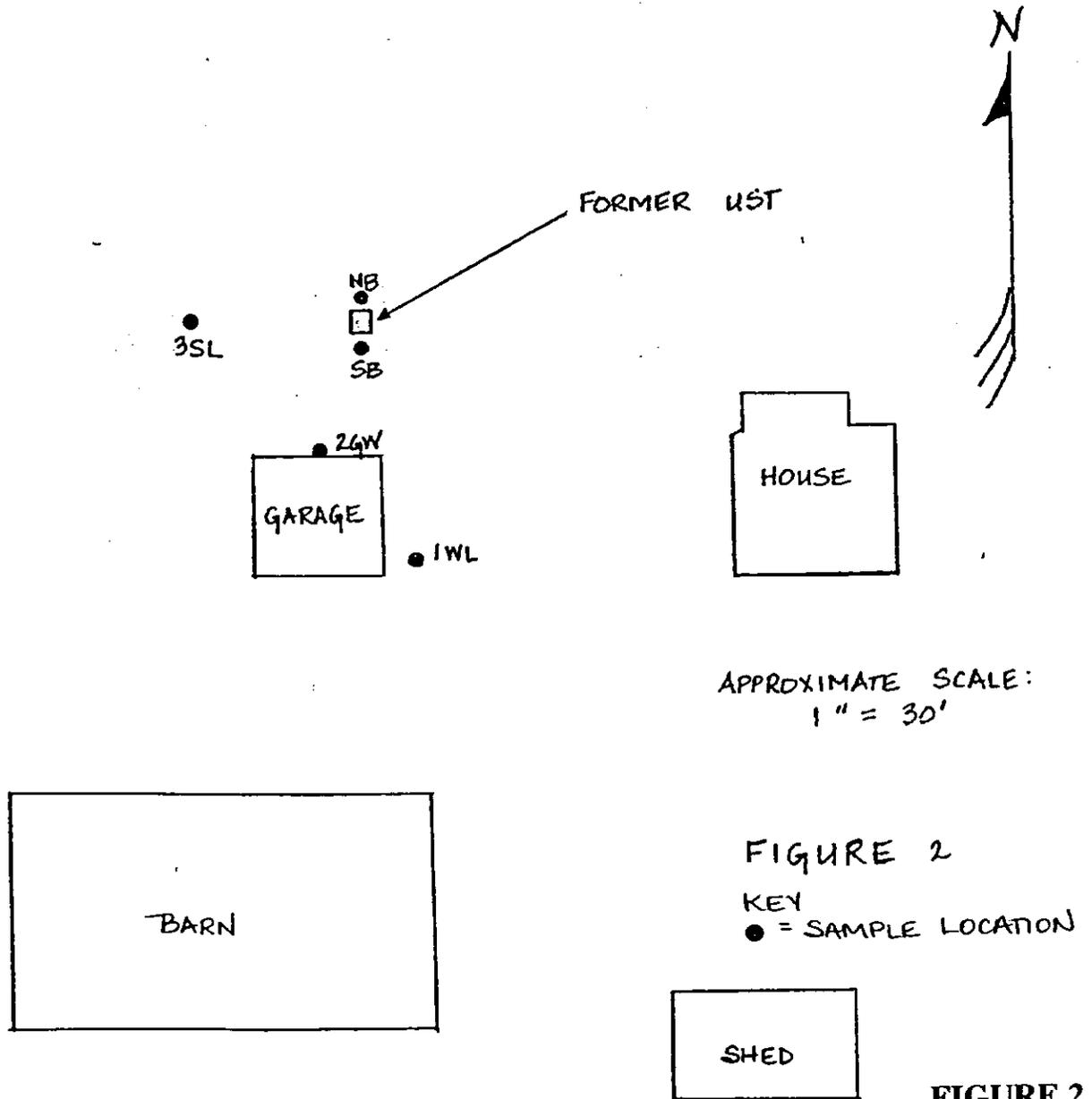


# Cooper Engineering Company, Inc.

310 WEST SOUTH STREET  
RICE LAKE, WISCONSIN 54868-2420  
TELEPHONE: (715) 234-7008  
FAX: (715) 234-1025

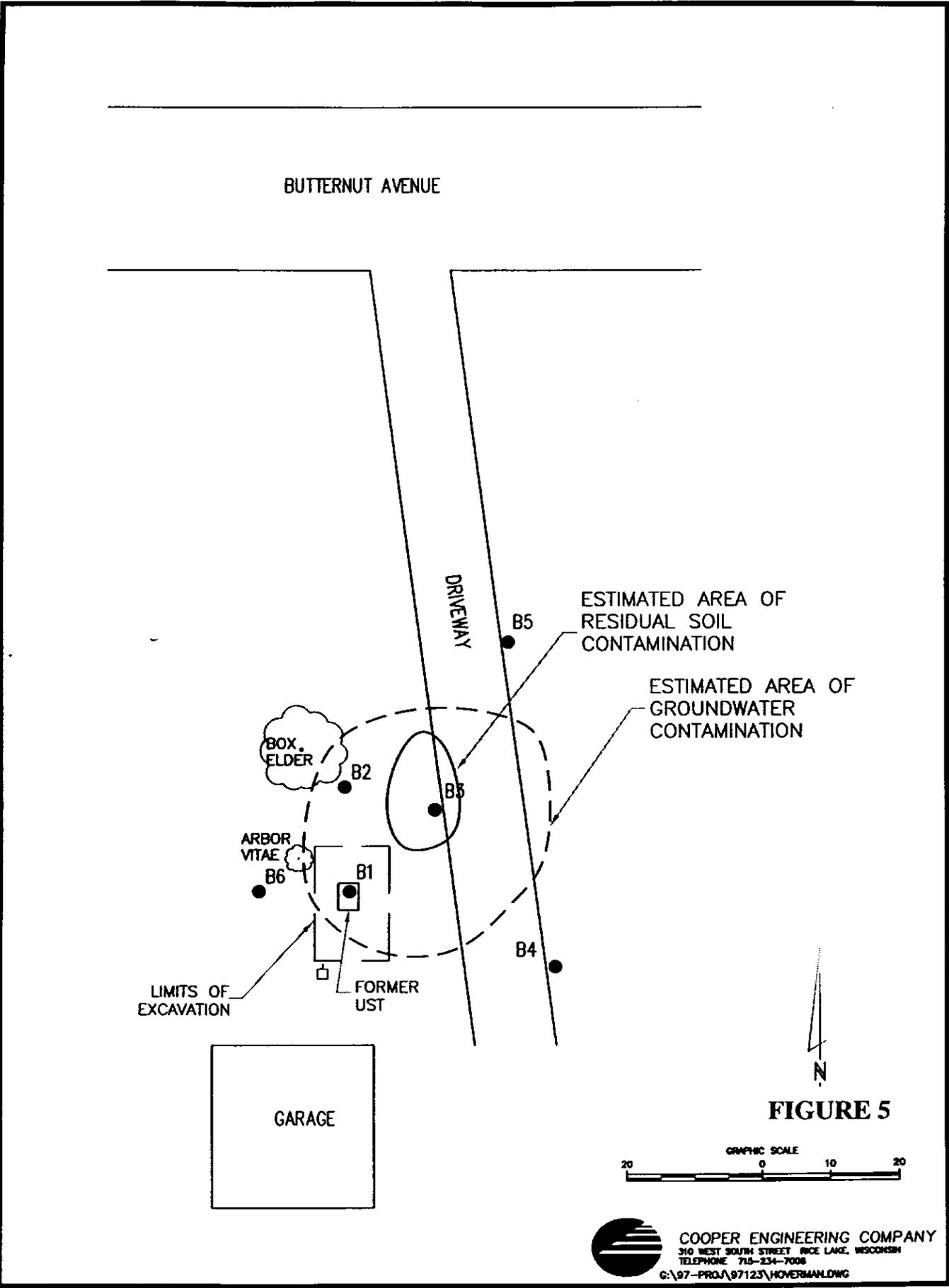
PROJECT HOVERMAN TRUST  
PROJECT NO. ES97123 SHEET      OF       
CALCULATED BY                      DATE               
CHECKED BY                      DATE             

BUTTERNUT AVENUE



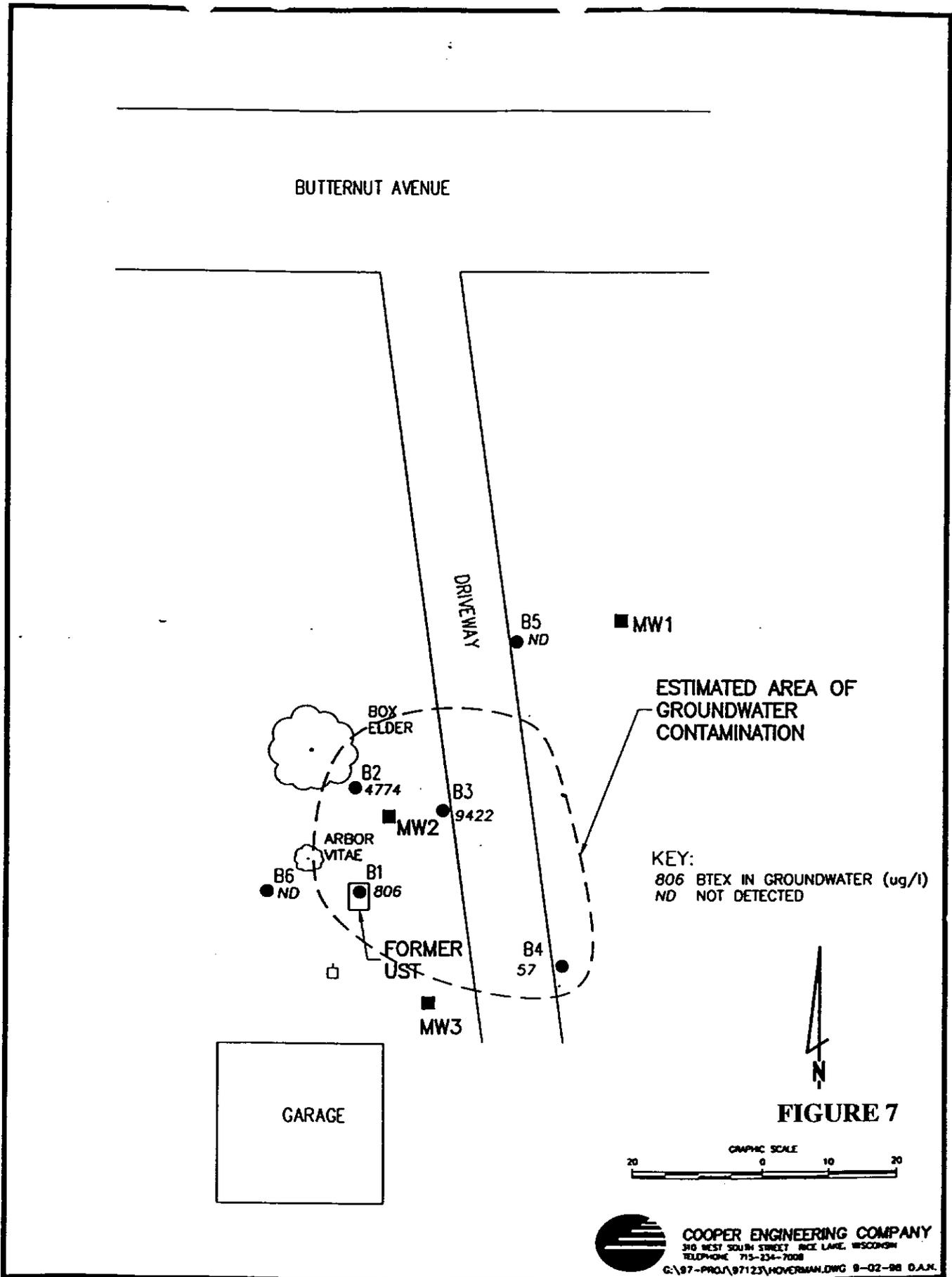
MAP BASED ON SITE LAYOUT MAP PROVIDED BY EUGENE BECK.

FIGURE 2



HOVERMAN ESTATE  
ESTIMATED LIMITS OF CONTAMINATION


**COOPER ENGINEERING COMPANY**  
 310 WEST SOUTH STREET RICE LAKE, WISCONSIN  
 TELEPHONE 715-234-7008  
 G:\97-PROJ\87123\HOVERMAN.DWG



BUTTERNUT AVENUE

DRIVEWAY

■ MW1

B5  
ND

ESTIMATED AREA OF  
GROUNDWATER  
CONTAMINATION

BOX  
ELDER

B2  
4774

B3  
9422

■ MW2

ARBOR  
VITAE

B1  
806

B6  
ND

FORMER  
UST

B4  
57

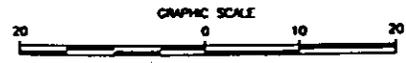
■ MW3

KEY:  
806 BTEX IN GROUNDWATER (ug/l)  
ND NOT DETECTED

GARAGE



FIGURE 7

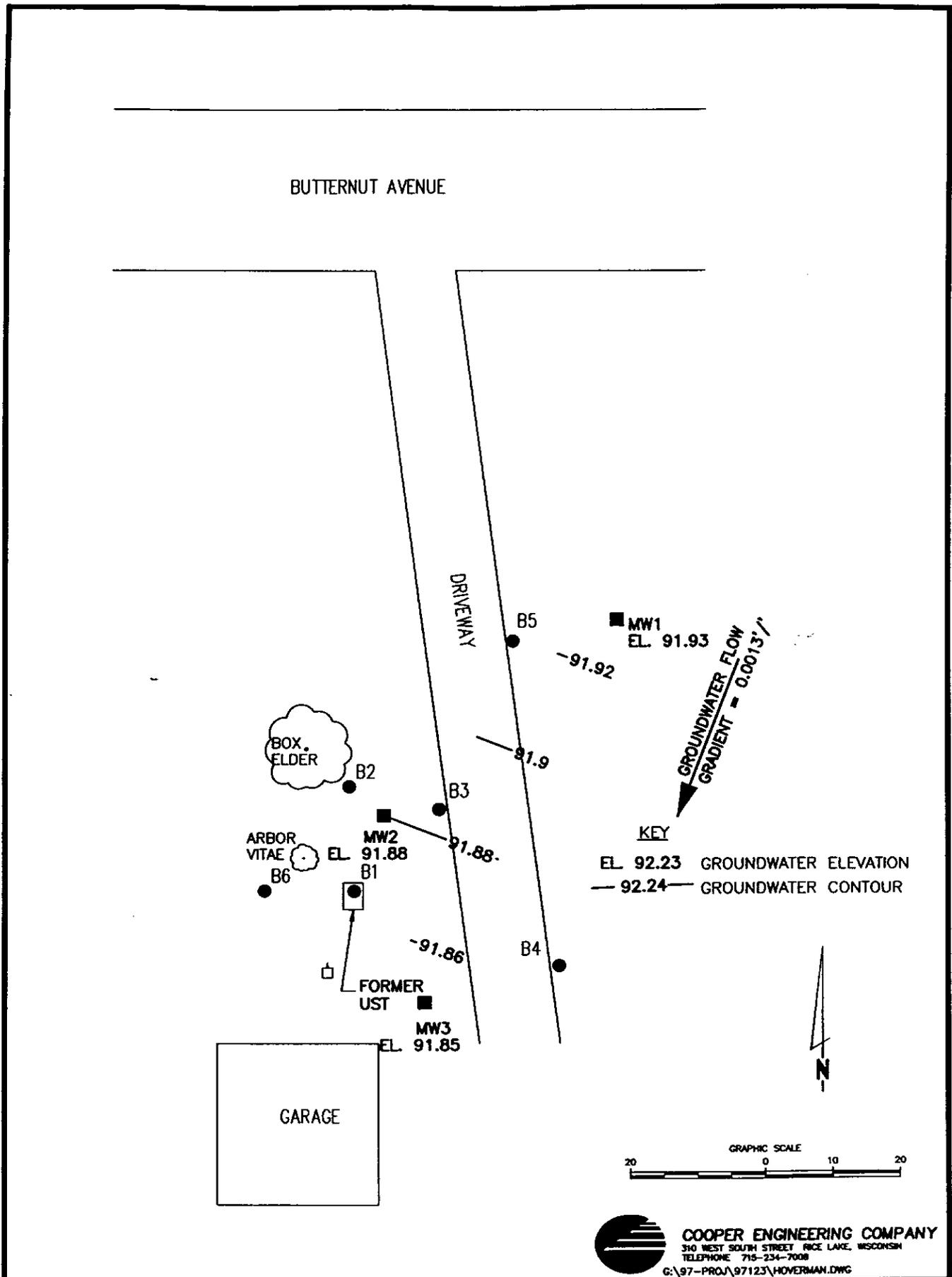


COOPER ENGINEERING COMPANY  
310 WEST SOUTH STREET RICE LAKE, WISCONSIN  
TELEPHONE 715-234-7008

G:\97-PROJ\97123\HOVERMAN.DWG 9-02-98 D.A.N.

HOVERMAN ESTATE

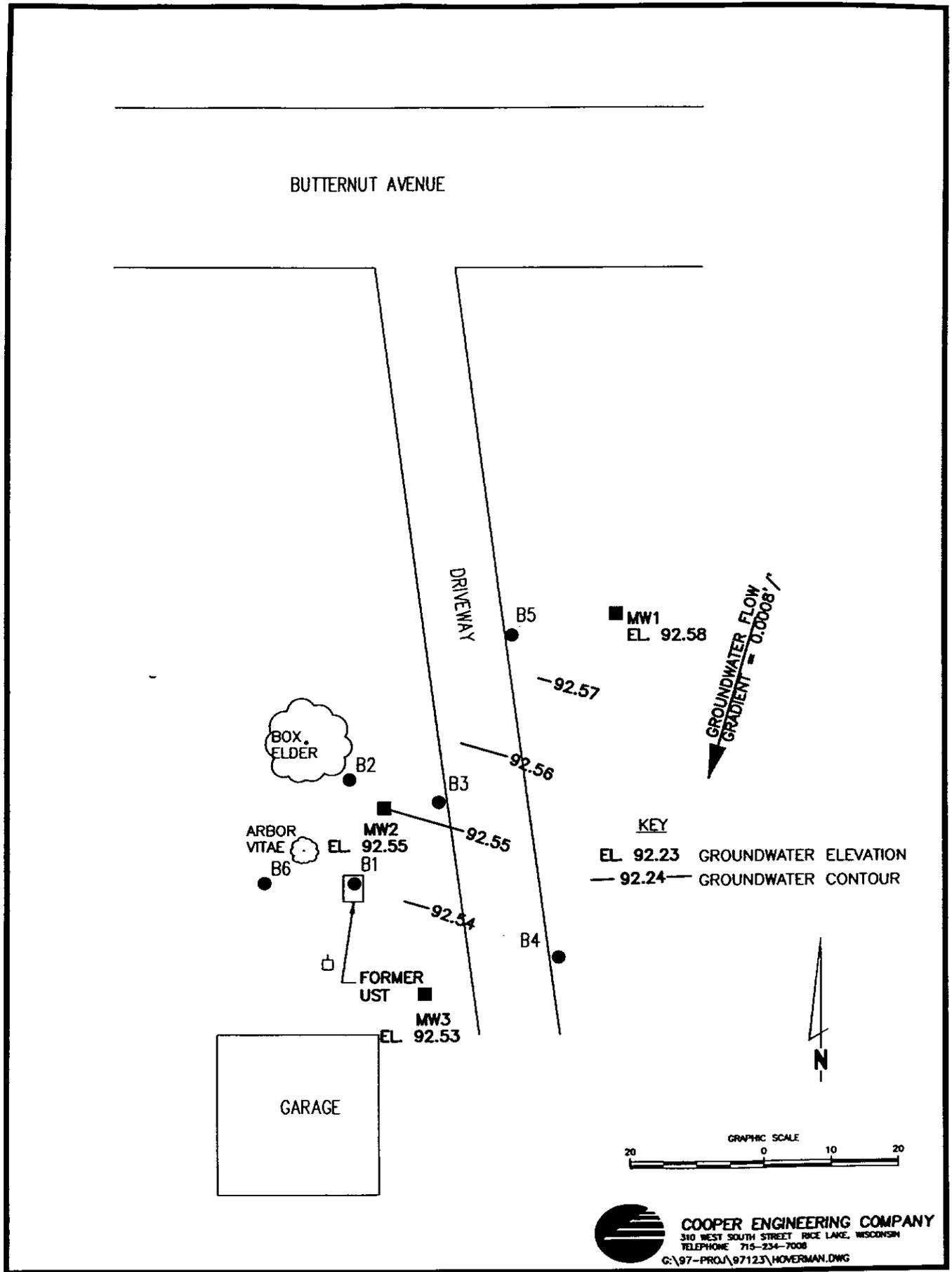
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HOVERMAN ESTATE  
NOVEMBER 18, 1999 GROUNDWATER FLOW MAP

FIGURE 10

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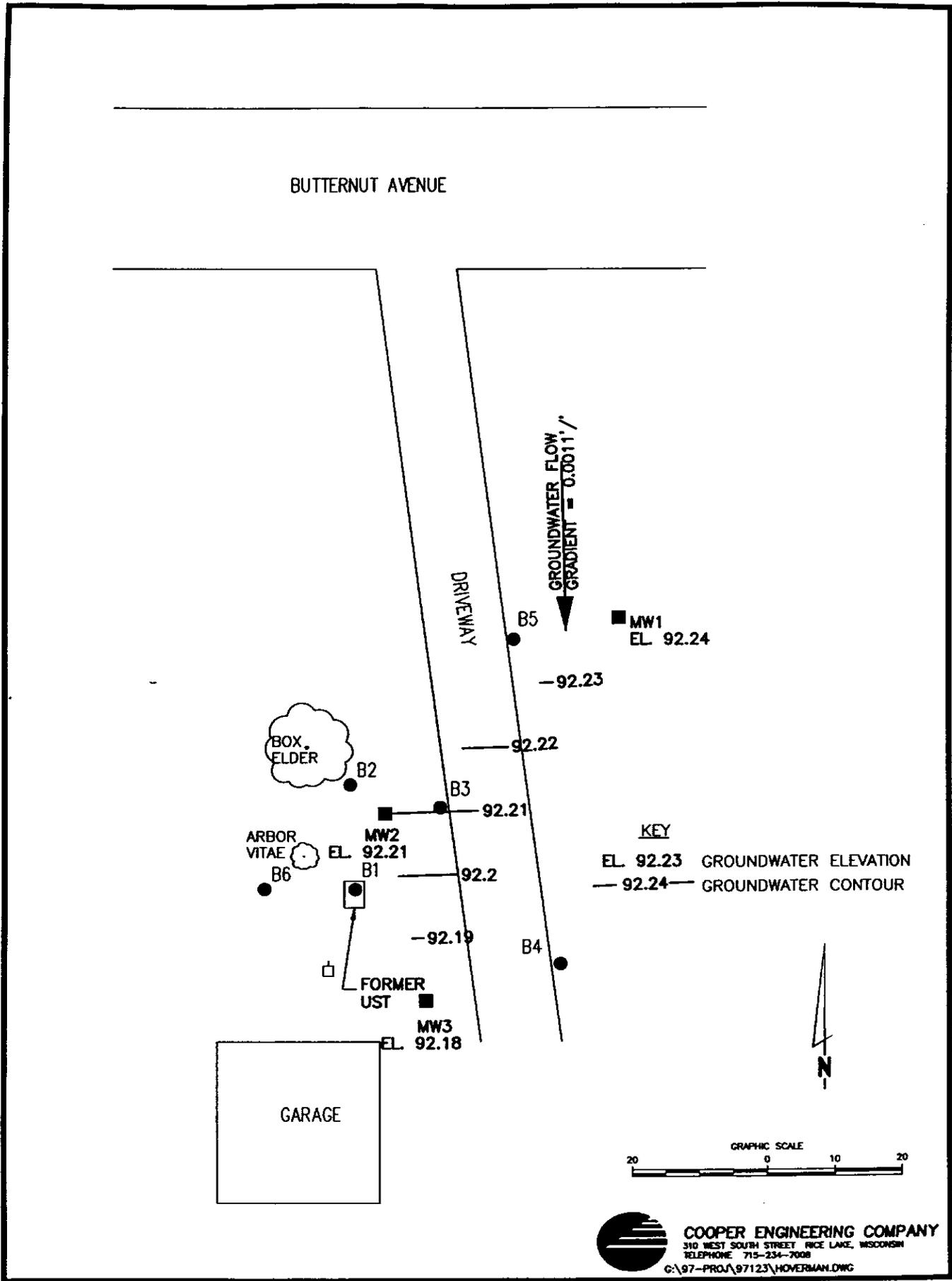
HOVERMAN ESTATE  
MARCH 2, 2000 GROUNDWATER CONTOURS

FIGURE 11



COOPER ENGINEERING COMPANY  
310 WEST SOUTH STREET RICE LAKE, WISCONSIN  
TELEPHONE 715-234-7008  
G:\97-PROJ\97123\HOVERMAN.DWG

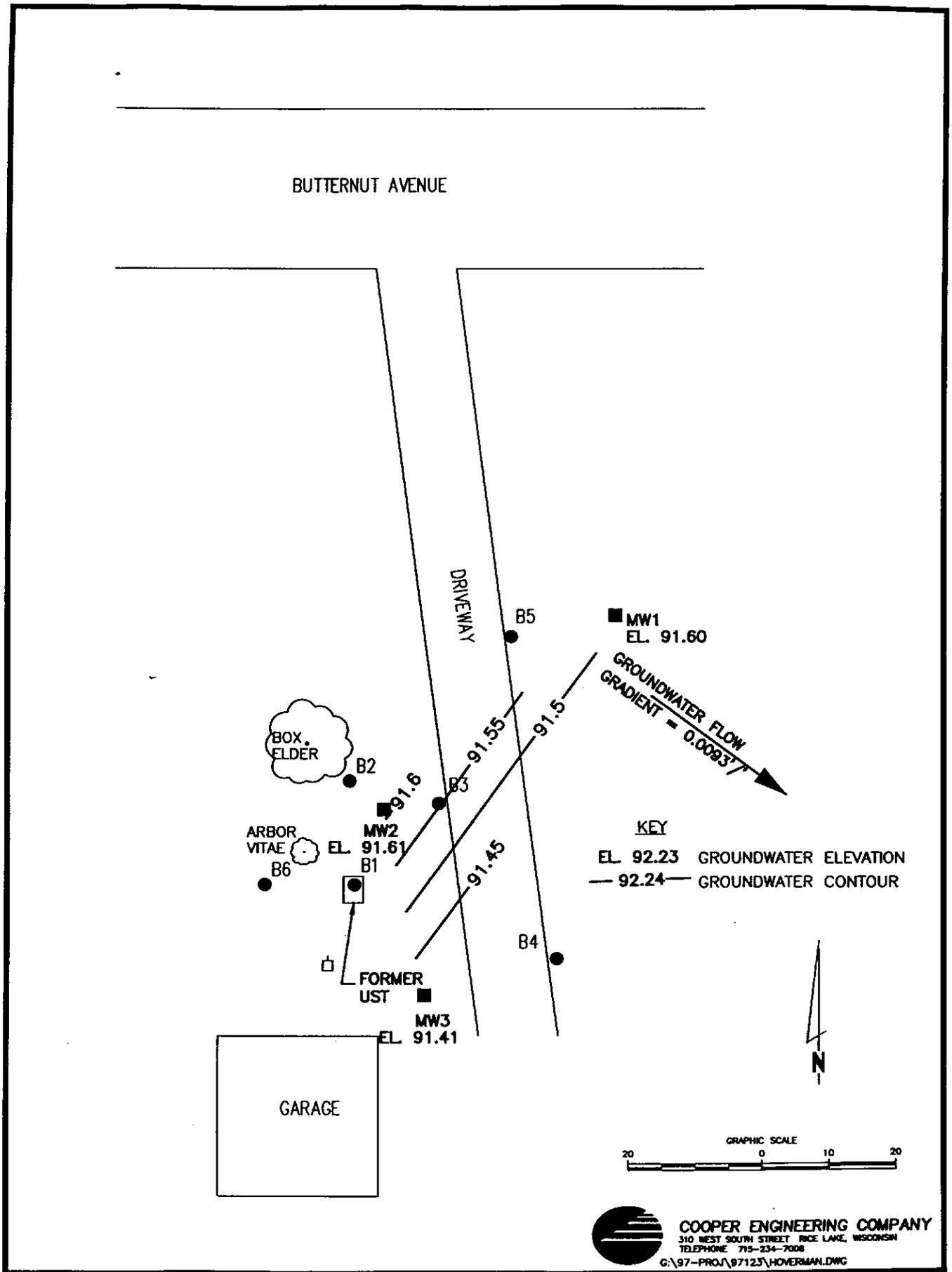
G:\97-PROJ\97123\dwg\HOVERMAN.dwg, 05/08/2001 02:53:20 PM, Dave Ness



HOVERMAN ESTATE  
JUNE 28, 2000 GROUNDWATER CONTOURS

FIGURE 12

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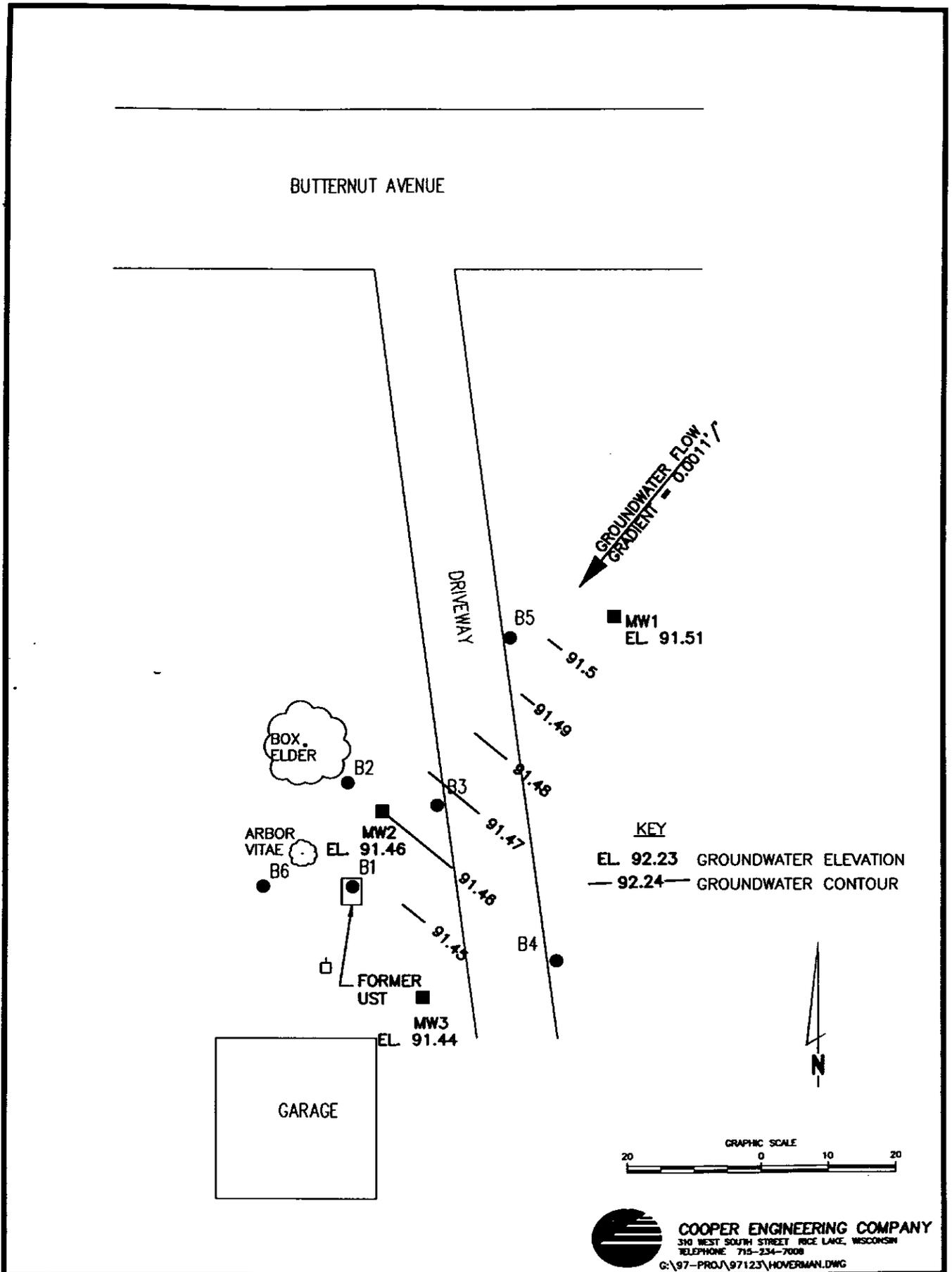


HOVERMAN ESTATE  
SEPTEMBER 7, 2000 GROUNDWATER CONTOURS

FIGURE 13

 COOPER ENGINEERING COMPANY  
310 WEST SOUTH STREET RICE LAKE, WISCONSIN  
TELEPHONE 715-234-7008  
G:\97-PROJ\97123\HOVERMAN.DWG

G:\97-PROJ\97123\dwg\HOVERMAN.dwg, 05/08/2001 03:39:42 PM, Dave Ness



HOVERMAN ESTATE  
FEBRUARY 21, 2001 GROUNDWATER CONTOURS

FIGURE 14



**TABLE 4**  
**Ray Hoverman Trust**  
**Groundwater Monitoring Data**

Parameter	Units	November 18, 1999			March 2, 2000			June 28, 2000			September 7, 2000			February 21, 2001			DNR Standards	PAL	ES
		MW 1	MW 2	MW 3	MW 1	MW 2	MW 3	MW 1	MW 2	MW 3	MW 1	MW 2	MW 3	MW 1	MW 2	MW 3			
Lead	ug/L	<1.4	<1.4	<1.4	<1.4	<1.4	NA	<1.4	NA	<1.4	NA	<1.4	NA	<0.92	NA	<0.15	15	15	
Gasoline Range Organics	mg/L	<0.015	7.6	<0.048>	<0.015	1.7	<0.015	<0.015	0.39	<0.015	<0.015	<0.015	1.7	<0.015	<0.015	0.078	<0.015		
MTBE	ug/L	<0.42	<8.4	<0.42	<0.47	<2.1	<0.47	<0.47	<0.32	<0.47	<1.0	<0.29	<1.0	<1.0	<1.1	<1.0	12	60	
Benzene	ug/L	<0.24	120	<0.24	<0.50	30	<0.50	<0.50	2.9	<0.50	<0.50	<0.51	44	<0.51	28	<0.51	0.5	5	
n-Butylbenzene	ug/L	<0.34	68	<0.34	NA	28	NA	NA	<0.39	NA	NA	0.8	0.8	NA	<1.4	NA			
sec-Butylbenzene	ug/L	<0.28	<5.6	<0.28	NA	<4.4>	NA	NA	<0.39	NA	NA	0.42	0.42	NA	<1.4	NA			
Ethylbenzene	ug/L	<0.26	79	<0.26	<0.54	25	<0.54	<0.54	<0.73>	<0.54	<0.51	9	<0.51	<0.51	7.5	<0.51	140	700	
1,2,3-Trichlorobenzene	ug/L	<0.38	<7.5	<0.38	NA	7.7	NA	NA	<0.47	NA	NA	<0.37	NA	NA	<1.2	NA			
Isopropylether	ug/L	<0.20	<4.1	<0.20	NA	<3.1>	NA	NA	<0.36	NA	NA	NA	NA	NA	<1.2	NA			
p-Isopropyltoluene	ug/L	<0.56	<11	<0.56	NA	<7.6>	NA	NA	<0.41	NA	NA	0.57	NA	NA	<1.4	NA			
Isopropylbenzene	ug/L	<0.25	<5.7>	<0.25	NA	4.6	NA	NA	<0.41	NA	NA	1.4	NA	NA	<1.2>	NA			
Naphthalene	ug/L	<0.25	46	<0.25	NA	14	NA	NA	<0.94>	NA	NA	6.4	NA	NA	<5.5>	NA	8	40	
n-Propylbenzene	ug/L	<0.27	<18>	<0.27	NA	8.2	NA	NA	<0.37	NA	NA	1.8	NA	NA	<1.4>	NA			
Total Xylenes	ug/L	<0.47	520	<1.3>	3.6	152	<3.5>	<1.0	7.6	<1.0	<1.2	102	<1.2	<1.2	42.3	<1.2	1,000	10,000	
Toluene	ug/L	<0.24	300	<0.30>	<0.52	35	<0.52	<0.52	1.7	<0.52	<0.51	50	<0.51	<0.51	16	<0.51	200	1,000	
Trimethylbenzenes	ug/L	<0.27	311	1.3	2.49	101	2.4	<0.55	5.0	2.2	<0.54	53	<0.54	<0.54	20.9	<0.54	96	480	

<2.5> indicates results are greater than laboratory Limit of Detection and less than laboratory Limit of Quantitation  
 Italic type indicates results less than laboratory Limit of Detection  
 Bold type indicates results exceeding Preventative Action Limit (PAL)  
 Bold type with shading indicates results exceeding Enforcement Standard (ES)

560568

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 2 - 1982  
WARRANTY DEED

VOL 0723 PAGE 701

RECEIVED FOR RECORD

NOV 25 1997

AT 11:40 O'CLOCK A.M.  
Ronald Hallberg, Register of Deeds  
POLK COUNTY

*Laure Anderson, Deputy*

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

*Gene Hanson  
PO Box 31  
Luck WI*

146-585-0

PARCEL IDENTIFICATION NUMBER

TRANSFERS  
324.00  
EAB

Eugene A. Beck, individually and as Power of Attorney  
for Jeanmarie Beck, his wife,

conveys and warrants to James B. Langness,  
for One Dollar and other valuable consideration,

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

A parcel of land located in the NW $\frac{1}{2}$  of the NW $\frac{1}{2}$  and the  
NE $\frac{1}{2}$  of the NW $\frac{1}{2}$ , Section 33-36-17, Village of Luck, Polk  
County, Wisconsin, described as follows:

Parcel 1: All that part of said NW $\frac{1}{2}$  of NW $\frac{1}{2}$ , lying East  
of the East R/W line of the former Minneapolis, St. Paul  
and Saulte Ste. Marie Railroad, now the Wisconsin  
Central Limited Railroad, except the North 33 feet for  
Village Street purposes (Butternut Avenue).

Parcel 2: Lot 1 of Certified Survey Map No. 1630, recorded in Volume 7,  
page 211, Document No. 510905.

Parcel 3: All of said NE $\frac{1}{2}$  of NW $\frac{1}{2}$ , except the East 14 rods of the  
North 12 rods, except Lot 2 of Certified Survey Map No. 1579, recorded  
in Volume 7, page 158, Document No. 506112, except the North 33 feet  
for Village Street purposes (Butternut Avenue).

Eugene A. Beck swears and affirms that Jeanmarie Beck is his spouse  
and that he is the duly appointed and acting Power of Attorney for  
her and that he is authorized to make this conveyance in said capacity.

This is homestead property.  
(in) (SECTION)

Exception to warranties: easements, roadways, rights of way and zoning restrictions.

Dated this 7 day of November, A.D., 19 97

Eugene A. Beck (SEAL)  
Eugene A. Beck, Individually  
(SEAL)

Eugene A. Beck (SEAL)  
Eugene A. Beck as Power of Attorney  
for Jeanmarie Beck (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

State of Wisconsin

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Polk County, } ss.  
Personally came before me this 7 day of  
November, 19 97, the above named  
Eugene A. Beck, individually and as  
Power of Attorney for Jeanmarie Beck,  
his wife,

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

to be known to be the person \_\_\_\_\_ who executed the foregoing  
instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY  
Bruce P. Anderson, ANDERSON & SCHNEIDER  
Balsam Lake, WI 54810

NOTARY PUBLIC  
LEONARD  
Polk County, Wis.  
My commission is permanent. (If not, state expiration date:  
APRIL 12, 19 98)

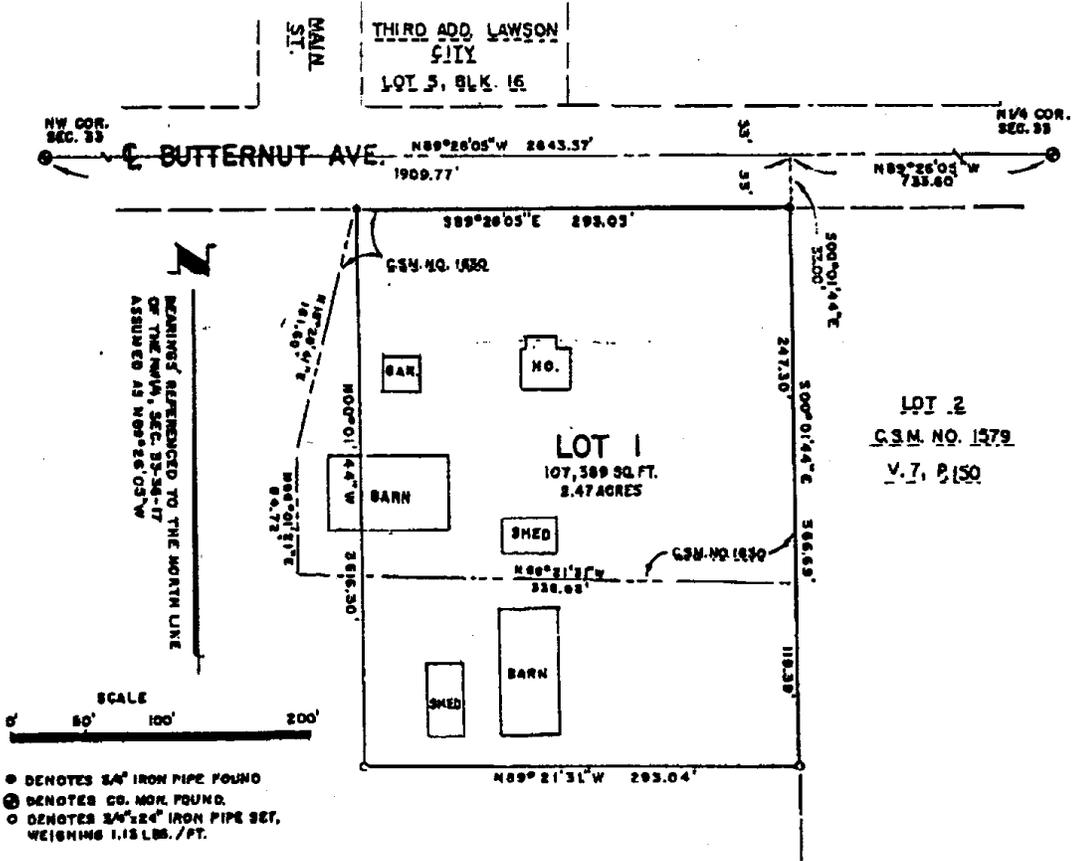
(Signatures may be authenticated or acknowledged. Both are not  
necessary.)

558836

POLK COUNTY CERTIFIED SURVEY MAP NO. 2295

LOCATED IN THE NE 1/4 OF THE NW 1/4,  
SECTION 33, TOWNSHIP 36 NORTH, RANGE 17 WEST,  
VILLAGE OF LUCK, POLK COUNTY, WISCONSIN.

THIS MAP SUPERSEDES CERTIFIED SURVEY MAP NO. 1630, VOL. 7, PAGE 211



SURVEYOR'S CERTIFICATE:

I, Wayne Swenson, Registered Land Surveyor, do hereby certify: That I have surveyed, divided and mapped part of the Northeast Quarter of the Northwest Quarter, Section 33, Township 36 North, Range 17 West, Village of Luck, Polk County, Wisconsin, described as follows:

Commencing at the north quarter corner of said Section 33; thence N.89°26'05"W., along the north line of said Section 33, 733.60 feet; thence S.00°01'44"E., 33.00 feet to the south R/W of Butternut Ave. and the northwest corner of Lot 2 of Certified Survey Map Number 1579, recorded in Volume 7, Page 150, being the point of beginning; thence S.00°01'44"E., along the west line of said Lot 2, 366.69 feet; thence N.89°21'31"W., 293.04 feet; thence N.00°01'44"W., 366.30 feet to the south R/W of Butternut Ave.; thence S.89°26'05"E., along said R/W, 293.03 feet to the point of beginning. That I have made this survey,

land division and plat by the direction of Eugene Beck, owner of said land. That said plat is a correct representation of the exterior boundaries of the lands surveyed and the subdivision made thereof. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Luck in surveying and mapping the same.

*Wayne Swenson*  
Wayne Swenson, RLS No. 1496  
OCTOBER 8, 1997  
POLK COUNTY LAND SURVEYING CO.  
2046 U.S. HIGHWAY "8"  
ST. CROIX FALLS, WI. 54024  
(715)483-9484



COUNTY OF POLK  
RECEIVED & FILED

OCT 14 1997

AT 10:00 O'CLOCK  
V. 7, P. 150 PAGE 02