

From: MS

Re: Groundwater Use Restriction
GIS Registry Data

Site Name/Address:

SUNNYSIDE RESORT

3097 SUNNYSIDE DRIVE

STOUGHTON, WI

BRRTS #:

~~00~~ 03-13-000513

Date of Closure Decision:

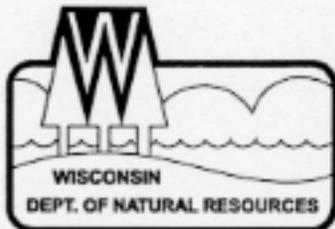
2/8/99

GPS data:

Off-site Contamination
 Right-of-way Contamination

Packet Contains:

- FINAL Closure Letter
- CONDITIONAL closure letter
- All property deeds with 140 ES exceedances
- Groundwater Use Restriction
- Metes/bounds legal description (certified survey)
- Tax parcel number
- GPS data for each affected property
- General location map
- Detailed location map, showing all parcels affected by 140 ES exceedances, property boundaries, buildings, etc.
- Latest map showing gw flow direction, MW, potable wells. [optional: Isoconcentration maps of compounds => ES]
- Latest map showing extent or outline of contamination plume and gw flow direction
- Latest table of analytical results
- Geologic cross section



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TDD 608-275-3231

February 8, 1999

03-13-006513

Mr Robert Vick
Sunnyside Resort
3097 Sunnyside Lane
Stoughton, WI 53589

Subject: Closure Request, Sunnyside Resort, 3097 Sunnyside Street, Stoughton

Dear Mr. Vick:

On November 2, 1998 you received site closure for the above named site, pending the filing of a groundwater use restriction and the proper abandonment of monitoring wells, in accordance with Wisconsin Administrative Code NR 141. Based on documentation received on December 15, 1998, it appears that a groundwater use restriction has been properly filed and that all groundwater monitoring wells have been properly abandoned. Therefore, the above named site is officially closed and no further action is required at the site at this time.

Please be aware that this letter does not absolve the current or future owners of this property from future decisions regarding environmental impacts resulting from past or future activities at this site. If, in the future, the Department receives information which demonstrates that additional investigation or cleanup is necessary at the site, the Department has the authority under Wisconsin Administrative Code NR 726.09 to require further action.

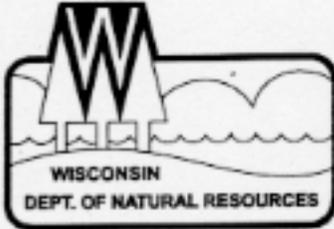
The Department appreciates your efforts in the restoration of the environment. If you have any questions regarding this letter, please feel free to contact me at the above address, or by telephone at (608) 275-3465.

Sincerely,

Lawrence J. Lester, Hydrogeologist
Remediation and Redevelopment

cc: Wright, Eder Associates

→ CARG FILE →



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
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November 5, 1998

File Ref.: 03-13-000513

Mr Robert Vick
Sunnyside Resort
3097 Sunnyside Street
Stoughton, WI 53589

Subject: Closure Request, Sunnyside Resort, 3097 Sunnyside Street, Stoughton

Dear Mr. Vick:

On April 23, 1998 the above-named site was reviewed by the South Central Region Closeout Committee to determine 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 petroleum contamination has been investigated and remediated to the extent practicable under current site conditions. Therefore, the Department has determined that no further remedial action or investigation is necessary at the site at this time.

Due to limitations of access to contamination at the site, the full extent and degree of residual contamination remaining at the site is not known. For this reason, the closeout committee required as a condition of the closeout of the case that the property owner sign and record a groundwater use restriction at the County Register of Deeds office for the property, giving notice that the full extent and degree of residual contamination remaining on the property is unknown.

When the groundwater use restriction has been properly filed, and the groundwater monitoring wells at the site have been abandoned in accordance with NR 141.25, Wis. Adm. Code, the site will be closed. To document that this condition has been complied with, the property owner must submit to the Department a copy of the recorded affidavit, with the recording information stamped on it, after the County Register of Deeds returns the affidavit to the property owner. The affidavit may be amended in the future if conditions change at the site and the residual contamination is defined or remediated. A copy of a model groundwater use restriction accompanies this letter.

This well use restriction is an option which the Department can offer 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.

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Tax Parcel No. 23-0611183593000; Lee's Park Add Lot 30; South ½ of Section 18, Town 6, Range 11 East.

STATE OF WISCONSIN)

) ss

COUNTY OF Dane)

COPY

WHEREAS, Robert and Karen Vick are the owners of the above-described property; and

WHEREAS, one or more kerosene and gasoline discharges have occurred at this property, benzene-contaminated groundwater above NR 140 enforcement standards exists on this property at the following location: in monitoring well MW-2, located approximately 30 feet north and 12 feet west of the southernmost property corner on Lake Kegonsa; the concentration of benzene in MW-2 on March 4, 1998, was 11 µg/l, which is above the 5 µg/l groundwater enforcement standard, but below the 50 µg/l surface water quality standard, for benzene; and

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

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property; and

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812, special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all 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, 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 reconstructed on this property unless applicable requirements are met.

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, and 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 the restrictions set forth in this covenant are no longer required. Upon 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 can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restriction, this _____ day of _____, 19____.

Signature:

Printed Name:

Robert G. Vick Karen L. Vick
Robert G. Vick Karen L. Vick

Subscribed and sworn to before me

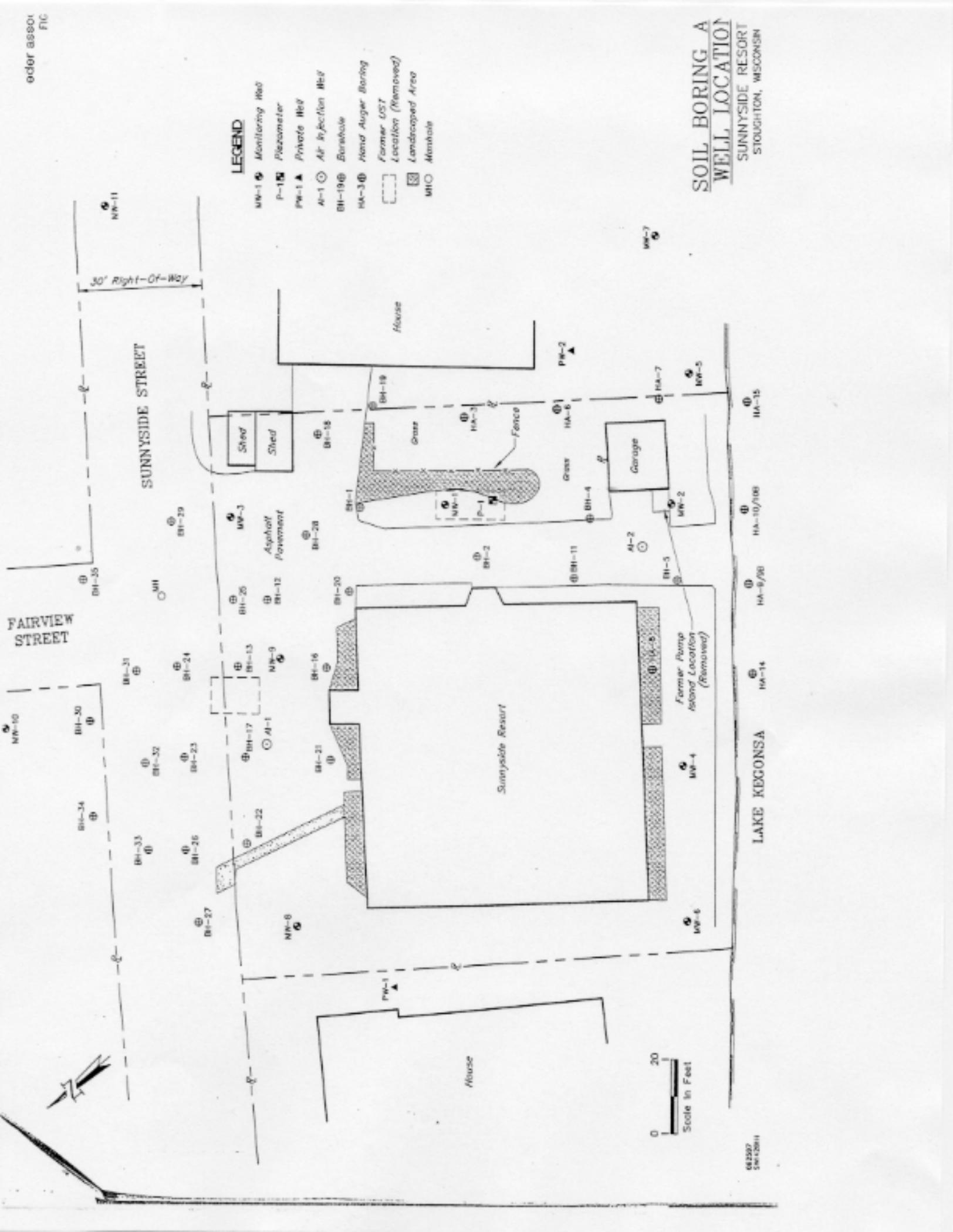
this 11 day of December, 1998

Chris Kruppel

Notary Public, State of Wisconsin

My commission expires 10-16-99

COPY



LEGEND

- MW-1 Monitoring Well
- P-1 Piezometer
- PW-1 Private Well
- AI-1 Air Injection Well
- BH-19 Borehole
- HA-3 Hand Auger Boring
- Former UST Location (Removed)
- Landscaped Area
- MH Manhole

SOIL BORING A WELL LOCATION

SUNNYSIDE RESORT
STOUGHTON, WISCONSIN

LEGEND

- Groundwater Contour
With Flow Direction
(Dashed Where Inferred)
- Monitoring Well
- Piezometer
- Private Well
- Air Injection Well
- Former MST
Location (Removal)
- MHO Manhole
- Power Pole
- Overhead Electrical

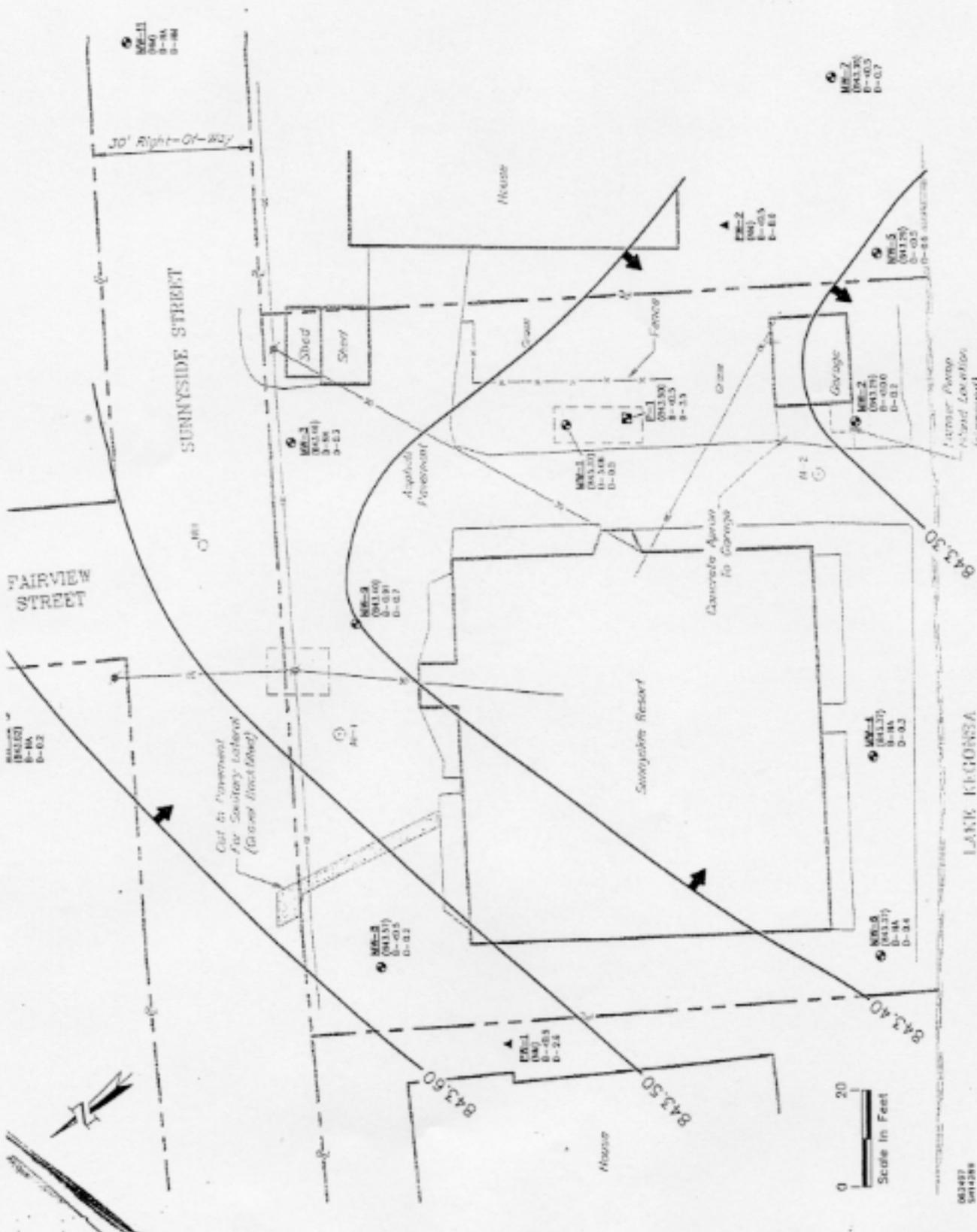
MB-2 (M137) 9-84 D-02	Not Located Not Located Not Located Not Located
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NOTES

1. Groundwater Elevations
Are in Feet Above Mean
Sea Level (feet MSL).

**GROUNDWATER
MONITORING DATA
MAP (MAY 1997)**

SUNNYSIDE RESORT
STOUTSTON, WISCONSIN



083487
081286

Table 2 Continued ...

MONITORING WELL MW-2	Parameter										BTEX
	GRO	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Xylenes			
SWQs	NS	50	NS	NS	NS	NS	NS	NS			750
NR 140 ES	NS	5	700	60	343	NS	NS	620			NS
Sample Date											
02/18/93	22,000	150	89	230	180	2,100	530	6,600			7,019
05/05/93	18,000	80	75	190	150	1,900	1,000	4,550			4,853
08/24/93	22,000	65	55	210	160	1,400	700	5,000			5,280
06/28/95	8,090	24.1	69.8	--	--	2,030	674	3,290			3,374
11/02/95	12,900	11.0	32.4	--	33.6	1,830	780	2,610			2,687
02/12/96	2,960	10.6	--	--	--	723	339	381			<422
05/29/96	4,990	<5.0	16.7	<10.0	<10.0	871.0	323.0	787.0			<819
08/06/96	1,590	3.0	6.1	--	--	259	148	191.1			<205.2
11/12/96	1,420	5.3	9.1	<5.0	<5.0	269	119	171.5			<190.9
05/14/97	4,150	<10.0	41.6	<20.0	<20.0	651	324	345			<417
12/01/97	2,900	18.6	24.8	<10	<10	779	278	179			<232
03/04/98	2,100	11	17	9.5	1.1	100	400	81			<110

NOTES:

- Analytical results are in micrograms per liter ($\mu\text{g/l}$).
- Concentrations exceeding the enforcement standard are shaded.
- SWQs = Surface water quality standard ($\mu\text{g/l}$).
- NR 140 ES = NR 140 enforcement standard.
- NS = No standard.
- GRO = Gasoline range organics.
- MTBE = Methyl tert butyl ether.
- TMB = Trimethylbenzene.
- BTEX = Benzene, toluene, ethylbenzene, and xylenes.
- = Not detected at or above the detection limit.
- NA = Not analyzed.

Table 2 Continued ...

MONITORING WELL MW-9	Parameter									
	GRO	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Xylenes	BTEX	
SWQs	NS	50	NS	NS	NS	NS	NS	NS	750	
NR 140 ES	NS	5	700	60	343	NS	NS	620	NS	
Sample Date										
08/24/93	10,000	900	700	--	44	500	140	1,335	2,979	
06/28/95	5,720	220	291	--	14.8	300	17.9	489	1,015	
11/02/95	4,650	215	430	40.9	--	564	63.1	688.9	<1,374	
02/12/96	3,010	208	252	--	--	338	26.8	249.6	749	
05/29/96 ⁽¹⁾	2,260	126	252	--	10.8	240	--	182.7	572	
08/06/96	3,100	217	267	--	10.6	311	--	307.3	802	
11/12/96	3,180	237	310	<5.0	19.6	357	<5.0	204.7	771	
05/14/97	<50	0.91	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0	<4.91	
12/01/97	<50	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0	<4.5	
03/04/98	<30	1.3	1.3	<0.2	0.2	<0.3	<0.3	<1.0	<3.8	

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