GIS REGISTRY INFORMATION

SITE NAME:	Menard's Cashway Lumber		
BRRTS #:	03-13-001182	**FID #** (if appropriate):	
COMMERCE # (if appropriate):	53716-3794-01		
CLOSURE DATE:	September 26, 2003		
STREET ADDRESS:	6401 Copps Ave		
CITY:	Monona		

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	575945	**Y =**	286430

CONTAMINATED MEDIA:	Groundwater		Soil		Both	X
OFF-SOURCE GW CONTAMINATION >ES:		**Yes**			**No**	X
• **IF YES, STREET ADDRESS:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**			**Y =**		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		**Yes**		**No**	X	
• **IF YES, STREET ADDRESS 1:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**			**Y =**		
CONTAMINATION IN RIGHT OF WAY:	**Yes**	X		**No**		

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	X
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.	X
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.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
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.**	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin
Department of Commerce

September 26, 2003

Greg Kunstman
Menards Inc
4777 Menard Dr
Eau Claire, WI 54703-9625

RE: **Final Closure**

Commerce # 53716-3794-01; WDNR BRRTS # 03-13-001182
Menard's Cashway Lumber, 6401 Copps Ave, Monona

Dear Mr. Kuntsman:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Ayres Associates, for the site referenced above. It is understood that residual soil and/or groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

Commerce has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable State and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5405.

Sincerely,

Jon Heberer

Jon Heberer
Hydrogeologist
Site Review Section

cc: Trevor A. Wilson, Owen Ayres & Associates, Inc.
Case File

CASE SUMMARY
MENARD'S STORE #34
MONONA, WISCONSIN
WDNR CASE NO. 03-13-001182
PECFA CLAIM NO. 53716-3794-01

Background

The site was previously a Shell Oil Company gas station and is currently Menard's store #34. The site is located at 6401 Copps Avenue in Monona, Wisconsin. A June 1992 tank closure site assessment documents the removal of five underground storage tanks (USTs), associated piping, and service pumps at the site in Monona, Wisconsin. Petroleum compounds were found to exceed NR 720 Soil Cleanup Standards. The Wisconsin Department of Natural Resources (WDNR) requested a remedial investigation.

Investigation and Remedial Action

Remedial investigation activities began in June 1992 during the tank closure site assessment and included installing eight soil borings. During the tank closure, 91 cubic yards of contaminated soil was removed and hauled to the Payne and Dolan, Inc., asphalt plant in DeForest, Wisconsin, for incorporation. A remedial investigation included the installation of nine soil borings and five ground water monitoring wells. Soil and ground water samples were collected and analyzed for petroleum contamination. The remedial investigation activities were documented in an Ayres Associates July 1993 report, which recommended additional soil excavation and dewatering of the excavation. In January 1994, two additional monitoring wells were installed down gradient of the site. Soil excavation was conducted in March 1994. Two separate areas were excavated. One excavation was in the area of the former pump island and the other was in the area of the former USTs. A total of 1,086.4 tons of contaminated soil was excavated and hauled to Valley Sanitation Landfill, Fort Atkinson, Wisconsin. During soil excavation, 6,000 gallons of contaminated water was pumped and treated at the Whitewater Wastewater Treatment Plant, Fort Atkinson, Wisconsin. Soil excavation activities are documented in an April 1996 Ayres Associates' remedial action report. A ground water pump and treat system that included one pumping well was started in July 1997. A construction documentation report for this system was completed on September 1997. Numerous semiannual and annual reports have also been submitted to update the progress of the site. The last report was submitted in February 2002.

Residual Soil Contamination

Residual soil contamination was present at the base of the tank bed area according to soil sample results from the excavation. Ground water sampling results indicate that this soil is being or has been naturally attenuated. Soil at the site meets NR 746 closure criteria. These soils consist of silty sand. Pre-remedial soil results and sample locations are in Appendix A. Pre-remedial cross sections are in Appendix B. Soil excavation (post-remedial) sample locations and results are in Appendix C. Post-remedial cross sections are in Appendix D.

Remediation System Results

Ayres Associates operated a ground water pump and treat system from 1997 until 1999. The system was effective in treating contaminated ground water at the site. System layout and system results are in Appendix E.

Ground Water Results

Since 1992, 15 rounds of ground water samples have been collected and analyzed for petroleum constituents. MW-3, MW-4, MW-6, and MW-7 remained below enforcement standards (ES) since January 1994. MW-2 has had periodic detects throughout monitoring and is currently above the preventive action limit (PAL). MW-5 has shown a decreasing trend and is currently below the ES, but above the PAL. MW-1, near the source area, is the only well with an ES exceedance, but shows a decreasing trend. Ground water analytical results and sample locations are in Appendix F.

Natural attenuation field and analytical results, done at the source area and down gradient, agree with Mann-Kendall calculations that the plume is stable to decreasing. Mann-Kendall results for MW-5 are skewed due to an irregular pattern and low non-detectable limits. Mann-Kendall calculations, along with natural attenuation analytical results and sample locations, are in Appendix G.

During each sampling round, ground water elevations were measured and ground water contours were constructed. Ground water continued to flow to the south/southwest throughout monitoring. Ground water elevations have an effect on contamination levels. During low ground water periods contamination levels rise. This is shown graphically in Appendix H. A ground water contour map and ground water elevation data are also in Appendix H.

GIS REGISTRATION MATERIALS

Appendix I contains the material needed to place the site on the WDNR GIS registry of closed contaminated ground water sites.

CONCLUSIONS AND RECOMMENDATIONS

Based on the investigation and remedial results collected since site discovery, we make the following conclusions:

- Free product is not present at the site.
- Limited residual soil contamination exists near the tank bed area, but is being naturally attenuated.
- Ground water contamination that exceeds the NR 140 ES is limited to the site (MW-1). Down gradient off-site ground water contamination is in the right-of-way of E. Broadway; however, this contamination is below the NR 140 ES.
- The degree and extent of contamination has been defined.
- The only well on site above NR 140 enforcement standards is MW-1.
- Microbial activity and Mann-Kendall calculations indicate that natural attenuation processes are occurring at the site and stabilized the plume.

The site meets the following NR 746.06 closure criteria:

- The plume is not expanding.
- The plume does not affect any private or public potable wells.
- No contamination is within bedrock or 1 meter of bedrock.
- The site does not contain free product.
- Contamination from the site does not discharge to a wetland or surface water.
- No soil contamination exists on site above NR 746.06 Table 1 values.
- No soil contamination exists within 4 feet of the ground surface that exceeds NR 746.06 Table 2 direct contact limits.
- Contamination has not and will not migrate within a utility corridor or other permeable substance.
- Contamination will be remediated within a reasonable period of time.
- Land use practices are not expected to change.
- No petroleum release occurred within the last 10 years.

Ayres Associates recommends that no further soil or ground water sampling be required at this site and that this site be reviewed for closure. Ayres Associates also recommends this site, once closed, be placed on the WDNR GIS registry of closed contaminated ground water sites. After closure, we recommend that the monitoring wells and remediation system be properly abandoned. The final PECFA claim will be prepared after closeout.

MENARD, INC.

December 6, 2002

SENT VIA U.S. MAIL

Will Meyers
Wisconsin Department of Commerce
201 West Washington Avenue
P.O. Box 8044
Madison, WI 53708-8044

RE: Case Closure
Menards Store No. 34
6401 Copps Avenue
Monona, Wisconsin
Parcel Identification No. 258/0710-214-6611-6

Dear Mr. Meyers:

As part of our closure request for the Menards Store No. 34 site in Monona, Wisconsin we provided copies of legal descriptions for our property affected by ground water contamination from this site. The legal description for the Menards Store No. 34 property was obtained from our files in Eau Claire, Wisconsin and we believe this is the most recent and accurate description of the affected property.

If you have any questions, please feel free to contact me at (715) 876-2132.

Sincerely,

Andrew Maulbetsch
Corporate Counsel
Menard, Inc.

Enclosure

Cc: Trevor A. Wilson (Ayres Associates)

4777 MENARD DRIVE EAU CLAIRE, WI 54703-9625 TELEPHONE (715) 876-5911 FAX: 715-876-5901

REC'D JUN 01 1984 VOL 565 PAGE 8

WARRANTY DEED 1832952

THIS INDENTURE Made by KLEFSTAD COMPANIES, INC. (formerly known as Klefstad Engineering Co., Inc.) a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, grantor, of Cook County, Illinois, hereby conveys and warrants to JOHN R. MENARD, JR., grantee of EAU CLAIRE County, Wisconsin for the sum of One Dollar ($1.00) and other good and valuable consideration the following tract of land in Dane County, State of Wisconsin:

Lot One (1), Certified Survey Map No. 2289, recorded in Volume 9 of Certified Survey Maps, page 119, being part of Outlot 31 and 32, Assessor's Plat No. 2, Township of Blooming Grove, Dane County, Wisconsin.

Subject to the matters on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed by BRUCE KLEFSTAD, its President and countersigned by STELLA SCHALLER, its Secretary, at Chicago, Illinois, and its corporate seal to be hereto affixed, this 10th day of May, 1984.

TRANSFER $3,750.00 FEE PAID

Signed and Sealed in Presence of:

Michael Farkas

Glenda Nieves

KLEFSTAD COMPANIES, INC.

By: Bruce Klefstad
Bruce Klefstad, President

Countersigned:
Stella Schaller
Stella Schaller, Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Personally came before me this 11th day of May, 1984, Bruce Klefstad, President, and Stella Schaller, Secretary of the above-named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Catherine J. Butera
Notary Public, Cook County, IL
My Commission expires 11-13-86

Drafted by C. W. Grisamore, Attorney, Lake Forest, Illinois.

600

EXHIBIT "A" ATTACHED TO DEED DATED MAY 10th, 1984,
FROM KLEFSTAD COMPANIES, INC. TO JOHN R. MENARD, JR.

The Premises granted by this deed are subject to:

Mortgage to the Prudential Insurance Company of America recorded in Dane County, Wisconsin in Records Volume 140, Page 424 and Assignment of Lease recorded in Dane County Records Volume 218, Page 504.

Easement provided for in Memorandum of Lease dated March 1, 1967 and recorded April 11, 1967 in Volume 462 of Misc., page 213, as Document No. 1182050 and subsequently ratified and continued by Agreement Amending Lease dated January 22, 1970 and recorded March 31, 1970 in Volume 166 of Records, Page 232, as Document No. 1261278.

Limitations imposed upon ingress to and egress from the above described premises to South Madison Belt Line Highway, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, adopted April 12, 1950, and recorded in the office of the Register of Deeds for Dane County, Wisconsin on August 10, 1950 in Vol. 232 of Misc., page 204, as Document No. 802720, wherein said Highway is designated as a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes.

Limitations as to access to U.S. Highway 12 and 18 as set forth in Award of Damages recorded as Document No. 918746.

Limitations as to access to Copps Street as set forth in Award of Damages recorded as Document No. 1246354.

Rights of the Public in the Northeast corner of the insured parcel lying Northeasterly of the radius described in Document No. 1246354.

Drainage Rights of the owners of adjoining land drained by the creek or drainage ditch along the West boundary of the insured premises.

Rights of the Public in that portion of the above described premises lying below the ordinary highwater mark of the creek.

Easement recorded on November 4, 1969 as Document No. 1253400.

Encroachment upon the above described premises of bituminous pavement, three light standards and one electric sign as delineated on a Plat of Survey prepared by Warzyn Engineering & Service Co. as Map No. C 2992-2 and Certified to April 18, 1969 by C. Allen Wortley, Registered Surveyor, #S-896.

Pipeline Easement from Klefstad Engineering Co., Inc. to Madison Gas and Electric Company dated December 14, 1970 and recorded February 11, 1971 in Volume 228 of Records, page 269, as Document No. 1282901.

Easement for Public Bus Shelter to City of Madison dated June 28, 1978 and recorded August 17, 1978 in Volume 984 of Records, page 62, as Document No. 1587399.

Restrictions contained in Warranty Deed dated June 28, 1977 and recorded August 19, 1977 in Volume 848 of Records, page 139, as Document No. 1534102.

Return to:
Warren Johnson
c/o Menard, Inc.
~~Box 1~~ 4777 Menard Dr.
Eau Claire, WI. 54703

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2001
CITY OF MONONA
DANE COUNTY

BILL NUMBER: 2582560

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description

C/O BOB NORQUIST
JOHN R MENARD JR
4777 MENARD DR
EAU CLAIRE WI 54703

25694/18 5657/8
6401 COPPS AVE
SEC. 21, T 07 N, R 10 E
LOT 1 CSM 2289 CS9/119-121 DESCR AS
ASSR PLAT 2 B G PRT OUTL OTS ...

PARCEL NUMBER:
3034 ~~258~~ 34/0710-214-6611-6

Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect lottery credit)	0.02575390
1,434,400	3,572,300	5,006,700	0.9069		
Est. Fair Mkt. Land	**Est. Fair Mkt. Improvements**	**Total Est. Fair Mkt.**	A star in this box means unpaid prior year taxes.	School taxes reduced by school levy tax credit	$12,639.16
1,581,700	3,939,000	5,520,700			

Taxing Jurisdiction	2000 Est. State Aids Allocated Tax Dist.	2001 Est. State Aids Allocated Tax Dist.	2000 Net Tax	2001 Net Tax	% Tax Change
STATE OF WISCONSIN			1,063.74	1,104.95	3.9%
DANE COUNTY	215,305	216,210	17,704.66	17,295.02	-2.3%
LOCAL	862,413	829,310	30,524.30	31,933.36	4.6%
MONONA GROVE	5,670,807	6,117,053	68,869.92	70,820.26	2.8%
MADISON TECH COLLEGE	254,891	111,246	7,801.46	7,788.44	-0.2%
Total	7,003,416	7,273,819	125,964.08	128,942.03	2.4%
Lottery & Gaming Credit					
Net Property Tax			125,964.08	128,942.03	2.4%

Make Check Payable to:
CITY OF MONONA
TREASURER
5211 SCHLUTER RD.
MONONA WI 53716-2598

Full Payment Due On or Before January 31, 2002
$ 128,942.03

Or First Installment Payment Due On or Before January 31, 2002
$ 64,471.02

And Second Installment Payment Payable To
DANE COUNTY TREASURER

PO BOX 7966
MADISON WI 53707-7966

And Second Installment Payment Due On or Before July 31, 2002
$ 64,471.01

Net Property Tax 128,942.03

☐ Check For Billing Address Change.

PLEASE RETURN LOWER PORTION WITH REMITTANCE
- PLEASE READ REVERSE SIDE -

FOR TREASURERS USE ONLY
PAYMENT _____
BALANCE _____
DATE _____

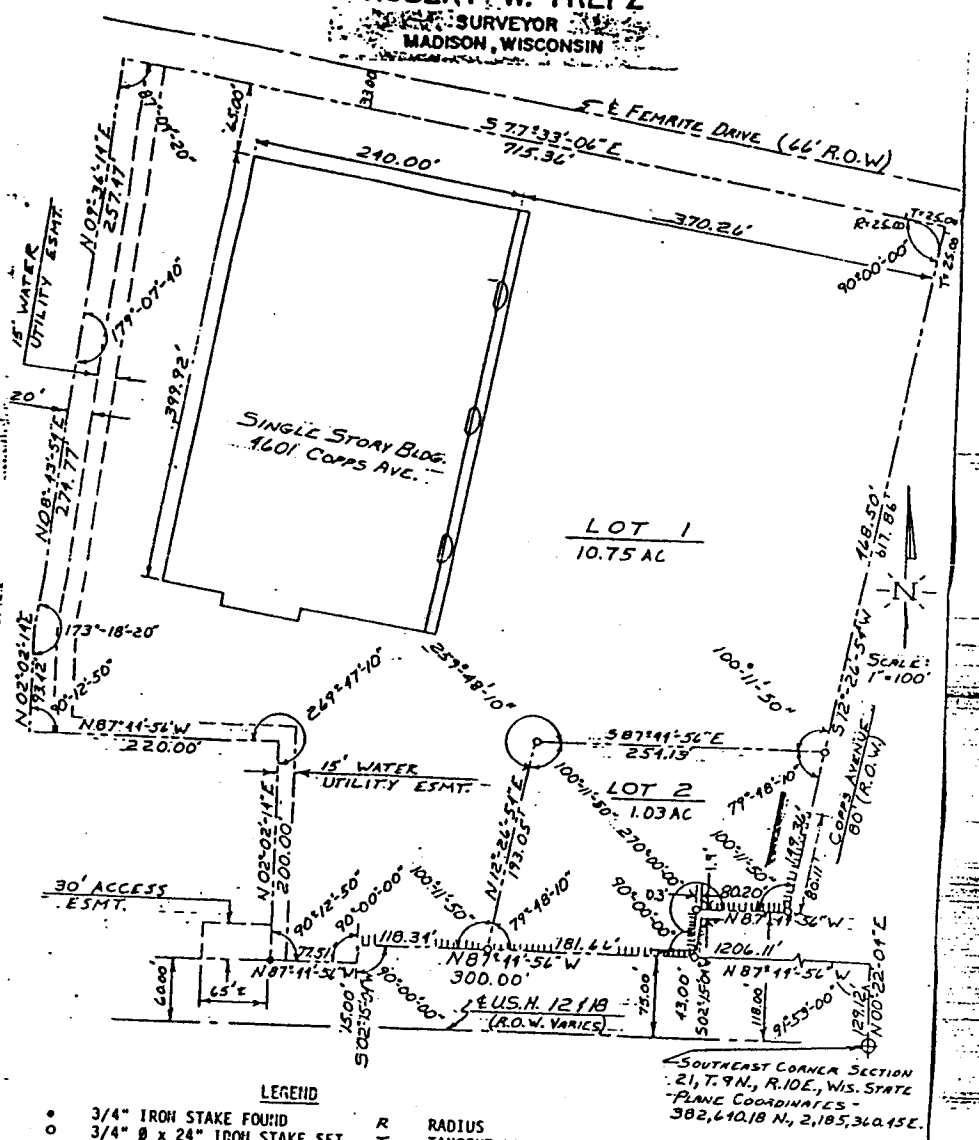
TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2002
$ 128,942.03
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

REC'D JUL 27 1990

CERTIFIED SURVEY MAP NO. 2,237
DOCUMENT NO. 1504998
Sheet 1 of 3

PLAT OF SURVEY

ROBERT W. TREFZ
REGISTERED LAND SURVEYOR
MADISON, WISCONSIN



LEGEND

- • 3/4" IRON STAKE FOUND
- o 3/4" Ø x 24" IRON STAKE SET
- PROPERTY LINE
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- EDGE BITUMINOUS PAVEMENT
- R RADIUS
- T TANGENT DISTANCE
- EASEMENT LINE
- CENTERLINE
- NO ACCESS

NOTE: Bearing Datum is Wisconsin State Plane, South Zone

Copps, Inc.
Part Outlots 31 & 32,
Assessor's Plat No. 2
Town of Blooming Grove
Dane County, WI

VOLUME 9 PAGE 119

C 6795-B1

DOCUMENT NO. 1504998 ~~2228-9~~

Sheet 2 of 3

PLAT OF SURVEY
ROBERT W. TREFZ
SURVEYOR
MADISON, WISCONSIN

DESCRIPTION:

PART OF OUTLOTS NO. 31 & 32, ASSESSOR'S PLAT NO. 2 OF BLOOMING GROVE TOWNSHIP, MORE PARTICULARLY DESCRIBED AS A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 21, T7N, R10E, CITY OF MONONA, DANE COUNTY, WISCONSIN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SECTION 21, NORTH 00° 22'04" EAST, 129.12 FEET; THENCE NORTH 87° 44'56" WEST, 1206.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 12 & 18, SAID POINT LYING 75.00 FEET NORTHERLY AT A RIGHT ANGLE TO THE CENTERLINE OF SAID HIGHWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 87° 44'56" WEST, 300.00 FEET; THENCE SOUTH 02° 15'04" WEST, 15.00 FEET TO A POINT LYING 60.00 FEET NORTHERLY AT A RIGHT ANGLE TO THE CENTERLINE OF SAID HIGHWAY; THENCE ALONG THE SAID RIGHT-OF-WAY LINE NORTH 87° 44'56" WEST, 77.51 FEET; THENCE NORTH 02° 02'14" EAST, 200.00 FEET; THENCE NORTH 87° 44'56" WEST, 220.00 FEET; THENCE NORTH 02° 02'14" EAST, 93.42 FEET; THENCE NORTH 08° 43'54" EAST, 274.77 FEET; THENCE NORTH 09° 36'14" EAST, 257.47 FEET TO A POINT ON A SOUTHERLY RIGHT-OF-WAY LINE OF FEMRITE ROAD, SAID POINT LYING 33.00 FEET SOUTHERLY AT A RIGHT ANGLE TO THE CENTERLINE OF SAID ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 77° 33'06" EAST, 715.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING SOUTH 32° 33'06" EAST, 35.35 FEET LONG AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COPPS ROAD, SAID POINT LYING 40.00 FEET WESTERLY AT A RIGHT ANGLE TO THE CENTERLINE OF SAID ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 12° 26'54" WEST, 617.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 12 & 18, SAID POINT LYING 118.00 FEET NORTHERLY AT A RIGHT ANGLE TO THE CENTERLINE OF SAID HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 87° 44'56" WEST, 80.20 FEET; THENCE SOUTH 02° 15'04" WEST, 43.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL OF LAND CONTAINING 11.28 ACRES.

WISCONSIN
ROBERT W. TREFZ
MADISON, WIS.
REGISTRATION #S-976
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND LOCATED THE BUILDING THEREON AS SHOWN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY.

Madison, Wisconsin Robert W. Trefz
ROBERT W. TREFZ

REGISTERED SURVEYOR No. S 976
Warzyn Engineering Inc.

I have complied with Sec. 236.34 of the Statutes of the State of Wisconsin

Copps, Inc.
Part of Outlots 31 & 32
Assessor's Plat No. 2
Town of Blooming Grove
Dane County, WI

VOLUME 9 PAGE 120 C 6795-B2

CERTIFIED SURVEY MAP NO. 2289
DOCUMENT NO. 1504998
Sheet 3 of 3

PLAT OF SURVEY
ROBERT W. TREFZ
SURVEYOR
MADISON, WISCONSIN

APPROVED FOR RECORDING PER CITY COUNCIL, ACTION OF 2/2, 1977.

Waldemar Christian, City Clerk, 1977.

Received for record this 8 day of Feb, 1977 at 1 30 o'clock P M. and recorded in Volume 9 of Certified Surveys, Pages 119, 120 & 121.

Harold K. Hill
Harold K. Hill, Register of Deeds
Dane County, Wisconsin
By: Marian Jordan, Deputy

Copps, Inc.
Part of Outlots 31 & 32
Assessor's Plat No. 2
Town of Blooming Grove
Dane County, WI

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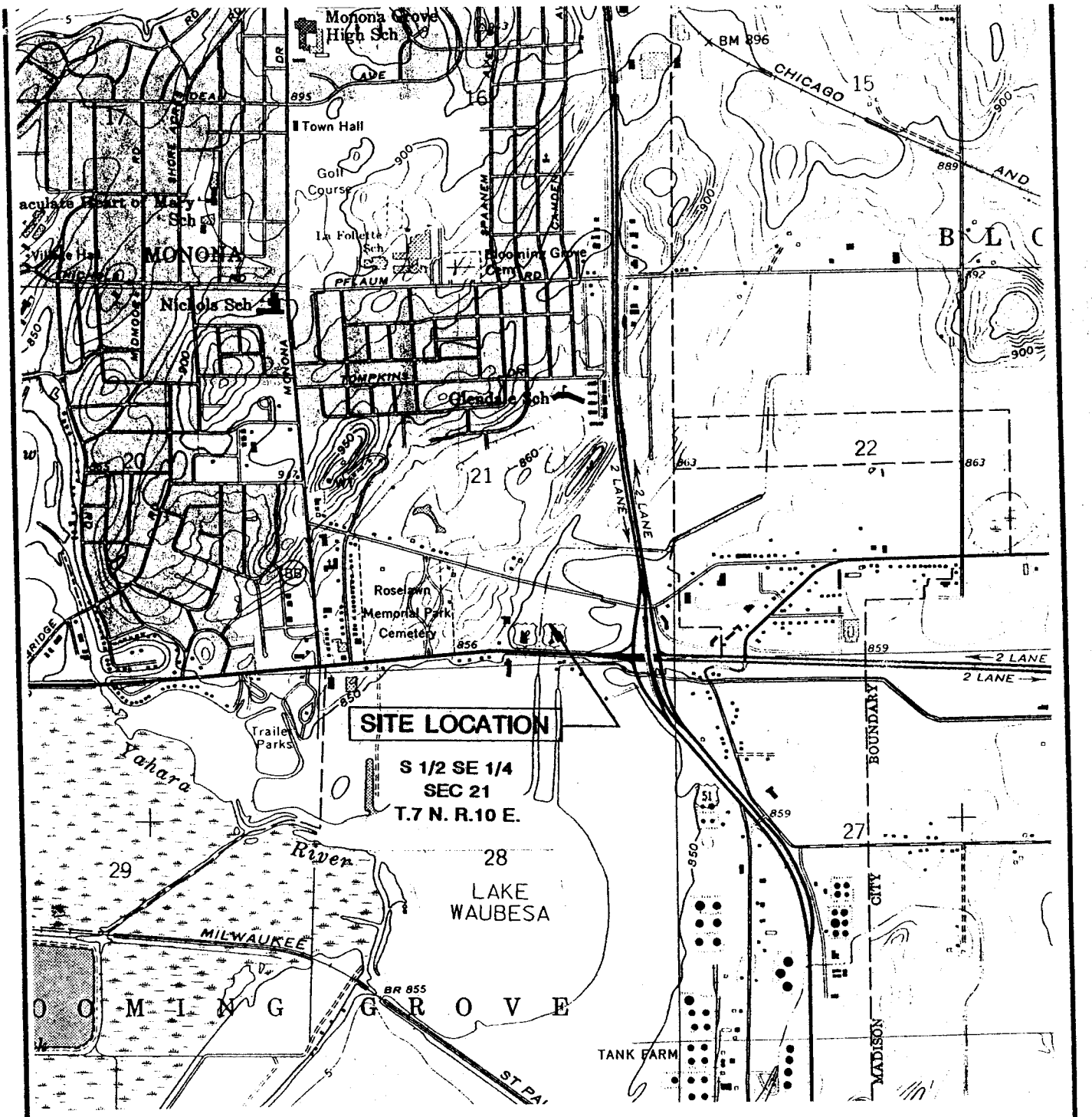
C 6795-B3



SCALE 1:24000

1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

NORTH

REMEDIAL INVESTIGATION MENARD, INC. MONONA, WISCONSIN	DRN. BY: MLE CHK. BY: EBS DATE: JAN. 1993 AYRES ASSOCIATES	LOCATION MAP	FIGURE 1

TABLE 1
SOIL SAMPLING SUMMARY

DATE SAMPLED	AYRES SAMPLE NO.	LABORATORY SAMPLE NO.	SAMPLE LOCATION	SAMPLE INTERVAL (FEET)	PID RESPONSE	GRO (PPM)	DRO (PPM)	TRPH (PPM)
03/04/92	AB-1:S-1		East End Waste Oil Tank	2-4	29.5			
03/04/92	AB-1:S-2		East End Waste Oil Tank	4.5-6.5	23.5			
03/04/92	AB-1:S-3	986	East End Waste Oil Tank	7-9	2.1			ND-5.9
03/04/92	AB-1:S-4		East End Waste Oil Tank	9.5-11.5	3.6			
03/04/92	AB-2:S-1		West End Waste Oil Tank	2-4	0.8			
03/04/92	AB-2:S-2		West End Waste Oil Tank	4.5-6.5	1.4			
03/04/92	AB-2:S-3	987	West End Waste Oil Tank	7-9	1.4		ND-6.0	ND-6.2
03/04/92	AB-2:S-4		West End Waste Oil Tank	9.5-11.5	0.5			
03/04/92	AB-4:S-1		North Pump Island	2-4	41			
03/04/92	AB-4:S-2	988	North Pump Island	4.5-6.5	23.5	ND-5.5		
03/04/92	AB-5:S-1		South Pump Island	2-4	5.8			
03/04/92	AB-5:S-2	989	South Pump Island	4.5-6.5	510	2,900		
03/04/92	AB-5:S-3		South Pump Island	7-9	130.2			
03/04/92	AB-6:S-1		Product Piping	2-4	18.2			
03/04/92	AB-6:S-2	990	Product Piping	4.5-6.5	115.2	6.3		
03/04/92	AB-6:S-3		Product Piping	7-9	46.9			
03/04/92	AB-7:S-1		Product Piping	2-4	----			
03/04/92	AB-7:S-2		Product Piping	4.5-6.5	68.6			
03/04/92	AB-8:S-1		Product Piping	2-4	----			
03/04/92	AB-8:S-2		Product Piping	4.5-6.5	60.3			
03/04/92	AB-9:S-1		Product Piping/Lg. Tank Bed	2-4	128.6			
03/04/92	AB-9:S-2		Product Piping/Lg. Tank Bed	4.5-6.5	120.9			
03/04/92	AB-9:S-3		Product Piping/Lg. Tank Bed	7-9	15.4			
03/04/92	AB-9:S-4	991	Product Piping/Lg. Tank Bed	9.5-11.5	12.7	ND-6.2		

GRO = Gasoline Range Organics
DRO = Diesel Range Organics
TRPH = Total Recoverable Petroleum Hydrocarbons
ND = No Detect at Method Detection Limit as Given
---- = Not Screened

TABLE 1
SOIL SAMPLE SUMMARY

SAMPLE DATE	SAMPLE LOCATION	SAMPLE NO.	SAMPLE INTERVAL (FEET)	LAB SAMPLE NO.	PID RESPONSE	GRO (PPM)	DRO (PPM)	TRPH (PPB)	BENZENE (PPB)	TOLUENE (PPB)	TOTAL XYLENES (PPB)	ETHYL-BENZINE (PPB)	MTBE (PPB)	1,3,5 TRIMETHYL-BENZENE (PPB)	1,2,4 TRIMETHYL-BENZENE (PPB)	TOTAL LEAD (PPB)
03/04/92	AB-1	S-1		2-4	29.5											
		S-2		4.5-6.5	23.5											
		S-3	986	7-9	2.1			<5.9								
		S-4		9.5-11.5	3.6											
03/04/92	AB-2	S-1		2-4	0.8											
		S-2		4.5-6.5	1.4											
		S-3	987	7-9	1.4		<6.0	<6.2								
		S-4		9.5-11.5	0.5											
03/04/92	AB-4	S-1		2-4	41											
		S-2	988	4.5-6.5	23.5	<5.5										
03/04/92	AB-5	S-1		2-4	5.8											
		S-2	989	4.5-6.5	510	2,900										
		S-3		7-9	130.2											
03/04/92	AB-6	S-1		2-4	18.2											
		S-2	990	4.5-6.5	115.2	6.3										
		S-3		7-9	46.9											
03/04/92	AB-7	S-1		2-4	NS											
		S-2		4.5-6.5	68.6											
03/04/92	AB-8	S-1		2-4	NS											
		S-1		4.5-6.5	60.3											

NOTES :

Soil borings AB-1 through AB-8 were installed as part of the tank closure site assessment. See Ayres Associates June 1992 Tank Closure Site Assessment Report

ebs/sandie61a

GRO - Gasoline Range Organics
DRO = Diesel Range Organics
MTBE = Methyl-Tert-Butyl Ether
NR = No Response
NS = Not Screened
NA = Not Analyzed
< = Not detected at method detection limits as noted.
TRPH = Total Recoverable Petroleum Hydrocarbons

TABLE 1
SOIL SAMPLE SUMMARY (Cont.)

SAMPLE DATE	SAMPLE LOCATION	SAMPLE NO.	SAMPLE INTERVAL (FEET)	LAB SAMPLE NO.	PID RESPONSE	GRO (PPM)	DRO (PPM)	TRPH (PPB)	BENZENE (PPB)	TOLUENE (PPB)	TOTAL XYLENES (PPB)	ETHYL-BENZINE (PPB)	MTBE (PPB)	1,3,5 TRIMETHYL-BENZENE (PPB)	1,2,4 TRIMETHYL-BENZENE (PPB)	TOTAL LEAD (PPB)
3/4/92	AB-9	S-1	2.0-4.0		128.6											
		S-2	4.5-6.5		120.9											
		S-3	7.0-9.0		15.4											
		S-4	9.5-11.5	991	12.7	<6.2	NA		<12	<12	53	<12	<12	<12	35	5.38
3/4/92	AB-10	S-1	2.0-4.0		ND											
		S-2	4.5-6.5	992	ND	<5.5	NA		<11	<11	<11	<11	<11	<11	<11	3.37
		S-3	7.0-9.0		ND											
		S-4	9.5-11.5	993	ND	<6.1	NA		<12	<12	<12	<12	<12	<12	<12	<0.62
3/4/92	AB-11	S-1	2.0-4.0		11.1											
		S-2	4.5-6.5	994	297	100	12		<65	180	11,900	2800	<65	1600	6400	1.20
		S-3	7.0-9.0		207											
		S-4	9.5-11.5		189											
		S-5	13.0-15.0	995	15.1	<6.2	NA		<12	<12	26	<12	<12	<12	<12	1.24
3/5/92	AB-12	S-1	2.0-4.0		126.4											
		S-2	7.0-9.0	996	306	31.4	680		<12	520	2380	510	<12	290	1100	4.83
		S-3	9.5-11.5		89.5											
		S-4	12.0-14.0		37.3											
3/5/92	AB-13	S-1	2.0-4.0		ND											
		S-2	4.5-6.5		ND											
		S-3	7.0-9.0	997	25	<6.1	<6.0		<12	<12	206	76	12	43	210	0.93
		S-4	9.5-11.5		40											
		S-5	12.0-14.0	998	58	<5.9	NA		<12	<12	32	<12	<12	<12	19	1.08

ebs/sande61a

NOTES :
Soil borings AB-1 through AB-8 were installed as part of the tank closure site assessment. See Ayres Associates June 1992 Tank Closure Site Assessment Report
GRO - Gasoline Range Organics
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MTBE = Methyl-Tert-Butyl Ether
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NS = Not Screened
NA = Not Analyzed
< = Not detected at method detection limits as noted.
TRPH = Total Recoverable Petroleum Hydrocarbons

TABLE 1
SOIL SAMPLE SUMMARY (Cont.)

SAMPLE DATE	SAMPLE LOCATION	SAMPLE NO.	SAMPLE INTERVAL (FEET)	LAB SAMPLE NO.	PID RESPONSE	GRO (PPM)	DRO (PPM)	TRPH (PPB)	BENZENE (PPB)	TOLUENE (PPB)	TOTAL XYLENES (PPB)	ETHYL-BENZINE (PPB)	MTBE (PPB)	1,3,5 TRIMETHYL-BENZENE (PPB)	1,2,4 TRIMETHYL-BENZENE (PPB)	TOTAL LEAD (PPB)
3/5/92	AB-14	S-1	2.0-4.0		1.9											
		S-2	4.5-6.5	999	ND	<5.6	<6.0		<11	<11	<22	<11	<11	<11	<11	6.04
		S-3	7.0-9.0		ND											
		S-4	9.5-11.5	1005	ND	<6.0	NA		<12	<12	<24	<12	<12	<12	<12	1.16
3/5/92	AB-15	S-1	2.0-4.0		ND											
		S-2	4.5-6.5	1000	ND	<6.0	NA		<12	<12	<12	<12	<12	<12	<12	1.19
		S-3	7.0-9.0		ND											
		S-4	9.5-11.5		ND											
9/1/92	AB-16	S-1	2.5-4.5		8.1											
		S-2	5.0-7.0	1633	686	1000	410		<110	96,000	169,000	37,000	<110	15,000	56,000	3.53
		S-3	7.5-9.5		427											
		S-4	10.0-12.0	1634	436	3.7	<6.3		34	430	1810	190	<15	130	640	<0.80
9/1/92	AB-17	S-1	2.5-4.5		9.8											
		S-2	5.0-7.0	1635	25.2	5.6	<7.1		<17	<17	72	<17	<17	<17	40	3.52
		S-3	7.5-9.5		16.9											
		S-4	10.0-12.0	1636	13.3	5.2	<6.5		<13	<13	43	<13	<13	<13	<13	4.99
3/5/92	MW-1	S-1	2.0-4.0		11											
		S-2	4.5-6.5		7											
		S-3	7.0-9.0	1001	99	14	<6.0		32	480	2730	650	<13	99	210	1.73
		S-4	9.5-11.5		40											
		S-5	12.0-14.0	1002	72	<6.2	<6.0		13	270	1500	340	<13	80	380	<0.64
		S-6	14.5-16.5		13											

NOTES :

Soil borings AB-1 through AB-8 were installed as part of the tank closure site assessment. See Ayres Associates June 1992 Tank Closure Site Assessment Report

ebs/sande61a

GRO - Gasoline Range Organics
DRO = Diesel Range Organics
MTBE = Methyl-Tert-Butyl Ether
NR = No Response
NS = Not Screened
NA = Not Analyzed
< = Not detected at method detection limits as noted.
TRPH = Total Recoverable Petroleum Hydrocarbons

TABLE 1
SOIL SAMPLE SUMMARY (Cont.)

SAMPLE DATE	SAMPLE LOCATION	SAMPLE NO.	SAMPLE INTERVAL (FEET)	LAB SAMPLE NO.	PID RESPONSE	GRO (PPM)	DRO (PPM)	TRPH (PPB)	BENZENE (PPB)	TOLUENE (PPB)	TOTAL XYLENES (PPB)	ETHYL-BENZENE (PPB)	MTBE (PPB)	1,3,5 TRIMETHYL-BENZENE (PPB)	1,2,4 TRIMETHYL-BENZENE (PPB)	TOTAL LEAD (PPB)
3/5/92	MW-2	S-1	2.0-4.0		ND											
		S-2	4.5-6.5		ND											
		S-3	7.0-9.0	1003	4	<6.0	<6.0		<12	<12	27	<12	<12	<12	<12	0.61
		S-4	9.5-11.5		ND											
		S-5	12.0-14.0	1006	ND	<6.0	NA		<12	<12	<27	<12	<12	<12	<12	<0.64
		S-6	14.5-16.5		ND											
3/5/92	MW-3	S-1	2.0-4.0		ND											
		S-2	7.0-9.0	1004	ND	<6.0	NA		<12	<12	<24	<12	<12	<12	<12	0.86
		S-3	9.5-11.5		ND											
		S-4	12.0-14.0		ND											
		S-5	14.5-16.5		ND											
9/1/92	MW-4	S-1	2.5-4.5		ND											
		S-2	5.0-7.0		ND											
		S-3	7.5-9.5	1637	ND	<1.2	<5.9		12	12	<24	<12	<12	<12	<12	0.99
		S-4	10.0-12.0		ND											
9/1/92	MW-5	S-1	2.5-4.5		ND											
		S-2	5.0-7.0		ND											
		S-3	7.5-9.5		80.1											
		S-4	10.0-12.0	1638	303	2.1	<6.2		27	31	1412	322	<12	32	680	<0.76
9/1/92	Methanol Blank			1639		<1.0	NA		<10	<10	<10	<10	<10	<10	<10	NA

ebs/sande61a

NOTES :
Soil borings AB-1 through AB-8 were installed as part of the tank closure site assessment. See Ayres Associates June 1992 Tank Closure Site Assessment Report
GRO - Gasoline Range Organics
DRO = Diesel Range Organics
MTBE = Methyl-Tert-Butyl Ether
NR = No Response
NS = Not Screened
NA = Not Analyzed
< = Not detected at method detection limits as noted.
TRPH = Total Recoverable Petroleum Hydrocarbons

TABLE 1
MONITORING WELL SOIL SAMPLE SUMMARY

LOCATION	DATE	DEPTH (feet)	LAB SAMPLE NO.	PID RESPONSE	BENZENE (mg/kg)	ETHYL-BENZENE (mg/kg)	TOLUENE (mg/kg)	TOTAL XYLENES (a) (mg/kg)	MTBE (b) (mg/kg)	1,3,5-TMB (c) (mg/kg)	1,2,4-TMB (mg/kg)	DRO (d) (mg/kg)	GRO (e) (mg/kg)
MW-6	1/8/94	2.5-4.5	47346	1.2	<0.056	<0.056	<0.056	<0.056	<0.056	<0.056	<0.056	18	<1.1
		5-7		NR (f)	NA (g)	NA	NA	NA	NA	NA	NA	NA	NA
		7.5-9.5	47347	0.8	<0.061	<0.061	<0.061	<0.061	<0.061	<0.061	<0.061	<6.0	<1.2
		10-12		0.4	NA	NA	NA	NA	NA	NA	NA	NA	NA
		12.4-14.5		0.2	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW-7	1/8/94	2.5-4.5		1.2	NA	NA	NA	NA	NA	NA	NA	NA	NA
		5-7	47348	1.2	<0.078	<0.078	<0.078	<0.078	<0.078	<0.078	<0.078	<8.3	<1.6
		7.5-9.5		NS (h)	NA	NA	NA	NA	NA	NA	NA	NA	NA
		10-12		1.4	<0.059	<0.059	<0.059	<0.059	<0.059	<0.059	<0.059	<5.9	<1.2
		12.4-14.5	47349	2	NA	NA	NA	NA	NA	NA	NA	NA	NA

FILE:D:\MONONA\TABLE1

NOTES:

(a) TOTAL XYLENES = SUM OF M&P XYLENE AND O XYLENE

(b) MTBE = METHYL-TERT-BUTYL-ETHER

(c) TMB = TRIMETHYL BENZENE

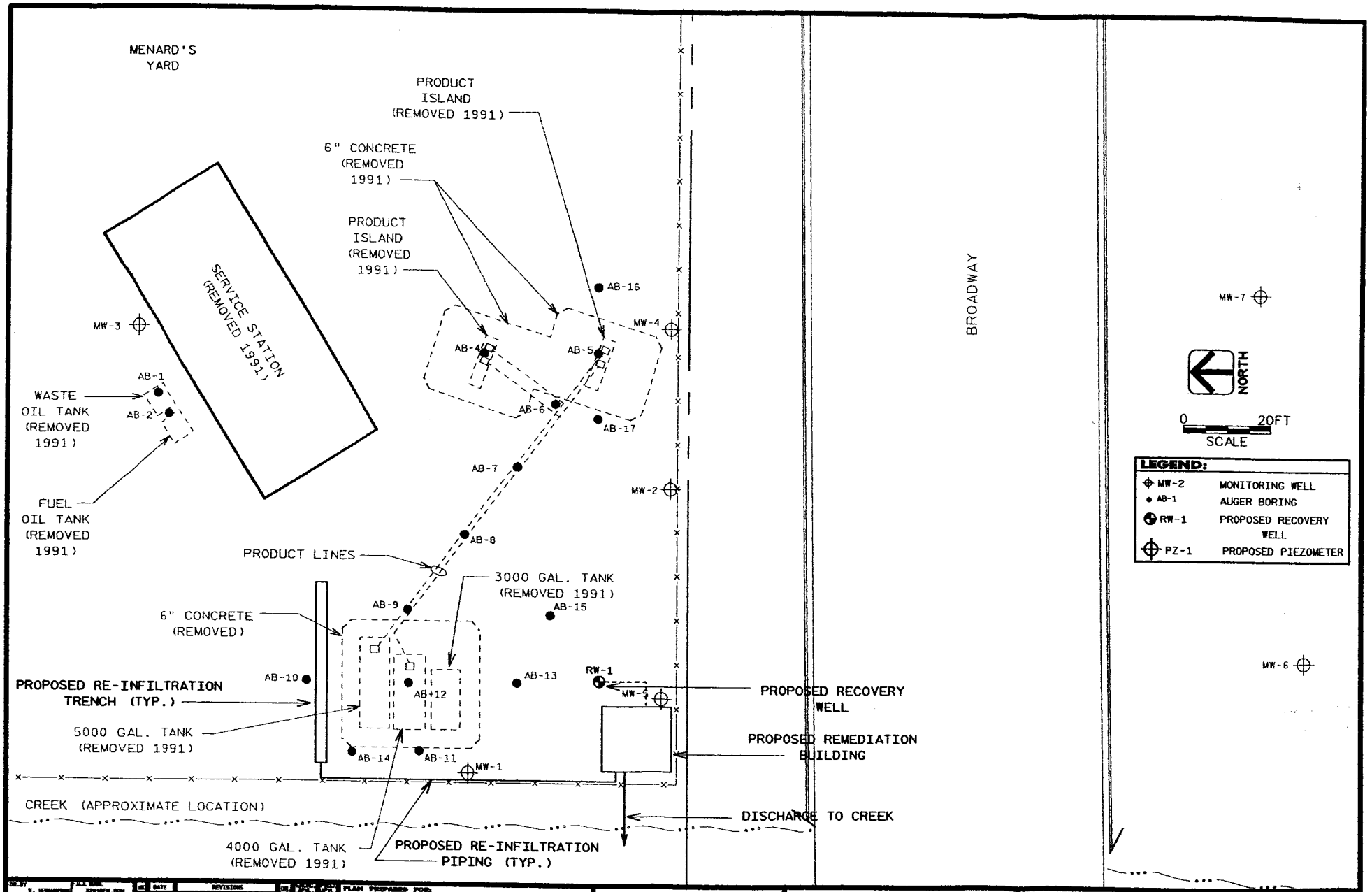
(d) DRO = DIESEL RANGE ORGANICS

(e) GRO = GASOLINE RANGE ORGANICS

(f) NR = NO RESPONSE

(g) NA = NOT ANALYZED

(h) NS = NOT SAMPLED



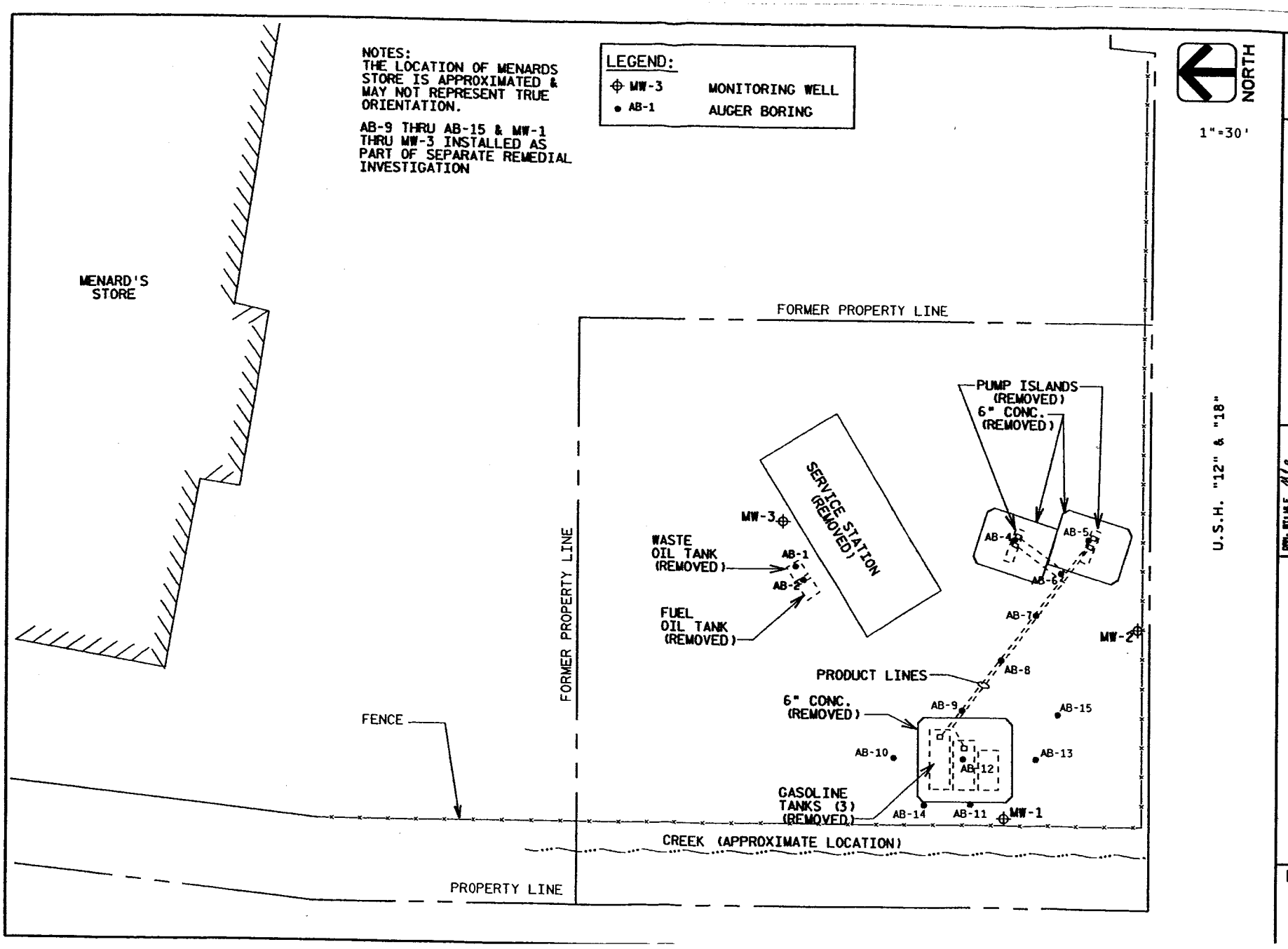
PLAN PREPARED FOR: MENARD, INC. EAU CLAIRE, WISCONSIN

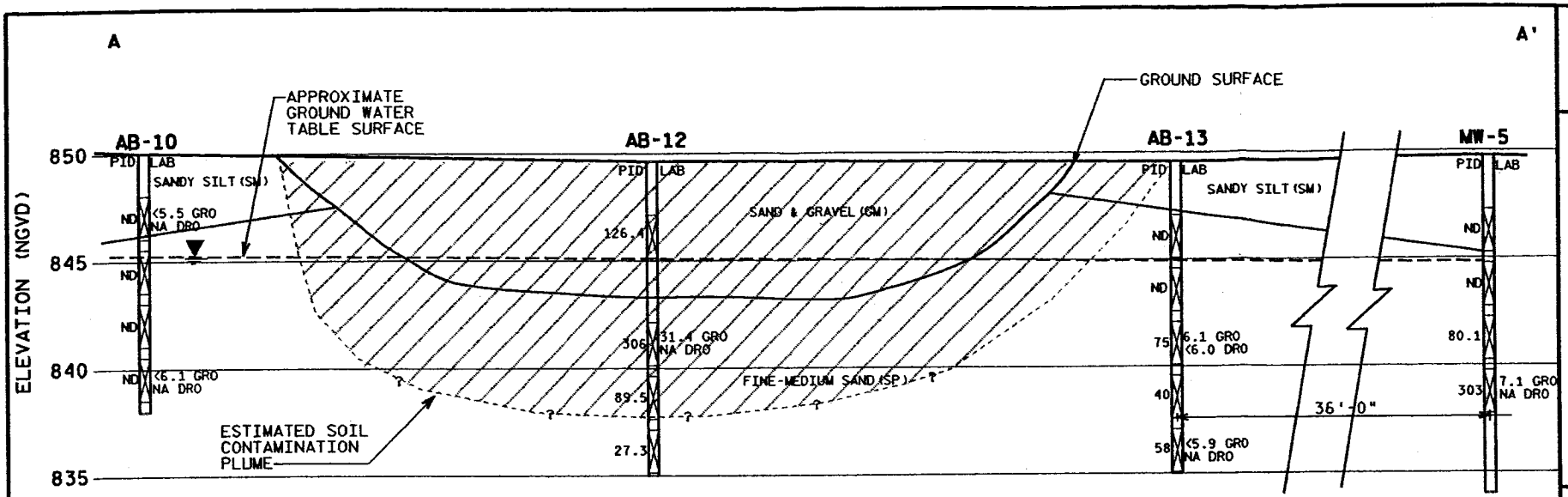
PLANS PREPARED BY AYRES ASSOCIATES

REMEDIAL ACTION MENARD'S STORE #34.

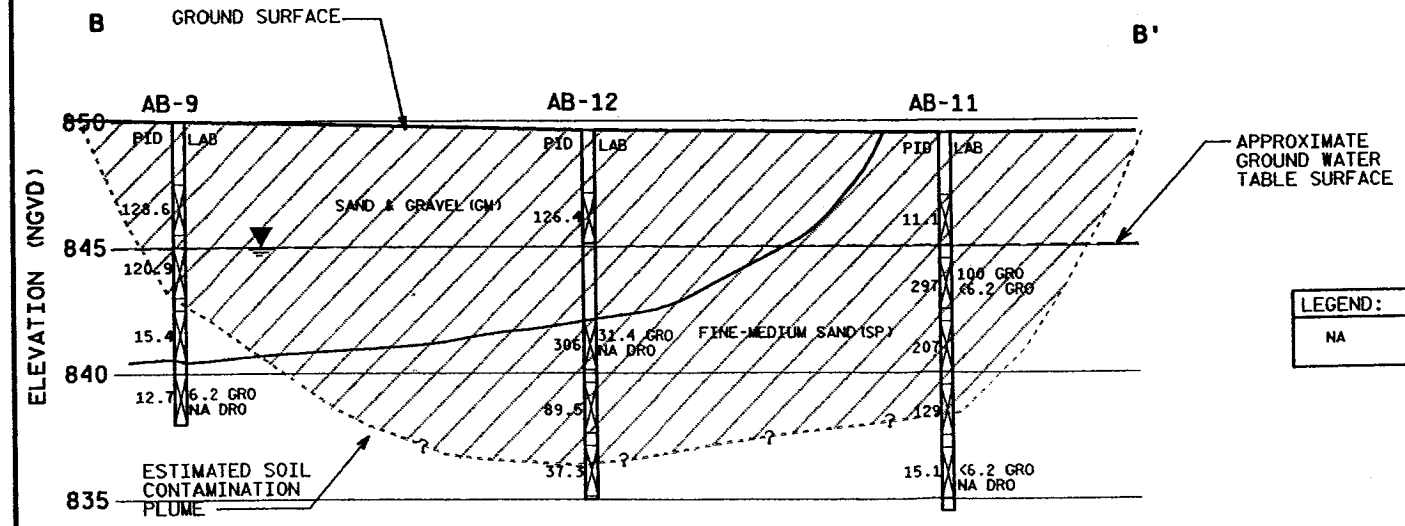
PROPOSED REMEDIAL ACTION SITE PLAN

FIGURE 10


NOTES:
THE LOCATION OF MENARDS STORE IS APPROXIMATED & MAY NOT REPRESENT TRUE ORIENTATION.
AB-9 THRU AB-15 & MW-1 THRU MW-3 INSTALLED AS PART OF SEPARATE REMEDIAL INVESTIGATION
LEGEND:
MW-3 MONITORING WELL
AB-1 AUGER BORING
NORTH
1"=30'
MENARD'S STORE
FORMER PROPERTY LINE
PUMP ISLANDS (REMOVED)
6" CONC. (REMOVED)
SERVICE STATION (REMOVED)
MW-3
WASTE OIL TANK (REMOVED)
AB-1
AB-2
FUEL OIL TANK (REMOVED)
AB-4
AB-5
AB-6
AB-7
MW-2
PRODUCT LINES
AB-8
6" CONC. (REMOVED)
AB-9
AB-15
AB-10
AB-12
AB-13
GASOLINE TANKS (3) (REMOVED)
AB-14
AB-11
MW-1
FENCE
CREEK (APPROXIMATE LOCATION)
PROPERTY LINE
U.S.H. "12" & "18"
SITE PLAN
TANK CLOSURE SITE ASSESSMENT
MENARD, INC.
MONONA, WISCONSIN
FIGURE
2
AYRES ASSOCIATES
3281TANK.DGN



SECTION A-A'



SECTION B-B'

LEGEND:	
NA	NOT ANALYZED

1"=5'HORIZ.
1"=5' VERT.

CROSS SECTION A-A'
& CROSS SECTION B-B'

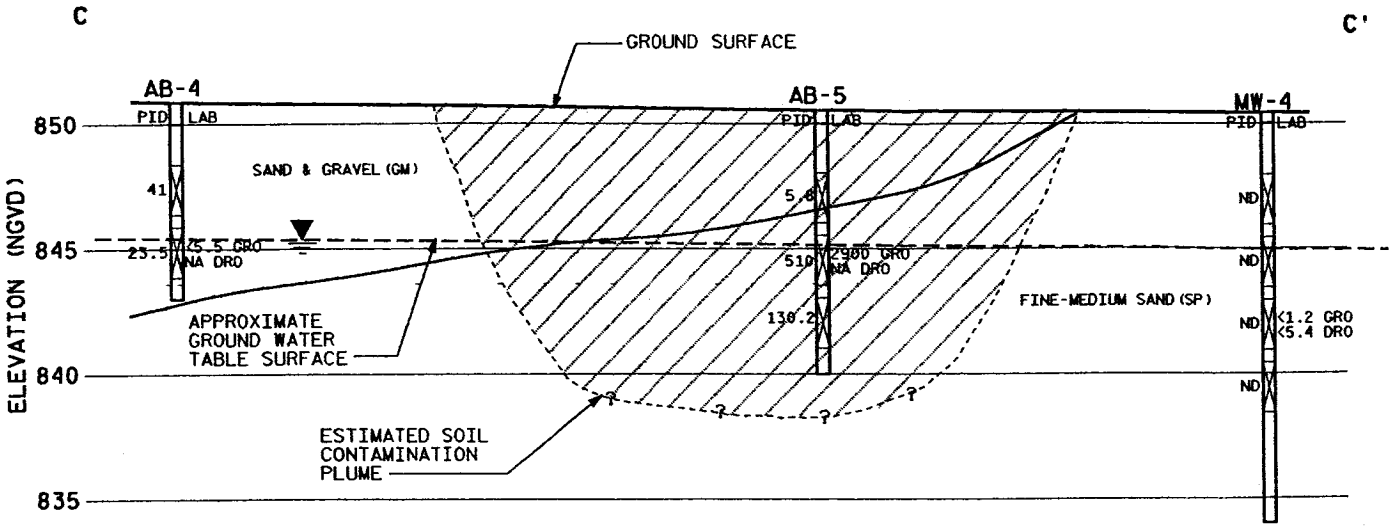
DRN. BY: MLE
CHK. BY: EBS
DATE: MAY 1993

AMRES ASSOCIATES

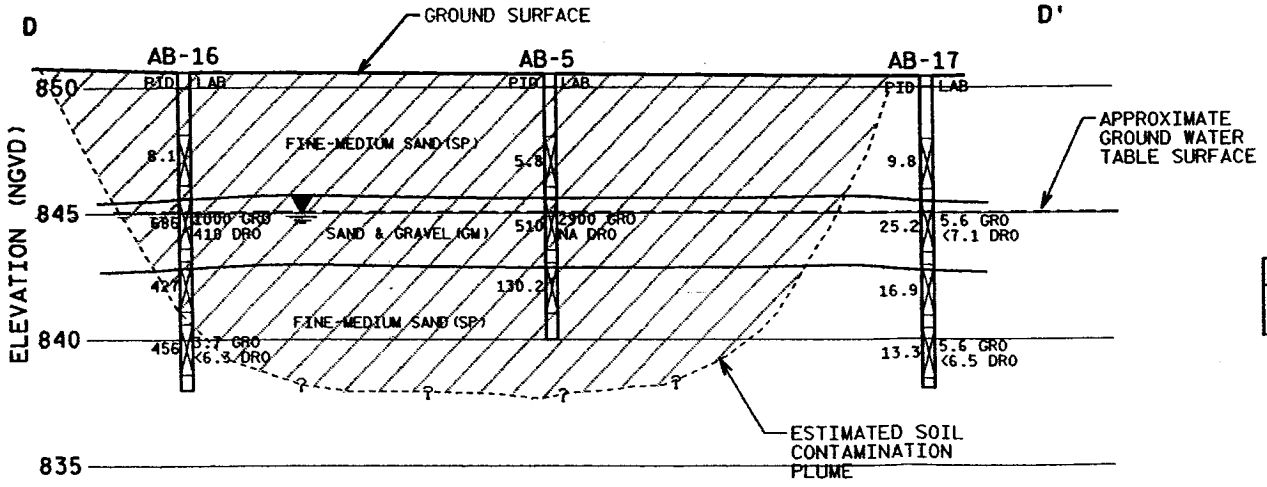
REMEDIAL INVESTIGATION
MENARD, INC.
MONONA, WISCONSIN

FIGURE
4

32B1XSEC.DGN



SECTION C-C'



SECTION D-D'

LEGEND:	
NA	NOT ANALYZED

1"=5'HORIZ.
1"=5' VERT.

CROSS SECTION C-C'
& CROSS SECTION D-D'

DRN. BY: MLE
CHK. BY: EBS
DATE: MAY 1992

AMRES ASSOCIATES

REMEDIAL INVESTIGATION
MENARD, INC.
MONONA, WISCONSIN

FIGURE
5

32813XSEC.DGN

TABLE 2
REMEDIAL EXCAVATION SOIL SAMPLE FIELD SCREENING SUMMARY

HEAD SPACE SAMPLE #	GRID LOCATION (a)		DEPTH (feet)	FID RESPONSE
	NORTH	EAST		
S-1	25	110	2.5	200
S-2	12	105	5	<1000
S-3	17	108	7	<1000
S-4	10	100	8	75
S-5 (b)	20	102	6	180
S-6	10	112	5	9
S-7	8	107	5	0.8
S-8	60	10	4	230
S-9	45	8	4	120
S-10	25	100	4	>1000
S-11	15	105	8	410
S-12	70	20	5	110
S-13	30	98	4	>1000
S-14	15	115	12	880
S-15 (b)	20	120	12	12
S-16	30	115	7	410
S-17 (b)	10	122	6	23
S-18 (b)	39	115	8	28
S-19	34	103	6	713
S-20	37	98	8	380
S-21 (b)	15	95	12	325
S-22	20	97	4	230
S-23	20	95	7	400
S-24	15	92	8	330
S-25	15	90	3	160
S-26	45	18	6	890
S-27	30	100	5	>1000
S-28	50	25	4	>1000
S-29	50	30	5	390
S-30 (b)(c)	na	na	na	>1000
S-31	35	90	7	180
S-32 (b)	33	82	7	65
S-33	45	32	5	43
S-34	44	28	4	320
S-35 (b)	35	33	5	180
S-36 (b)	40	30	8	180
S-37	52	42	5	190
S-38	62	38	5	920
S-39 (b)	58	42	5	nr
S-40 (b)	73	30	5	60
S-41 (b)	60	8	5	7
S-42 (b)	57	20	8	>1000
S-43 (b)	38	20	4	nr
S-44 (b)	5	90	7	nr
S-45 (b)	21	82	7	5

D:\MONONA\TABLE2

NOTES:

(a) - GRID LOCATIONS BASED ON ARBITRARY COORDINATE SYSTEM WITH (0N, 0E) LOCATED AT THE SOUTHWEST CORNER OF MENARDS YARD

(b) - SAMPLES SUBMITTED FOR ANALYTICAL TESTING; SEE TABLE 3, "REMEDIAL EXCAVATION SOIL SAMPLE ANALYTICAL SUMMARY"

(c) - SAMPLE COLLECTED FROM EXCAVATED SOIL STOCKPILE

TABLE 3

REMEDIAL EXCAVATION SOIL SAMPLE ANALYTICAL SUMMARY

SAMPLE	DATE COLLECTED	EXCAV.	GRID LOCATION (a) N	GRID LOCATION (a) E	SAMPLE DEPTH (feet)	SAMPLE TYPE (b)	GRO (c) (mg/kg)	DRO (d) (mg/kg)	BENZENE (mg/kg)	TOLUENE (mg/kg)	ETHYLBENZENE (mg/kg)	TOTAL XYLENE (e) (mg/kg)	1,3,5 TMB (f) (mg/kg)	1,2,4 TMB (mg/kg)	MTBE (g) (mg/kg)
S-5	3/9/94	-	-	-	-	SP	5.3	<6.3	<0.056	<0.056	<0.056	<0.056	<0.056	<0.056	<0.056
S-15	3/9/94	A	20	120	12	F	<1.2	<6.3	<0.059	<0.059	<0.059	<0.059	<0.059	<0.059	<0.059
S-17	3/9/94	A	10	122	6	SW	<1.1	<6.3	<0.054	<0.054	<0.054	<0.054	<0.054	<0.054	<0.054
S-18	3/9/94	A	39	115	8	SW	<1.4	<6.8	<0.068	<0.068	0.083	0.15	<0.068	0.079	0.098
S-21	3/9/94	A	15	95	12	F	<1.3	<7.2	<0.063	<0.063	<0.063	<0.063	<0.063	<0.063	<0.063
S-30	3/10/94	-	-	-	-	SP	290	370	0.08	3.1	6.7	22	8.5	<0.060	<0.060
S-32	3/10/94	A	33	82	7	SW	<1.4	<6.8	<0.069	<0.069	<0.069	<0.069	<0.069	<0.069	<0.069
S-35	3/10/94	B	35	33	5	SW	<1.2	<5.5	<0.060	<0.060	<0.060	<0.060	<0.060	<0.060	<0.060
S-36	3/10/94	B	40	30	8	F	<1.4	<6.8	<0.069	<0.069	<0.069	<0.069	<0.069	<0.069	<0.069
S-39	3/10/94	B	58	42	5	SW	<1.3	15	<0.064	<0.064	<0.064	<0.064	<0.064	<0.064	<0.064
S-40	3/10/94	B	73	30	5	SW	<1.1	56	<0.057	<0.057	<0.057	<0.057	<0.057	<0.057	<0.057
S-41	3/10/94	B	60	8	5	SW	<1.1	<5.5	<0.055	<0.055	<0.055	<0.055	<0.055	<0.055	<0.055
S-42	3/10/94	B	57	20	8	F	1800	330	5.5	13	35	120	41	30	93
S-43	3/10/94	B	38	20	4	SW	<1.2	54	<0.059	<0.059	<0.059	<0.059	<0.059	<0.059	<0.059
S-44	3/10/94	A	5	90	7	SW	<1.1	<5.5	<0.055	<0.055	<0.055	<0.055	<0.055	<0.055	<0.055
S-45	3/10/94	A	21	82	7	SW	<1.1	<5.3	<0.053	<0.053	<0.053	<0.053	<0.053	<0.053	<0.053
NR 700 CONCENTRATION							<100 (h)	<100	<0.0055	<1.5	<2.9	<4.1	-	-	-

FILE:D:\MONONA\TABLE3

NOTES:

(a) GRID LOCATION BASED ON ARBITRARY COORDINATE SYSTEM WITH 1+00 N, 1+00 E LOCATED AT THE SOUTHWEST CORNER OF THE FENCE LINE

(b) SAMPLE TYPE:
- SW = SIDE WALL SAMPLE
- F = FLOOR SAMPLE
- SP = SIDEWALL SAMPLE

(c) GRO = GASOLINE RANGE ORGANICS

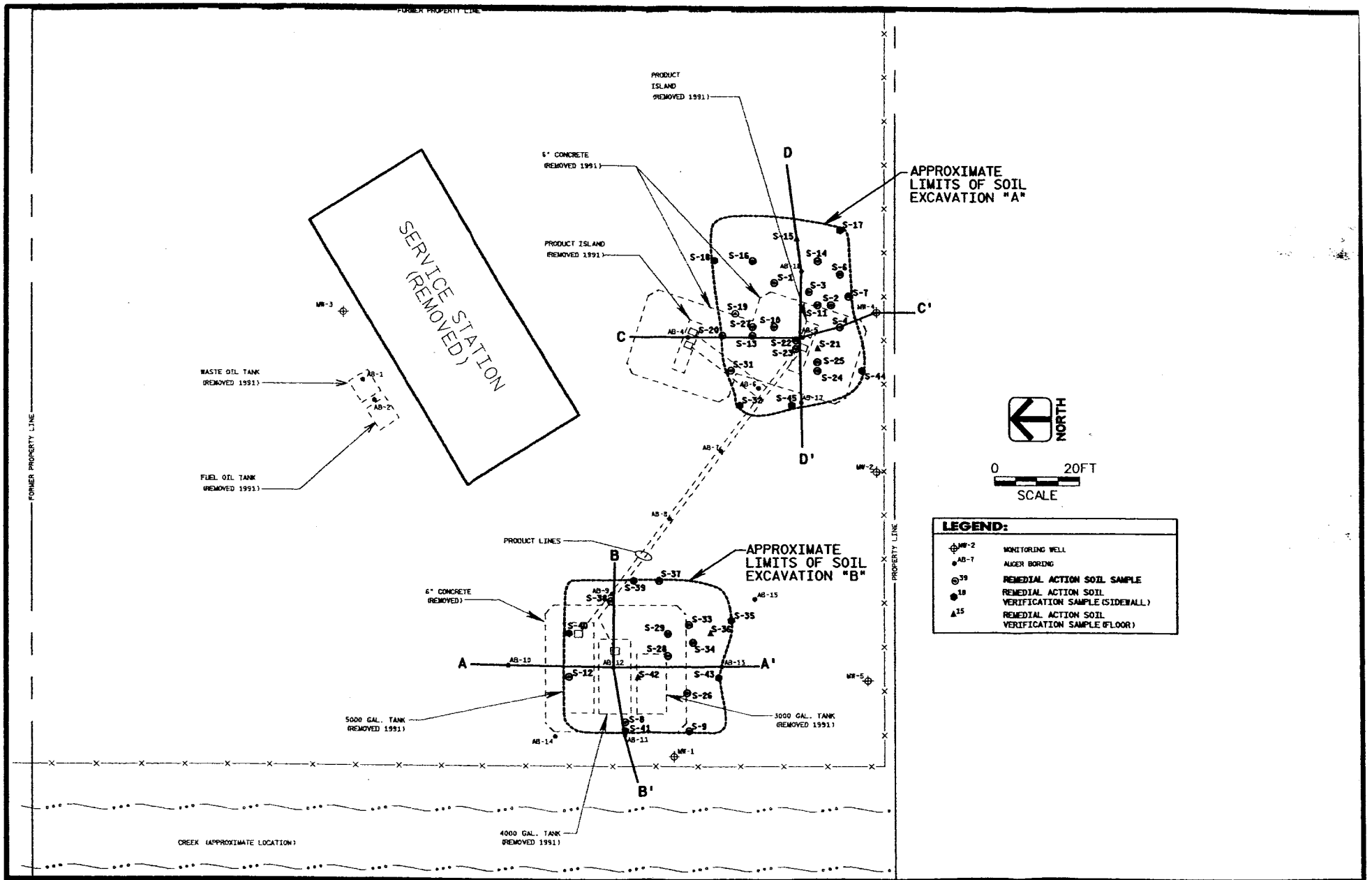
(d) DRO = DIESEL RANGE ORGANICS

(e) TOTAL XYLENES = SUM OF M&P XYLENE AND O XYLENE

(f) TMB = TRIMETHYLBENZENE

(g) MTBE = METHYL-TERT-BUTYL-ETHER

(h) NR 700 CONCENTRATION IS 100 mg/kg GRO + DRO



DR. BY E. HERMANSON	F.I.E. NO.	NO.	DATE	REVISIONS	BY	CHK.
CHK. BY E. SANDE	JOB NO. 3261.00	1	02-14-95	ISSUED FOR REVIEW (PRELIMINARY)	EH	ES
DATE 02-14-95	SCALE 1"= 20'					

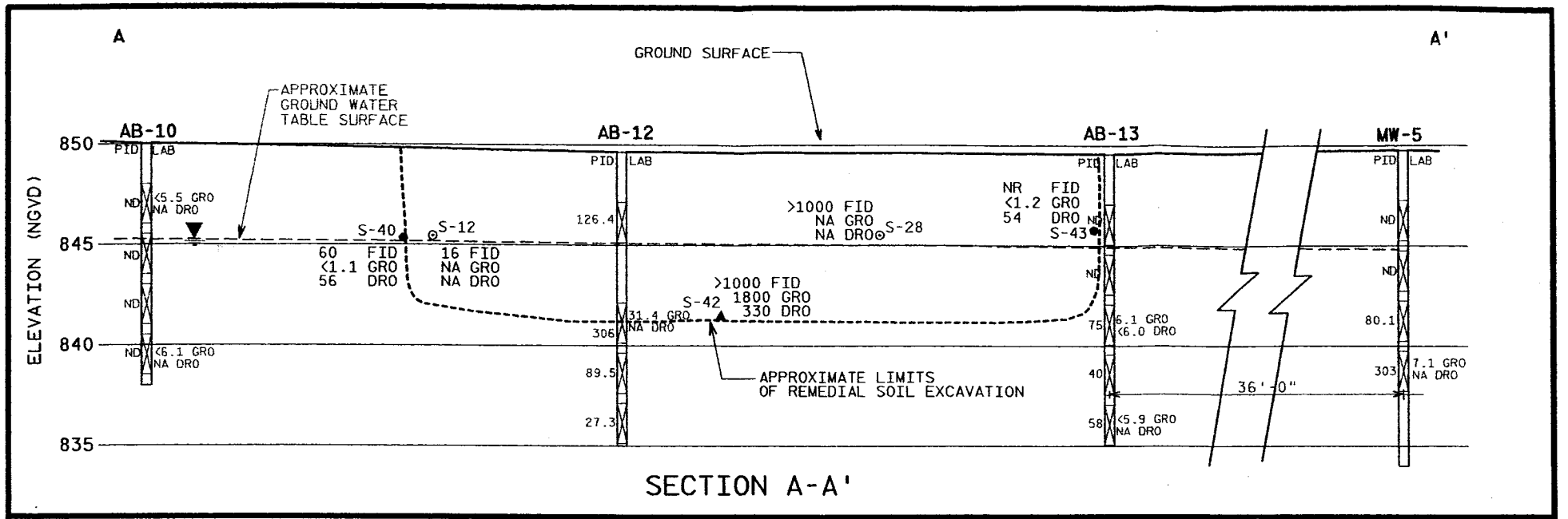
PLAN PREPARED FOR:
MENARD, INC.
EAU CLAIRE, WISCONSIN

AYRES ASSOCIATES
PLANS PREPARED BY Engineers/Architects Scientists/Surveyors
Ayres Associates Inc.

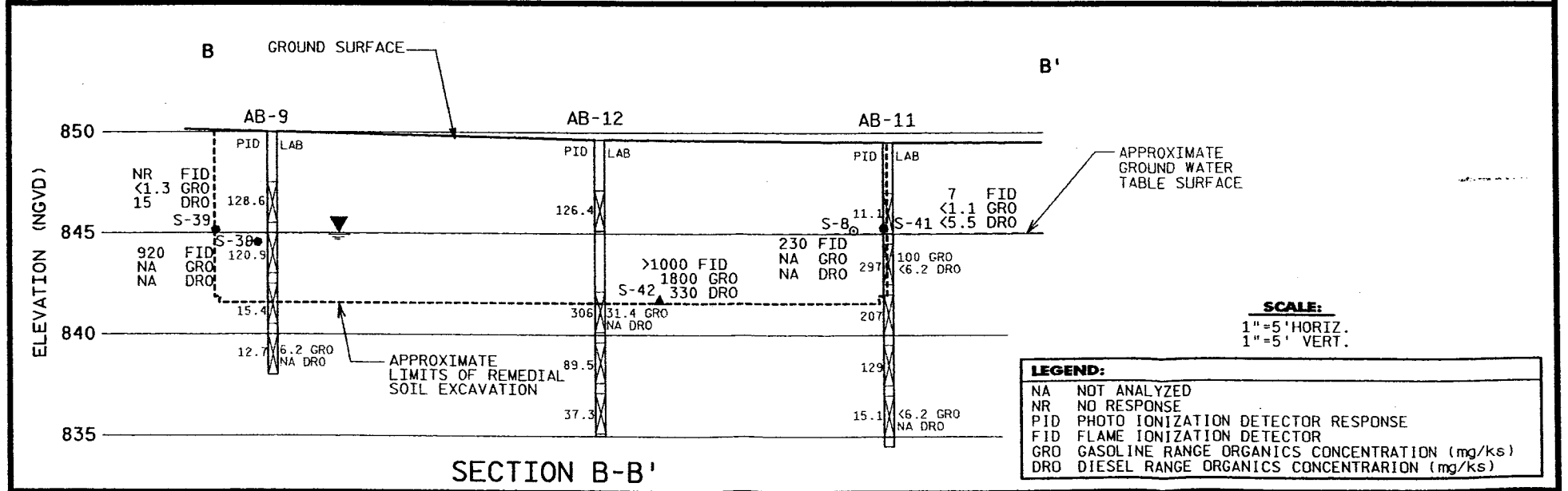
REMEDIAL ACTION
MENARD'S STORE #34.

REMEDIAL EXCAVATION LIMITS AND SOIL SAMPLE LOCATIONS

SHEET NO. FIGURE 2 REV. 0



SECTION A-A'



SECTION B-B'

SCALE:

1"=5'HORIZ.
1"=5' VERT.

LEGEND:

NA	NOT ANALYZED
NR	NO RESPONSE
PID	PHOTO IONIZATION DETECTOR RESPONSE
FID	FLAME IONIZATION DETECTOR
GRO	GASOLINE RANGE ORGANICS CONCENTRATION (mg/ks)
DRO	DIESEL RANGE ORGANICS CONCENTRARION (mg/ks)

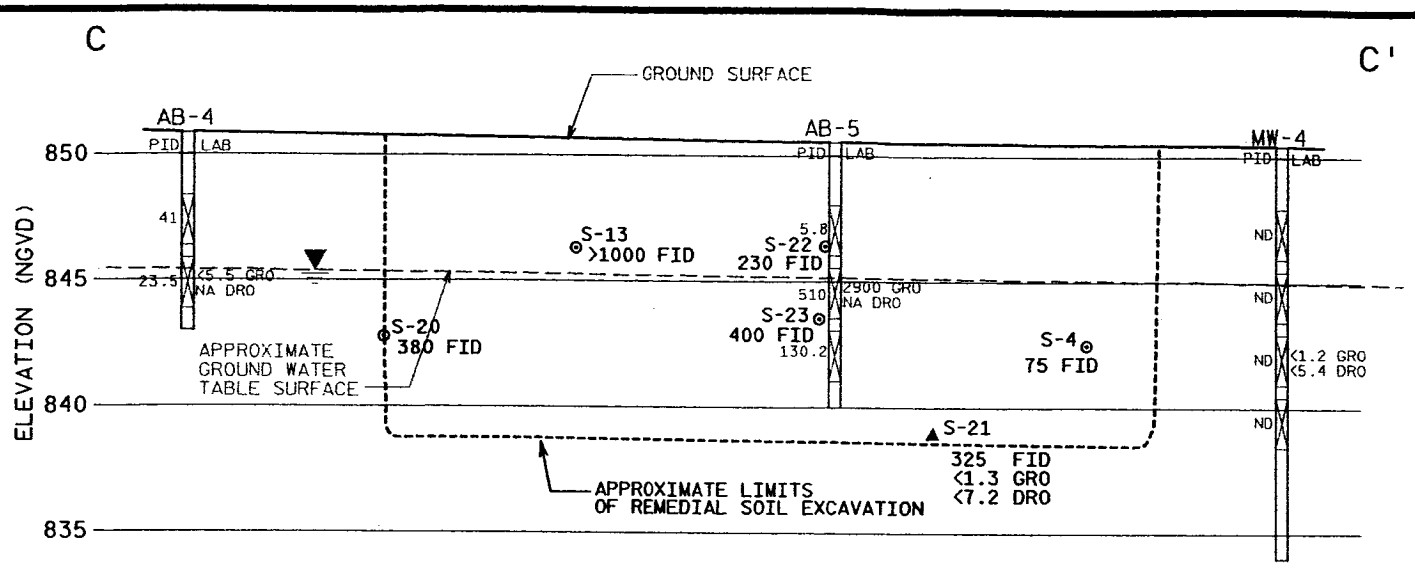
PLAN PREPARED FOR: MENARD, INC. EAU CLAIRE, WISCONSIN

PLANS PREPARED BY AYRES ASSOCIATES

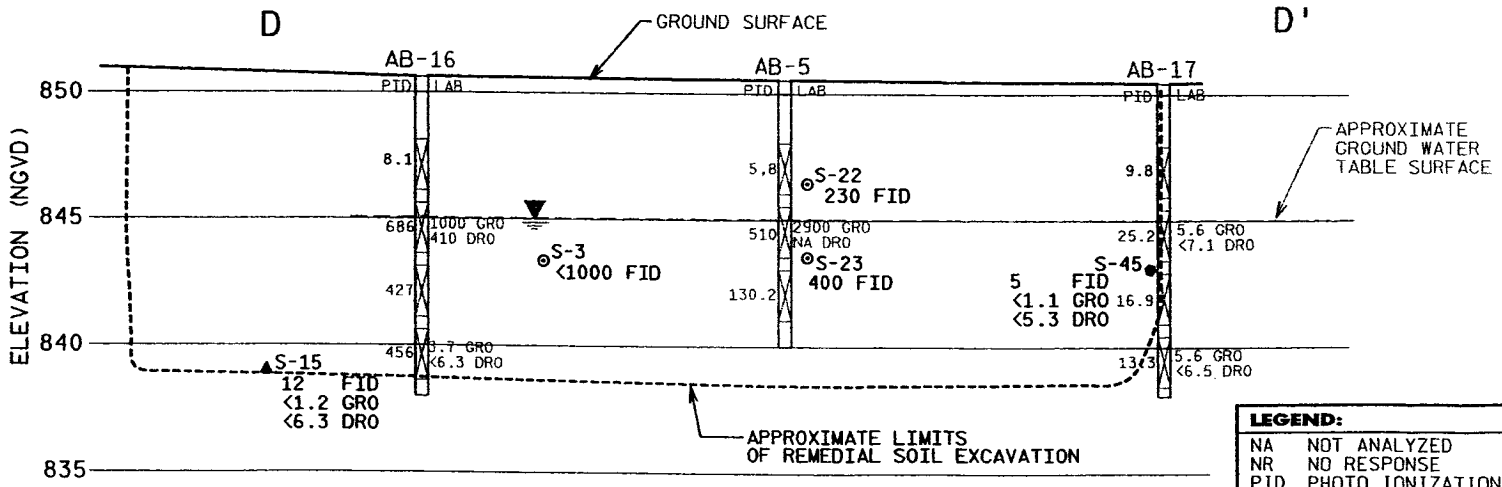
REMEDIAL ACTION MENARD'S STORE #34.

CROSS SECTIONS "A-A'" AND "B-B'"

FIGURE 4



SECTION C-C'



SECTION D-D'

SCALE:
1"=5'HORIZ.
1"=5' VERT.

LEGEND:

NA	NOT ANALYZED
NR	NO RESPONSE
PID	PHOTO IONIZATION DETECTOR RESPONSE
FID	FLAME IONIZATION DETECTOR
GRO	GASOLINE RANGE ORGANICS CONCENTRATION (mg/ks)
DRO	DIESEL RANGE ORGANICS CONCENTRARION (mg/ks)

DR. BY E. HERMANSON
CHK. BY E. SANDE
DATE 02-14-95
JOB NO. 3281.00
SCALE NOTED

NO.	DATE	REVISIONS	DR.	CHK.	APP.
	02-14-95	ISSUED FOR REVIEW (PRELIMINARY)	EH	ES	

PLAN PREPARED FOR:
MENARD, INC.
EAU CLAIRE, WISCONSIN

AYRES ASSOCIATES
PLANS PREPARED BY
Engineers/Architects
Scientists/Surveyors
Ayres Associates Inc.
Eau Claire, Wisconsin

REMEDIAL ACTION
MENARD'S STORE #34.

CROSS SECTIONS
"C–C'" AND "D–D'"

SHEET NO. FIGURE 5
REV. No. 0

TABLE 1
MONITORING WELL GROUND WATER ANALYTICAL RESULTS
MENARD'S STORE NO. 34 - MONONA, WISCONSIN

Sample Location	Sample Date	GRO (µg/L)	DRO (µg/L)	PVOC Benzene (µg/L)	Ethyl-benzene (µg/L)	Toluene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	1,2,4 Trimethyl-benzene (µg/L)	1,3,5 Trimethyl-benzene (µg/L)
MW-1	03/25/92	5200	--	**54**	**400**	1200	**2010**	<10	--	--
	05/07/92	<100	130	20	10	3	18	2	6	<1.0
	09/24/92	430	1800	190	<5.0	<5.0	76	**22**	7	<5.0
	01/24/94	3500	1100	2000	<20	<20	47	**42**	<20	<20
	09/08/94	9000	1400	4500	**290**	64	723	4500	**230**	**38**
	01/23/96	926	220	588	19	<2.0	<6.0	272	15	<2.0
	08/05/97	1100	210	410	23	7	163	170	61	<3.0
	12/04/97	2000	2600	620	50	12	306	160	**200**	**34**
Duplicate	12/04/97	1800	330	600	46	6	286	160	**200**	**30**
	02/13/98	620	200	140	28	3	98	**19**	56	3
Duplicate	02/13/98	660	250	140	31	3	88	**18**	55	3
	06/10/98	330	330	50	6	1	48	10	40	2
	11/25/98	2500	410	880	**150**	12	208	220	**180**	**9**
	11/21/00	Well was not located								
	02/20/01	Well was not located								
	05/11/01	77	<21	**4.20**	<0.4	<0.4	<1.1	0.4	5.2	<0.4
	08/30/01	56	<21	10	<0.4	<0.4	3.5	<0.40	10	0.44
MW-2	03/25/92	<100	--	<1.0	<1.0	<1.0	<2.0	<10	--	--
	05/07/92	<100	--	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<1.0
	09/24/92	<100	990	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<1.0
	01/24/94	240.	580	37	<5.0	<5.0	<10	<5.0	52	<5.0
	09/08/94	<100	2300	**1.40**	<1.0	<1.0	<2.0	<1.0	7	<1.0
	01/23/96	<50	130	< 0.2	0.4	0.3	<0.5	< 0.2	1	0.3
	08/05/97	<30	<27	< 0.2	<0.3	< 0.2	<0.9	< 0.2	0.3	<0.3
	02/13/98	<30	<27	< 0.2	<0.3	< 0.2	<0.9	< 0.2	0.3	<0.3
	11/21/00	<14	<18	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	02/20/01	<14	<21	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	05/11/01	<14	<21	**0.67**	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	08/30/01	<14	<21	**1.50**	<0.4	<0.4	1.7	<0.4	<0.4	<0.4
NR 140 ES		xx	xx	5	700	1000	10,000	60	480	
NR 140 PAL		xx	xx	0.5	140	200	1,000	12	96	

PVOCs = Petroleum volatile organic compounds
GRO = Gasoline range organics
DRO = Diesel range organics
MTBE = Methyl tert-butyl ether
xx = No state standard

µg/L = Micrograms per litre, equivalent to parts-per-billion (ppb)
-- = Sample was not analyzed for this compound
NR 140 ES = Wisconsin Administrative Code NR 140 Enforcement Standards
NR 140 PAL = Wisconsin Administrative Cod NR 140 Preventive Action Limits
[ ] = Exceeds NR 140 ES
0.00 = Exceeds NR 140 PAL

TABLE 1
MONITORING WELL GROUND WATER ANALYTICAL RESULTS
MENARD'S STORE NO. 34 - MONONA, WISCONSIN

				PVOC						
Sample Location	Sample Date	GRO (µg/L)	DRO (µg/L)	Benzene (µg/L)	Ethyl-benzene (µg/L)	Toluene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	1,2,4 Trimethyl-benzene (µg/L)	1,3,5 Trimethyl-benzene (µg/L)
MW-3	03/25/92	<100	--	<1.0	<1.0	<1.0	< 2.0	< 10.0	--	--
	05/07/92	<100	--	<1.0	<1.0	<1.0	< 2.0	<1.0	<1.0	<1.0
	09/24/92	<100	450	<1.0	<1.0	<1.0	< 2.0	<1.0	<1.0	<1.0
	01/24/94	<100	510	<1.0	<1.0	<1.0	< 2.0	<1.0	<1.0	<1.0
	09/08/94	<100	640	<1.0	<1.0	<1.0	< 2.0	<1.0	<1.0	<1.0
	01/23/96	<50	130	<0.2	<0.2	<0.2	<0.5	<0.2	<0.3	<0.2
	08/05/97	<30	<27	<0.2	<0.3	<0.2	<0.9	<0.2	<0.3	<0.3
	02/13/98	<30	<27	<0.2	<0.3	<0.2	<0.9	<0.2	0.3	<0.3
	11/21/00	Not monitoried most likely abandoned in the summer of 2000								
MW-4	09/24/92	710	640	5	< 5.0	<5.0	405.0	< 5.0	85	11.0
	01/24/94	<100	800	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 1.0	< 1.0
	09/08/94	330	1,300	5	120	< 1.0	< 2.0	< 1.0	19	< 1.0
	01/23/96	<50	43	1	< 0.2	< 0.2	< 0.5	< 0.2	< 0.3	< 0.2
	08/05/97	56	< 27	0.4	3.0	< 0.2	< 0.9	< 0.2	< 0.3	< 0.3
	02/13/98	<30	< 27	< 0.2	< 0.3	< 0.2	< 0.9	< 0.2	0.3	< 0.3
	11/21/00	100	<18	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	02/20/01	33	<21	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	05/11/01	69	<21	<0.4	2.7	<0.4	<1.1	<0.4	<0.4	<0.4
	08/30/01	26	<21	<0.4	<0.40	<0.4	<1.1	<0.4	<0.4	<0.4
MW-5	09/24/92	14000	3400	<100	1100	<100	**5500**	<100	1700	200
	01/24/94	6100	2100	270	**360**	11	**1410**	210	610	58
	09/08/94	1700	2600	440	120	<10	63	170	**130**	**10**
	01/23/96	1060	290	172	18	<1.0	14	226	10	<1.0
Duplicate	01/23/96	899	330	205	22	0.3	14	260	8.5	<0.2
	08/05/97	480	70	200	<1.5	1.0	8.0	220	3.0	<1.5
Duplicate	08/05/97	340	89	130	<1.5	<1.0	5.5	170	2.0	<1.5
	12/04/97	180	230	50	1.2	0.2	<0.9	130	0.3	<0.30
	02/13/98	91	100	1700	<6.0	8.0	52	940	6.0	<6.0
	06/10/98	570	180	190	<0.30	1.1	8.8	260	2.2	<0.30
	11/25/98	150	<26	65	<0.30	0.9	5.0	**47**	1.7	<0.30
	11/21/00	1600	370	18	33	13	532	**17**	**170**	**<2.0**
	02/20/01	1000	77	12	2.9	0.6	6.8	11.0	6.6	<0.40
	05/11/01	380	130	**2.9**	3.8	<0.8	5.5	3.9	41	<0.80
	08/30/01	92	<21	**2.5**	0.5	<0.40	1.6	5.5	0.6	<0.40
NR 140 ES		xx	xx	5	700	1000	10,000	60	480	
NR 140 PAL		xx	xx	0.5	140	200	1,000	12	96	

PVOCs = Petroleum volatile organic compounds
GRO = Gasoline range organics
DRO = Diesel range organics
MTBE = Methyl tert-butyl ether
xx = No state standard

µg/L = Micrograms per litre, equivalent to parts-per-billion (ppb)
-- = Sample was not analyzed for this compound
NR 140 ES = Wisconsin Administrative Code NR 140 Enforcement Standards
NR 140 PAL = Wisconsin Administrative Cod NR 140 Preventive Action Limits
[ ] = Exceeds NR 140 ES
0.00 = Exceeds NR 140 PAL

TABLE 1
MONITORING WELL GROUND WATER ANALYTICAL RESULTS
MENARD'S STORE NO. 34 - MONONA, WISCONSIN

				PVOCs						
Sample Location	Sample Date	GRO (µg/L)	DRO (µg/L)	Benzene (µg/L)	Ethyl-benzene (µg/L)	Toluene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	1,2,4 Trimethyl-benzene (µg/L)	1,3,5 Trimethyl-benzene (µg/L)
MW-6	09/24/92	760	730	6	<5.0	<5.0	445	<5.0	**90**	**13**
	01/24/94	<100	510	<1.0	<1.0	60	<2.0	<1.0	<1.0	<1.0
	09/08/94	<100	800	<1.0	<1.0	< 1.0	<2.0	<1.0	<1.0	<1.0
	01/23/96	<50	77	<0.2	<0.2	<0.2	< 0.5	<0.2	<0.3	<0.2
	08/05/97	<30	<27	<0.2	<0.3	<0.2	< 0.9	<0.2	<0.3	<0.3
	02/13/98	<30	<27	<0.2	<0.3	<0.2	< 0.9	<0.2	0.3	<0.3
	11/21/00	<14	<18	<0.4	<0.4	<0.4	<1.1	<0.4	0.5	<0.4
	02/20/01	<14	<21	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	05/11/01	<14	<21	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	08/30/01	<14	<21	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
MW-7	01/24/94	<100	660	<1.0	<1.0	1.2	<2.0	<1.0	<1.0	<1.0
	09/08/94	<100	1400	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<1.0
	01/23/96	<50	320	<0.2	<0.2	<0.2	< 0.5	<0.2	<0.3	<0.2
	08/05/97	<30	<27	<0.2	<0.3	<0.2	< 0.9	<0.2	<0.3	<0.3
	02/13/98	<30	720	<0.2	<0.3	<0.2	< 0.9	<0.2	0.3	<0.3
	11/21/00	<14	<18	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	02/20/01	<14	<21	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	05/11/01	<14	<21	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
	08/30/01	<14	880	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
MW-8	11/21/00	<14	<18	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
STREAM	05/11/01	<14	NA	<0.4	<0.4	<0.4	<1.1	<0.4	<0.4	<0.4
NR 140 ES		xx	xx	5	700	1000	10,000	60	480	
NR 140 PAL		xx	xx	0.5	140	200	1,000	12	96	

PVOCs = Petroleum volatile organic compounds
GRO = Gasoline range organics
DRO = Diesel range organics
MTBE = Methyl tert-butyl ether
xx = No state standard

µg/L = Micrograms per litre, equivalent to parts-per-billion (ppb)
-- = Sample was not analyzed for this compound
NR 140 ES = Wisconsin Administrative Code NR 140 Enforcement Standards
NR 140 PAL = Wisconsin Administrative Cod NR 140 Preventive Action Limits
= Exceeds NR 140 ES
0.00 = Exceeds NR 140 PAL

TABLE 2
NATURAL ATTENUATION PARAMETERS
MENARD'S STORE NO. 34 - MONONA, WISCONSIN

Location	Date	Temperature (°C)	pH	Redox Potential (mV)	Dissolved Oxygen (ppm)	Total Sulfate (mg/L)	Dissolved Iron (mg/L)	Nitrate + Nitrite as N (mg/L)
MW-1	5/11/01	9	7.24	-62.1	0.50	14	3.17	<0.18
	8/30/01	16	7.22	-81.1	0.60	1	3.98	<0.18
MW-2	11/21/00	15.2	6.89	185.4	0.80	20.7	1.95	<0.08
	2/20/01	9.0	7.37	2.9	1.80	89.0	0.05	2.00
	5/11/01	9	7.27	-32.3	0.60	37	1.19	0.53
	8/30/01	17	7.24	-37.1	0.20	38	0.77	<0.18
MW-4	11/21/00	14.9	7.04	178.9	0.40	87.4	6.86	<0.08
	2/20/01	8.0	7.49	-47.9	1.40	17.0	3.77	0.32
	5/11/01	9	7.28	-49.4	1.00	96	3.33	<0.18
	8/30/01	17	7.2	14.8	0.20	85	4.24	<0.18
MW-5	11/21/00	14.3	6.75	179.6	0.10	3.65	5.28	<0.08
	2/20/01	9.0	7.3	-52.5	0.40	3.8	6.55	0.49
	5/11/01	9	7.13	-65	0.50	12	7.04	<0.18
	8/30/01	17	7.18	-78.2	0.20	6	4.86	<0.18
MW-6	11/21/00	14.0	6.52	209.2	0.20	53.1	1.87	<0.08
	2/20/01	10.0	6.25	188.3	1.10	140	<0.012	4.8
	5/11/01	9.0	6.93	182.2	0.60	170	<0.164	6.6
	8/30/01	15.0	6.71	150.4	0.30	120	0.58	<0.18
MW-7	11/21/00	15.4	6.83	186.6	0.30	11.7	0.40	<0.08
	2/20/01	4	7.3	144.5	2.80	18	0.12	1.1
	5/11/01	11	7.38	-3.4	0.80	29	0.53	0.26
	8/30/01	21	7.33	49.4	0.40	14	0.23	<0.18
MW-8	11/21/00	13.8	6.86	191.3	0.55	3.84	12.60	<0.08

-- = Not analyzed

mg/L = Milligrams per liter, equivalent to parts per million

TABLE 3
MONITORING WELL ELEVATION DATA
MENARD'S STORE NO. 34 - MONONA, WISCONSIN

		WELL NUMBER						
		MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7
Ground Elevation		849.30	850.20	850.50	850.4	849.75	850.4	8479.5
Top of Casing Elevation		852.07	853.3	850.29	852.77	852.23	850.21	849.26
Top of Screen Elevation		844	845.2	845.5	846.1	845.1	845.4	844.5
DATE	1/24/94	844.1	843.82	844.37	843.82	843.9	843.41	843.19
	9/8/94	844.35	844.11	844.69	844.1	844.25	843.66	843.91
	1/24/96	844.14	843.82	844.37	843.82	843.9	843.41	843.91
	11/21/00	--	844.55	--	844.64	844.7	841.71	844.95
	2/20/01	--	844.6	--	844.77	844.77	841.25	845.47
	5/11/01	845.3	845.14	--	845.29	845.28	841.92	846.07
	8/30/01	845.87	845.8	--	845.81	845.98	842.66	846.42

AB=Abandoned -- = Information not available NI = Not installed

TABLE 3
MONITORING WELL DATA

WELL NO.	INSTALLATION DATE	GROUND ELEVATION	T.O.C. ELEVATION	T.O.S. ELEVATION	GROUND WATER TABLE SURFACE ELEVATION 3/25/92	5/8/92	9/27/92	HYDRAULIC CONDUCTIVITY (ft/day)
MW-1	3/5/92	849.3	852.07	844.0	845.08	844.88	845.07	0.241
MW-2	3/5/92	850.2	853.30	845.2	844.88	844.64	844.95	0.390
MW-3	3/5/92	850.5	850.29	845.5	845.49	845.31	845.29	1.408
MW-4	9/1/92	850.4	852.77	846.1			844.82	
MW-5	9/1/92	849.75	852.23	845.1			844.93	

NOTE: MW-4 AND MW-5 INSTALLED ON 9/1/92

ebs\sande61c

NOTE:
THE LOCATION OF MENARDS STORE IS APPROXIMATED & MAY NOT REPRESENT TRUE ORIENTATION.

MW-4 & MW-5 INSTALLED ON 9/1/92

MENARD'S STORE

MENARD'S YARD

FORMER PROPERTY LINE

PRODUCT ISLAND (REMOVED 1991)

6" CONCRETE (REMOVED 1991)

PRODUCT ISLAND (REMOVED 1991)

SERVICE STATION (REMOVED 1991)

BENZENE < 0.2
MTBE < 0.2

MW-3

WASTE OIL TANK (REMOVED 1991)

FUEL OIL TANK (REMOVED 1991)

AB-1
AB-2
AB-3
AB-4
AB-5
AB-6
AB-7
AB-8
AB-16
AB-17
MW-4
MW-2

BENZENE < 0.2
MTBE < 0.2

BENZENE 1
MTBE < 0.2

BROADWAY

CHIEF AUTO PARTS

MW-7

BENZENE < 0.2
MTBE < 0.2

ESTIMATED EXTENT OF BENZENE ABOVE ENFORCEMENT STANDARD (5 μg/L)

FORMER PROPERTY LINE

PRODUCT LINES

6" CONCRETE (REMOVED)

FENCE

AB-9
AB-10
AB-11
AB-12
AB-13
AB-14
MW-5

BENZENE 172
MTBE 226

MW-6

BENZENE < 0.2
MTBE < 0.2

WHITEHORSE GALLERY

8000 GAL. TANK (REMOVED 1991)

3000 GAL. TANK (REMOVED 1991)

MW-1

BENZENE 580
MTBE 212

CREEK (APPROXIMATE LOCATION)

CREEK (APPROXIMATE LOCATION)

4000 GAL. TANK (REMOVED 1991)

PROPERTY LINE

ESTIMATED EXTENT OF MTBE ABOVE ENFORCEMENT STANDARD (60 μg/L)

NORTH

0 40FT
SCALE

LEGEND:

MW-4	REMEDIAL INVESTIGATION MONITORING WELL
AB-4	REMEDIAL INVESTIGATION AUGER BORING
MTBE	METHYL-TERT-BUTYL ETHER

NOTE:
ALL CONCENTRATIONS IN ug/l

DR. BY: T. ANDERSON / T. HERMANSON	FILE NAME		DATE	REVISIONS	DR	CHK.	APP.
CHK. BY: E. SANDE	JOB NO. 3291.00		02-01-96	ISSUED FOR REVIEW (PRELIMINARY)	BH		
DATE 02-28-96	SCALE 1"=40'						

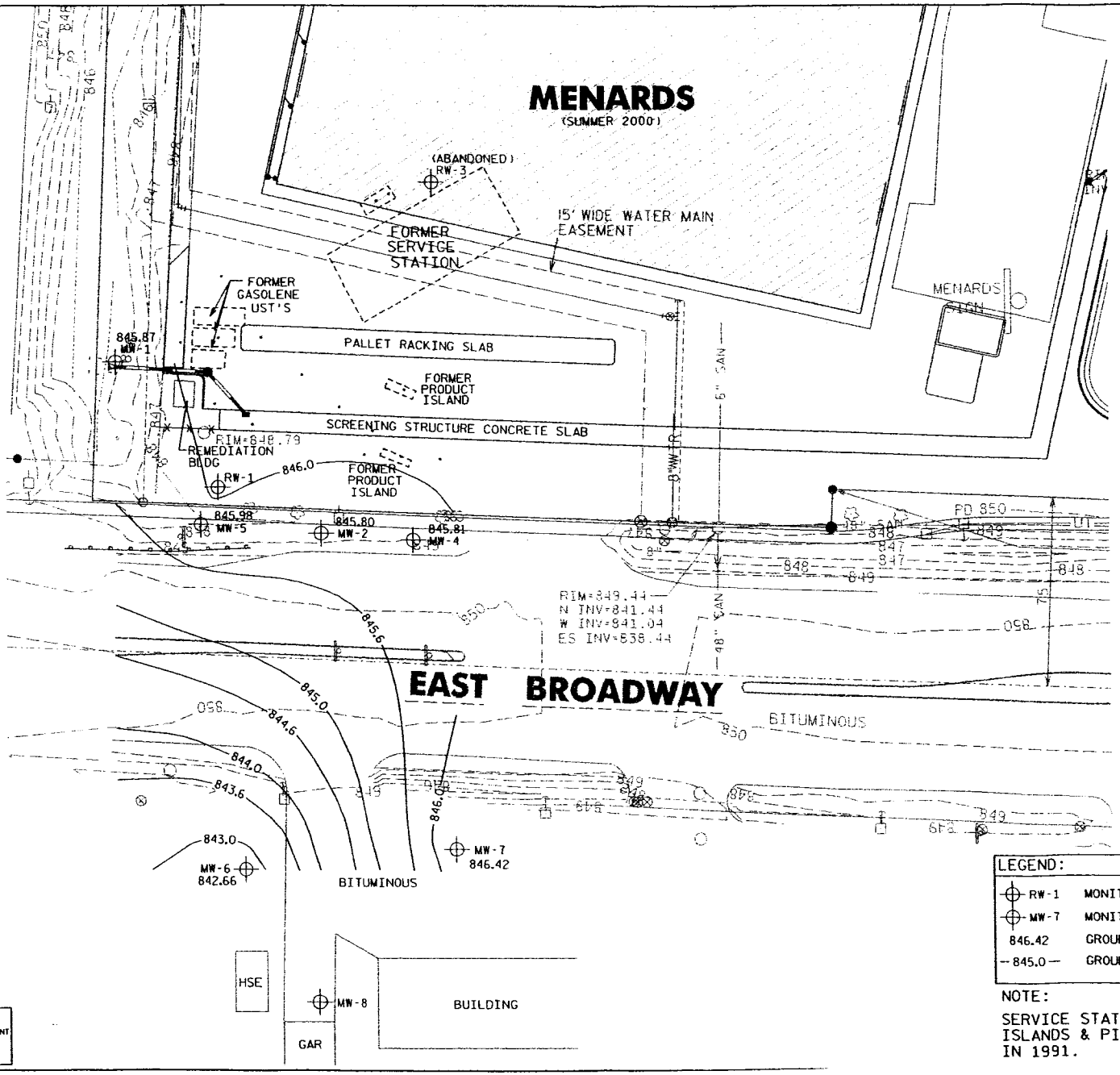
PLAN PREPARED FOR:
MENARD, INC.
EAU CLAIRE, WISCONSIN

REMEDIAL ACTION
MENARD'S STORE #34.

GROUNDWATER ANALYTICAL DATA
01-23-96

SHEET NO. FIGURE 9

4/96



LEGEND:

RW-1	MONITORING WELL
MW-7	MONITORING WELL
846.42	GROUND WATER ELEVATION
845.0	GROUND WATER CONTOUR

NOTE:

SERVICE STATION, TANKS, PUMP ISLANDS & PIPING WERE REMOVED IN 1991.

NOTE: THIS DRAWING WAS PREPARED IN COLOR. REPRODUCTION BY MEANS OTHER THAN EQUIVALENT COLOR COPYING MAY CAUSE SOME DATA TO BE LOST OR MISREPRESENTED.

K:/WASTE/328101.DGN

GROUND WATER CONTOURS
AUGUST 30, 2001

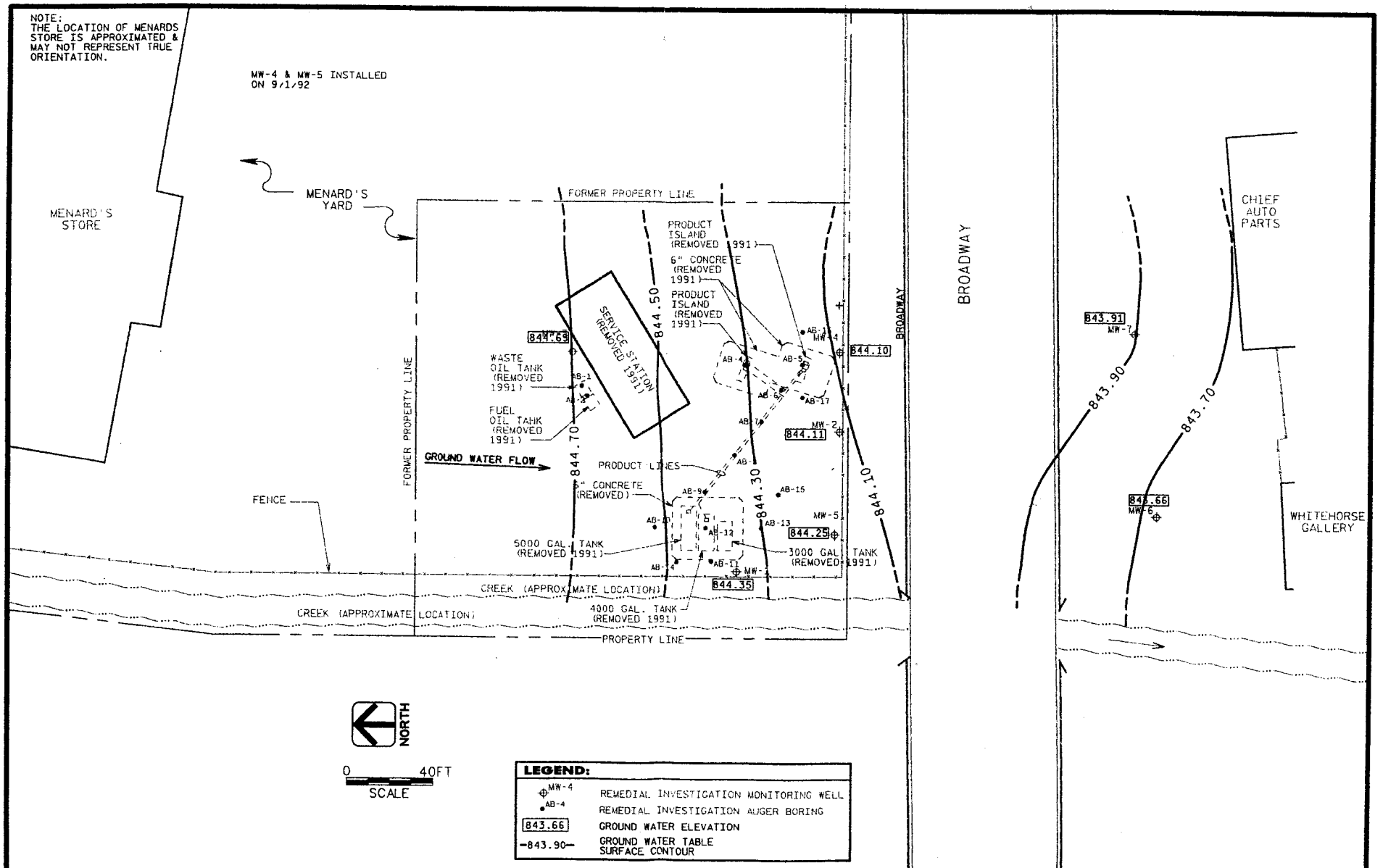
DRN. BY: JGS
CHK. BY: TAW
DATE: JAN 2002

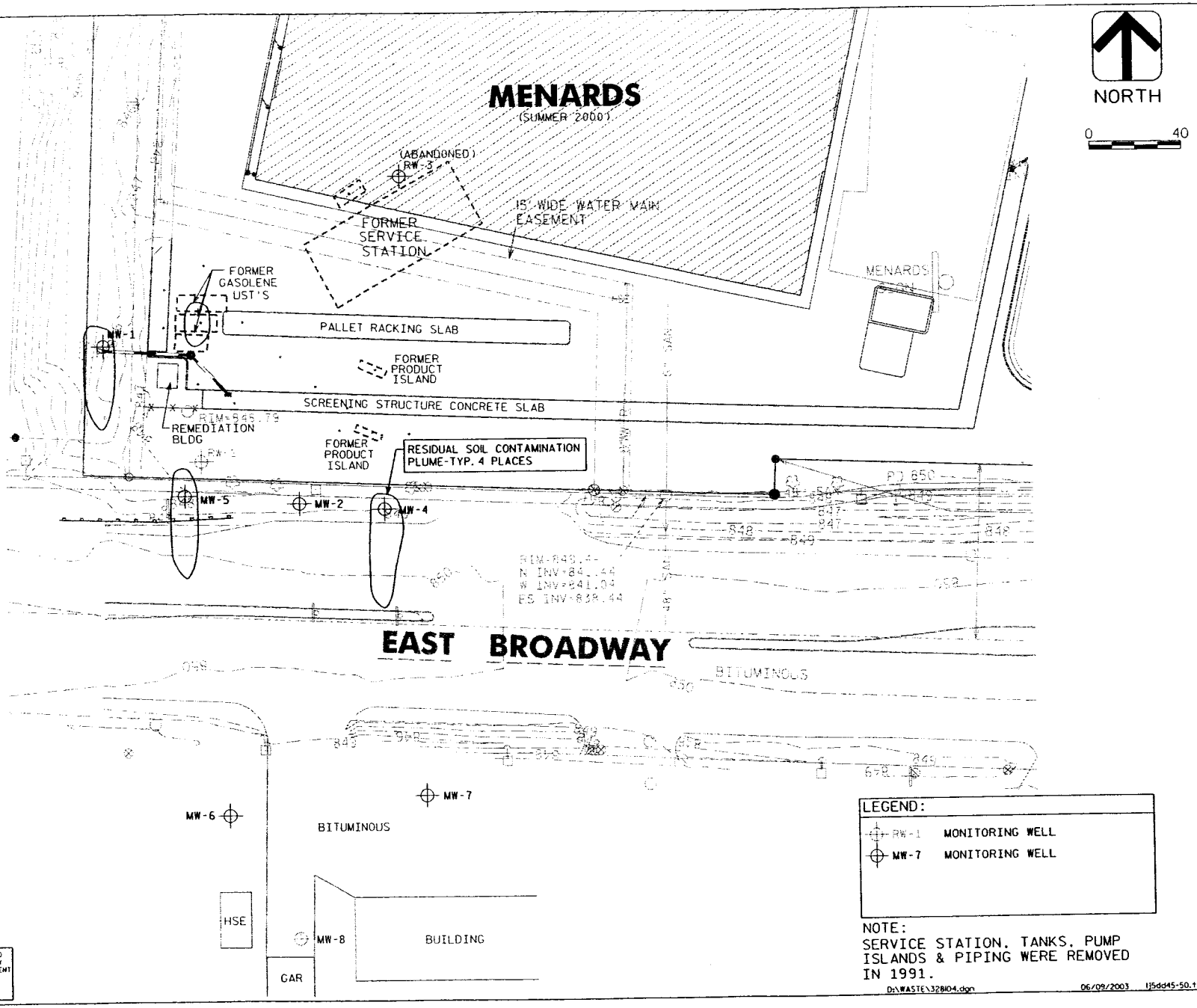
AYRES ASSOCIATES

MENARDS
MONONA, WISCONSIN

FIGURE

4


NOTE:
THE LOCATION OF MENARDS STORE IS APPROXIMATED & MAY NOT REPRESENT TRUE ORIENTATION.
MW-4 & MW-5 INSTALLED ON 9/1/92
MENARD'S STORE
MENARD'S YARD
FORMER PROPERTY LINE
PRODUCT ISLAND (REMOVED 1991)
6" CONCRETE (REMOVED 1991)
PRODUCT ISLAND (REMOVED 1991)
SERVICE STATION (REMOVED 1991)
844.69
WASTE OIL TANK (REMOVED 1991)
FUEL OIL TANK (REMOVED 1991)
GROUND WATER FLOW
844.70
844.50
844.30
844.10
844.11
844.25
844.35
PRODUCT LINES
6" CONCRETE (REMOVED)
5000 GAL. TANK (REMOVED 1991)
3000 GAL. TANK (REMOVED 1991)
4000 GAL. TANK (REMOVED 1991)
FENCE
CREEK (APPROXIMATE LOCATION)
CREEK (APPROXIMATE LOCATION)
PROPERTY LINE
BROADWAY
BROADWAY
CHIEF AUTO PARTS
WHITEHORSE GALLERY
843.91
843.90
843.70
843.66
NORTH
0 40FT
SCALE
LEGEND:
MW-4 REMEDIAL INVESTIGATION MONITORING WELL
AB-4 REMEDIAL INVESTIGATION AUGER BORING
843.66 GROUND WATER ELEVATION
843.90 GROUND WATER TABLE SURFACE CONTOUR
PLAN PREPARED FOR:
MENARD, INC.
EAU CLAIRE, WISCONSIN
REMEDIAL ACTION
MENARD'S STORE #34.
GROUNDWATER CONTOURS
09-08-94
FIGURE 7



NOTE: THIS DRAWING WAS PREPARED IN COLOR. REPRODUCTION BY MEANS OTHER THAN EQUIVALENT COLOR COPYING MAY CAUSE SOME DATA TO BE LOST OR MISREPRESENTED.

NOTE:
SERVICE STATION. TANKS. PUMP ISLANDS & PIPING WERE REMOVED IN 1991.

D:\WASTE\328104.dgn 06/09/2003 1j5dd45-50.tbl

K:/WASTE/328104.DGN

RESIDUAL SOIL CONTAMINATION PLUME

DRN. BY: JGS
CHK. BY: TAW
DATE: JUNE 2003

AYRES ASSOCIATES

MENARDS
MONONA , WISCONSIN

FIGURE
2

MENARD, INC.

December 6, 2002

SENT VIA U.S. MAIL

RECEIVED
DEC 1 1 2002
ASSOCIATES

James A. Beilke
City Clerk
City of Monona City Hall
5211 Schluter Road
Monona, WI 53716

c Pat Schmale
Bill Cole

Re: Residual Contamination

Dear City of Monona:

Groundwater contamination that appears to have originated on the property located at 6401 Copps Avenue has migrated onto your property, the right-of-way of East Broadway. The levels of benzene contamination in the groundwater on your property are above the state groundwater preventive action limit standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who investigated this contamination informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than reliance on natural attenuation.

Because the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation 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 origination 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.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should [illegible] information to:

1960 42nd Anniversary 2002 Helping You Build America's Heartland

4777 MENARD DRIVE EAU CLAIRE, WI 54703-9625 TELEPHONE (715) 876-5911 FAX: 715-876-5901

Will Myers
Wisconsin Department of Commerce
201 West Washington Avenue
P.O. Box 8044
Madison, WI 53708-8044

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of the properties in Wisconsin where groundwater contamination above chapter NR 140 preventive action limit standards was found at the time that the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' Internet website.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 4777 Menard Drive, Eau Claire, WI 54703, phone number (715) 876-2132, or you may contact Will Myers at 201 West Washington Avenue, Madison, WI 53708-8044, phone number (608) 261-7718.

Sincerely,

Andrew Maulbetsch
Corporate Counsel
Menard, Inc.

MENARDS 1960 42nd Anniversary 2002 Helping You Build America's Heartland

Monona City Engineer

Memo

To: Jim Belke, City Clerk

From: Richard J. Schmale, P.E., City Engineer

CC: Gary Weinert, Director of Public Works
David Berner, City Administrator
Andrew Maulbetsch, Menard, Inc.
Will Meyers, Wisconsin Department of Commerce
John Norwell, Dane County Highway Commissioner

Date: December 17, 2002

Re: Notice of Residual Contamination

RECEIVED
DEC 18 2002
ERS DIVISION

By this memo, I am advising all parties of a mistake in the notification process. The contamination found in East Broadway is in a county right-of-way under the jurisdiction of the Dane County Highway Department. All future correspondence regarding this contamination should be forwarded to:

John Norwell, Highway Commissioner
Dane County Highway Department
2302 Fish Hatchery Road
Madison, Wisconsin 53713-2495

MENARD, INC.

January 14, 2003

SENT VIA U.S. MAIL

Ms. Jenny Grimes
Wisconsin Department of Transportation
Environmental Unit
2101 Wright Street
Madison, WI 53704

Re: Residual Contamination
6401 Copps Avenue
Monona, Wisconsin
BRRTS No. 03-13-001182

Dear Ms. Grimes:

Groundwater contamination that appears to have originated on the Menard, Inc. property located at 6401 Copps Avenue in Monona, Wisconsin has migrated onto your property, the right-of-way of East Broadway (U.S.H. 12 and 18). The levels of benzene contamination in the groundwater on your property are above the state groundwater preventive action limit standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who investigated this contamination informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than reliance on natural attenuation. A copy of a "Fact Sheet" prepared by the Wisconsin Department of Natural Resources (WDNR) pertaining to natural attenuation is enclosed.

Because the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation 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 origination 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.

MENARDS® 1960 42nd Anniversary 2002 Helping You Build America's Heartland

4777 MENARD DRIVE EAU CLAIRE, WI 54703-9625 TELEPHONE (715) 876-5911 FAX: 715-876-5001

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to:

Will Myers
Wisconsin Department of Commerce
201 West Washington Avenue
P.O. Box 8044
Madison, WI 53708-8044

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of the properties in Wisconsin where groundwater contamination above chapter NR 140 preventive action limit standards was found at the time that the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' Internet website.

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MENARDS® 1960 42nd Anniversary 2002 Helping You Build America's Heartland

If you need more information, you may contact me at 4777 Menard Drive, Eau Claire, WI 54703, phone number (715) 876-2132, or you may contact Will Myers at 201 West Washington Avenue, Madison, WI 53708-8044, phone number (608) 261-7718.

Sincerely,

Andrew Maulbetsch
Corporate Counsel
Menard, Inc.

Enclosures

MENARD, INC.

January 14, 2003

SENT VIA U.S. MAIL

Ms. Jenny Grimes
Wisconsin Department of Transportation
Environmental Unit
2101 Wright Street
Madison, WI 53704

Re: Residual Contamination
6401 Copps Avenue
Monona, Wisconsin
BRRTS No. 03-13-001182

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MENARDS 1960 42nd Anniversary 2002 Helping You Build America's Heartland

4777 MENARD DRIVE EAU CLAIRE, WI 54703-9625 TELEPHONE (715) 876-5911 FAX: 715-876-5901

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Madison, WI 53708-8044

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MENARDS® 1960 42nd Anniversary 2002 Helping You Build America's Heartland

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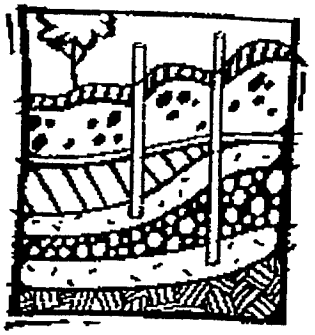
Sincerely,

Andrew Maulbetsch
Corporate Counsel
Menard, Inc.

Enclosures

Fact Sheet



What Landowners Should Know: Information About Using Natural Attenuation To Clean Up Contaminated Groundwater

What Is Natural Attenuation?

Natural attenuation makes use of natural processes in soil and groundwater to contain the spread of contamination and to reduce the amount of contamination from chemical releases.

Natural attenuation is an *in-situ* treatment method. This means that contaminants are left in place while natural attenuation works on them. Natural attenuation is relied upon to clean up contamination that remains after the source of the contamination is removed. An example of a source of contamination would be a leaking underground petroleum tank.

How Does Natural Attenuation Work?

Natural attenuation processes work at many sites, but the rate and degree of effectiveness varies from property to property, depending upon the type of contaminants present and the physical, chemical and biological characteristics of the soil and groundwater.

Natural attenuation processes can be divided into two broad categories – destructive and non-destructive. Destructive processes destroy contaminants. The most common destructive process is **biodegradation.**

Non-destructive processes do not destroy the contaminant, but reduce contaminant concentrations in groundwater through **dilution, dispersion** or **adsorption.**

Biodegradation

Biodegradation is a process in which microorganisms (e.g. yeast, fungi, or bacteria) that naturally occur in soil and groundwater break down, or degrade, hazardous substances to less toxic or non-toxic substances. Microorganisms, like humans, eat and digest organic compounds for nutrition and energy (organic compounds contain carbon and hydrogen atoms).

Some types of microorganisms can digest organic substances such as fuels or solvents that are hazardous to humans. Microorganisms break down the organic contaminants into harmless products – mainly carbon dioxide and water. Once the contaminants are degraded, the microorganism populations decline because they have used their food sources. These small populations of microorganisms pose no contaminant or health risk.

Many organic contaminants, like petroleum, can be biodegraded by microorganisms in the underground environment. For example, biodegradation processes can effectively cleanse soil and groundwater of hydrocarbon fuels such as gasoline and benzene, toluene, ethylbenzene, and xylene – known as the BTEX compounds, under certain condtions.

WISCONSIN DEPT. OF NATURAL RESOURCES

October 2001 RR-671

Wisconsin Department of Natural Resources
PO Box 7921, Madison, WI 53707

Environmental Remediation and Redevelopment Program

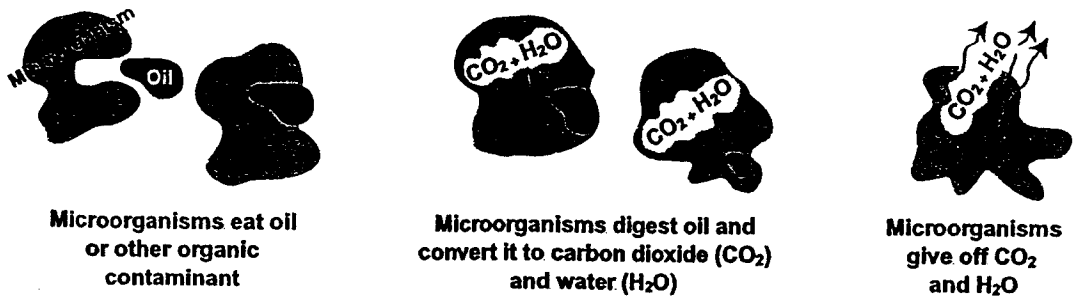


Figure 1. Schematic Diagram of Aerobic Biodegradation in Soil

Biodegradation can also breakdown other contaminants in groundwater such as trichloroethylene (TCE), a chlorinated solvent used in metal cleaning. However, the processes involved are harder to predict and are less effective at contaminant removal compared to petroleum-contaminated sites

Dilution and Dispersion

The effects of dilution and dispersion reduce contaminant concentrations but do not destroy contaminants. Clean water from the surface seeps underground to mix with and dilute contaminated groundwater.

Other processes that lead to reduced concentrations of contaminants include clean groundwater flowing into contaminated areas, and the dispersion of pollutants as they spread out and away from the main path of the contaminated plume.

Adsorption

Adsorption occurs when contaminants attach or "sorb" to underground particles. Most oily substances (like petroleum compounds) repel water and escape from the groundwater by attaching to organic matter and clay minerals in the subsurface.

This process holds back or retards contaminant movement and reduces the concentration of contaminants in the groundwater. However, like dilution and dispersion, adsorption does not destroy contaminants.

Why Consider Natural Attenuation To Clean Up Soil And Groundwater?

In certain situations, natural attenuation is an effective, inexpensive cleanup option and the most appropriate way to remediate some contamination problems. Natural attenuation focuses on confirming and monitoring natural remediation processes rather than relying on engineered or "active" technologies (such as pumping groundwater, treating it above ground, then disposing of the treated water).

Contaminants from petroleum are good candidates for natural attenuation because they are among the most easily destroyed by biodegradation. Natural attenuation is non-invasive, which allows treatment to go on below ground, while the surface can continue to be used.

Natural attenuation can also be less costly than active engineered treatment options, and requires no special equipment, energy source, or disposal of treated soil or groundwater.

Will Natural Attenuation Work At My Property?

Whether natural attenuation will work at a particular location is determined by investigating the soil and groundwater. These investigations determine the type of contaminants present, the levels of contamination, and the physical and chemical conditions that lead to biodegradation of the contaminants.

In order to rely on natural attenuation, responsible parties are required to confirm that natural attenuation processes are working by monitoring the soil and groundwater over a period of time to show that the contaminant concentrations are decreasing and that the contamination is no longer spreading.

Those conducting the cleanup need to know whether natural attenuation, or any proposed remedy, will reduce the contaminant concentrations in the soil and groundwater to legally acceptable limits within a reasonable period of time.

Natural attenuation may be an acceptable option for sites where active remediation has occurred and has reduced the concentration of contaminants (for instance, removing leaking underground tanks and contaminated soil).

However, natural attenuation is not an appropriate option at all sites. If the contamination has affected a drinking water well, or has entered a stream or lake, active cleanup options may be necessary to make sure people and the environment are protected from direct contact with the contamination.

The speed or rate of natural attenuation processes is typically slow. Monitoring is necessary to show that concentrations decrease at a sufficient rate to ensure that contaminants will not become a health threat in the future.

Closure Of Contaminated Sites Using Natural Attenuation As A Final Remedy

When contamination is discovered at a property (such as a gas station with leaking underground tanks), the person who is responsible for causing the contamination, and persons having possession or control of hazardous substances that have been discharged, have the responsibility to remove the source of contamination and investigate and clean up the contamination that has escaped into the soil and groundwater.

The contaminant release must be reported to the Wisconsin Department of Natural Resources (DNR) and the site investigation and cleanup are overseen by a state agency. Depending on the type of contaminant, the oversight agency could be the Department of Agriculture, Trade and Consumer Protection; Department of Commerce; or Department of Natural Resources.

When the cleanup has complied with state standards, the person responsible for the contamination will ask the state agency for closure of the case. If natural attenuation is relied upon to finish cleaning up a contaminated property after closure, the responsible person will need to show that contaminant concentrations are not spreading, that contaminant concentrations are stable or decreasing, and that the concentrations will decrease in the future until state groundwater standards are met.

Because natural attenuation processes are slow, it may take many years before the properties with contamination are clean. State rules require that all owners of properties where groundwater contamination has spread must be informed of the contamination below their property.

In addition, the properties with groundwater contamination exceeding state groundwater enforcement standards must be listed on a database to notify future owners and developers of the presence of contamination. If future monitoring occurs and shows that natural attenuation processes have removed the contaminants to state-required cleanup levels, then the properties can be removed from the database.

The state agency will grant closure if the site investigation and monitoring shows that natural attenuation will clean up groundwater to state standards within a reasonable period of time. All state rules for cleanup must be met and the person who is responsible for the contamination must comply with all conditions of the state's closure approval.

For More Information

The following publications provide additional information on natural attenuation. Web sites

where these can be downloaded free of charge are also listed.

- *A Citizen's Guide to Bioremediation*, April 1996, EPA 542-F-96-007; http://www.epa.gov/tio/productions/citguide/natural.htm

- *Commonly asked questions regarding the use of natural attenuation for petroleum-contaminated sites at federal facilities; November 20, 2000* http://www.epa.gov/swerffrr/ petrol.htm.

- *U.S. EPA Technology Fact Sheet: Monitored natural attenuation of petroleum hydrocarbons*, May 1999, EPA 600-F-98-021; http://www.epa.gov/ada/download/fact/pet-hyd.pdf.

- *U.S. EPA Technology Fact Sheet: Monitored natural attenuation of chlorinated solvents*, May 1999, EPA 600-F-98-0022; http://www.epa.gov/ada/download/fact/chl-solv.pdf.

- *Interim Guidance on Natural Attenuation for Petroleum Releases, WI DNR, Bureau for Remediation and Redevelopment*, October, 1999, PUB-RR-614; http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR614.pdf.

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