

**GIS REGISTRY INFORMATION**

**SITE NAME:** Stone Gate Inn  
**BRRTS #:** 03-14-001956 **FID # (if appropriate):**  
**COMMERCE # (if appropriate):** 53916-2114-08  
**CLOSURE DATE:** 30-Jun-2006  
**STREET ADDRESS:** 108 East Maple Avenue  
**CITY:** Beaver Dam

**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X= 614143 Y= 332270

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:** Yes  No

**IF YES, STREET ADDRESS 1:**

**GPS COORDINATES** (meters in WTM91 projection): X= Y=

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

**IF YES, STREET ADDRESS 1:**

**GPS COORDINATES** (meters in WTM91 projection): X= Y=

**CONTAMINATION IN RIGHT OF WAY:** Yes  No

**DOCUMENTS NEEDED:**

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



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

**Jim Doyle, Governor**  
**Scott Hassett, Secretary**  
**Lloyd L. Eagan, Regional Director**

**South Central Region Headquarters**  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397  
Telephone 608-275-3266  
FAX 608-275-3338  
TTY Access via relay - 711

December 20, 2006

Jeff Kitchen  
215 North Spring Street  
Beaver Dam, WI 53916

**SUBJECT: Final Case Closure – Abandonment of Monitoring Well MW-7**  
Stone Gate Inn, 108 East Maple Avenue, Beaver Dam, WI  
WDNR BRRTS Activity #: 03-14-001956

Dear Mr. Kitchen:

On June 30, 2006, the Department granted final closure for the above referenced case. However, at the time of closure, groundwater monitoring well MW-7 could not be located and therefore was not properly abandoned. On November 20, 2006, the Department received a submittal from your consultant MSA Professional Services (MSA) stating that MW-7 was located and abandoned on November 9, 2006. As a result, you have met the requirements for case closure well abandonment and do not need to send a notification letter to the municipality in charge of maintenance of East Maple Avenue.

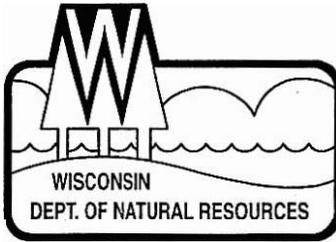
Your site is listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. A copy of this letter will be added to the information already on the GIS Registry.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding anything outlined in this letter, please contact me at (608) 275-3209.

Sincerely,

Denise Nettlesheim  
Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: Steve Henkel, MSA, 201 Corporate Drive, Beaver Dam, WI 53916-3071  
Case File



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Lloyd L. Eagan, Regional Director

South Central Region Headquarters  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397  
Telephone 608-275-3266  
FAX 608-275-3338  
TTY Access via relay - 711

June 30, 2006

Jeff Kitchen  
215 North Spring Street  
Beaver Dam, WI 53916

**SUBJECT:** Final Case Closure  
Stone Gate Inn, 108 East Maple Avenue, Beaver Dam, WI  
WDNR BRRTS Activity #: 03-14-001956

Dear Mr. Kitchen:

On January 26, 2006, the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code.

Residual soil contamination remains in the vicinity of the former petroleum underground storage tank basin on the property and extends into East Maple Avenue as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

On June 1, 2006, your consultant MSA Professional Services notified the Department that monitoring well MW-7, located in the city street (East Maple Avenue), could not be properly abandoned because it had been paved over. You may be liable for any future problems associated with monitoring well MW-7 if it creates a conduit for contaminants to enter

groundwater. . In the future, if the lost groundwater monitoring well is found, you or any subsequent owners of the subject property are required to properly abandon the well in compliance with the requirements in ch. NR 141, Wis. Adm. Code. In addition, you must send a certified letter to the municipality in charge of maintenance of East Maple Avenue informing them that the well cannot be found and has not been properly abandoned. If the well becomes accessible in the future, the municipality must notify the owner of the subject property so the well can be properly abandoned. Submit to the Department a copy of the letter and verification that the letter was received.

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 GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact me at (608) 275-3209.

Sincerely,



Denise Nettlesheim  
Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: Steve Henkel, MSA, 201 Corporate Drive, Beaver Dam, WI 53916-3071  
Case File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Lloyd L. Eagan, Regional Director

South Central Region Headquarters  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397  
Telephone 608-275-3266  
FAX 608-275-3338  
TTY Access via relay - 711

February 1, 2006

Jeff Kitchen  
215 North Spring Street  
Beaver Dam, WI 53916

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure  
Stone Gate Inn (Former), 108 East Maple Avenue, Beaver Dam, WI  
WDNR BRRTS # 03-14-001956

Dear Mr. Kitchen:

On January 26, 2006, your request for closure of the case described above was reviewed by members of the South Central Region Closure Committee. The committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. Closure was requested for the petroleum contamination associated with the former underground storage tank (UST) that was in use at the subject property.

As indicated in the information submitted to the Department, groundwater petroleum contamination remains on the subject property and the East Maple Avenue right of way. Groundwater monitoring data indicate exceedances of ch. NR 140, Wis. Adm. Code, Enforcement Standards. Also, soil petroleum contamination that exceeds ch. NR 720, Wis. Adm. Code, residual contaminant levels (RCLs) remains in the vicinity of the former UST basin and extends into East Maple Avenue.

After careful review of the closure request, the Closure Committee has determined that the petroleum contamination appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

**MONITORING WELL ABANDONMENT**

All monitoring wells and all other boreholes installed during the course of investigation and remediation of the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well and borehole abandonment must be submitted to me on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gw/](http://www.dnr.state.wi.us/org/water/dgw/gw/) or provided by the Department of Natural Resources.

**PURGE WATER, WASTE AND SOIL PILE REMOVAL**

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

Section NR 726.05(10), Wis. Adm. Code, requires that the above conditions must be satisfied within 120 days of receipt of this conditional closure letter. When the above conditions have been satisfied, please submit the required information to me to document that applicable conditions have been met, and your case will be closed. **Due to the presence of groundwater contamination above ch. NR 140, Wis. Adm. Code, Enforcement Standards, the subject property will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. In addition, due to the presence of soil contamination above ch. NR 720 RCLs, the subject property will be listed on the GIS registry for soil.** 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://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Residual soil contamination remains in the vicinity of the former UST basin on the property and extends into East Maple Avenue, as indicated in the information submitted to the Department of Natural Resources. If soil in this location is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. All future owners and occupants of this property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

If this is a PECFA site, section 101.143, Wis. Stats. requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3209.

Sincerely,



Denise Nettlesheim  
Hydrogeologist  
Bureau for Remediation & Redevelopment

Cc: Steve Henkel, MSA, 201 Corporate Drive, Beaver Dam, WI 53916-3071  
Case File

S57105

Document No

VOL 950 PAGE 384

WARRANTY DEED

Office of Register of Deeds  
Dodge County WI  
RECEIVED FOR RECORD  
JAN 7 1998  
at 1:33 pm  
CORIS WESTRA - Registrar

STATEMENT OF COMPLIANCE  
I hereby certify that  
dated by the State  
Carroll Cards, as to  
negative title, conds  
Standards No. 1150 as  
record use.

I hereby certify that  
ments on this card in  
established procedure

TRANSFER  
FEE

\$ 382.20 N

Recording Area

Return To

Bank One, WI  
PO Box 278  
Beaver Dam, WI 53916-0278

THIS DEED, made between Schultz & Kitchen Partnership, Grantor, and Jeffrey C. Kitchen and Shirley I. Kitchen, husband and wife as survivorship marital property, Grantees.

WITNESSETH, That the said Grantor, for valuable consideration, conveys to Grantees, the following described real estate in Dodge County, Wisconsin:

Pin No 206-1114-0421-036 & 206-1114-0421-041

Parcel 1

A part of Lot 18 Block 7, of Brower's Plat of the Town, now City of Beaver Dam, Dodge County, Wisconsin, described as follows:

Commencing in the North line of East Maple Avenue at South West corner of Lot 18 aforesaid; thence North, parallel with the East line of North Spring Street 165 feet; thence East, parallel with the North line of East Maple Avenue, 27 feet to a point, which point is now here designated "X" thence South, parallel with the East line of North Spring Street, 15 feet to a point which is now here designated "XX", thence East, parallel with the North line of East Maple Avenue, 98 feet to the Westerly line of the curved right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, thence Southwesterly, on and along, the Westerly line of said curved right of way, a curved distance of 158 feet, (subtended by a chord distance 157.34 feet on a 4 degrees curve with a delta angle of 24 degrees 15 minutes), to a point in the North line of East Maple Avenue, 77.5 feet East of the place of beginning; thence West on the North line of East Maple Avenue, 77.5 feet to the place of beginning. Together with and subject to all conditions, agreements and reservations as described in Deed, Volume 264, Page 137.

Parcel 2

Commencing at a point in the East line of Spring Street, in the City of Beaver Dam, 33 feet North of the South West corner of Lot 9 in Block 7, of the Plat of the Town of Beaver Dam, commonly called Brower's Plat, Beaver Dam, thence running North along the East line of Spring Street, 62 feet, thence East 135 feet; thence South parallel with Spring Street, 62 feet; thence West 135 feet to the place of beginning, being part of Lots 8, 9 and 18, in said Block 7, Dodge County, Wisconsin.

This Deed is given to terminate the Schultz & Kitchen Partnership and transfer the one-half interest of Gene C. Schultz to Jeffrey C. Kitchen.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging:

And Grantor warrants that title is good, indefeasible in fee simple and free and clear of all encumbrances except easements, covenants, restrictions, highway roads and conveyances of record, and will warrant and defend the same.

Dated this 31st day of December, 1997.

SCHULTZ & KITCHEN PARTNERSHIP

By Gene C. Schultz (Seal)  
Gene C. Schultz

By Jeffrey C. Kitchen (Seal)  
Jeffrey C. Kitchen

STATE OF WISCONSIN

COUNTY OF DODGE

Personally came before me this 31st day of December, 1997, the above-named Schultz & Kitchen Partnership by Gene C. Schultz and Jeffrey C. Kitchen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Stephen J. Hannan  
Notary Public, State of Wisconsin  
My commission is permanent.

THIS INSTRUMENT WAS DRAFTED BY:

Atty. Stephen J. Hannan  
Beaver Dam, WI 53916  
State Bar ID No: 1014932

Former Sutton Property  
Legal Description  
Jeff Kitchen, current owner

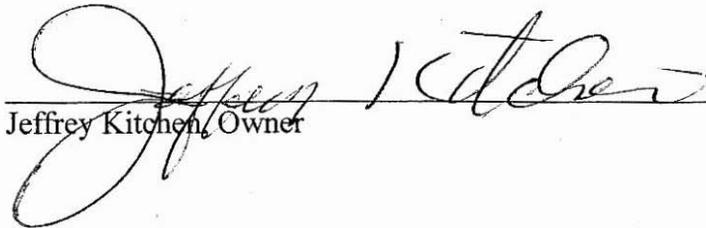
01 206-1114-0421-036 0336 206083800500 .350

2 (Zoned 0.350  
Commercial) Acres

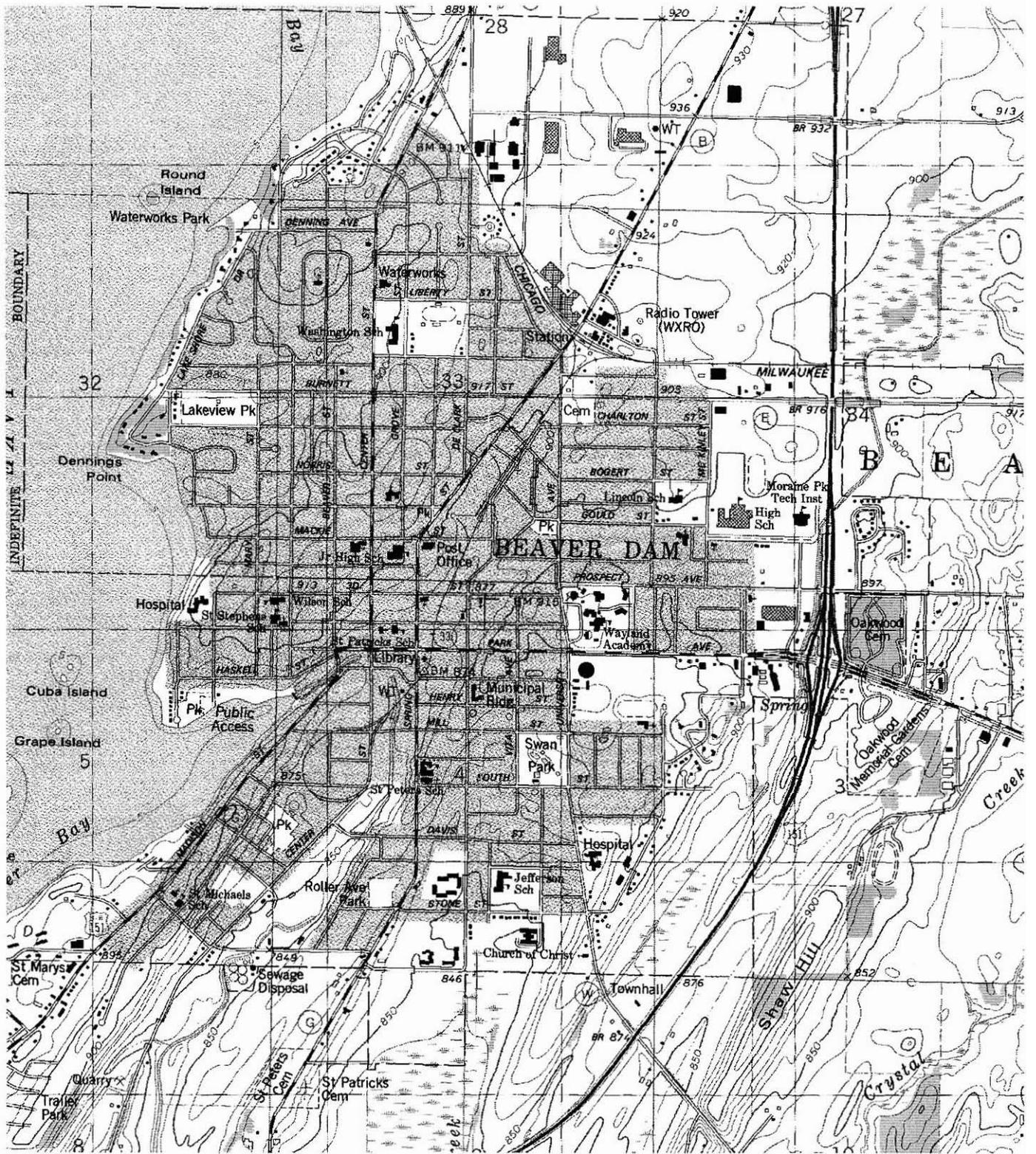
JEFFREY C KITCHEN 108 E MAPLE AVE  
SHIRLEY I KITCHEN PT LOT 18 BLK 7 BROWERS PLAT  
W8643 SHADY OAK LN COM SW COR SD LOT 18 TH N  
BEAVER DAM WI 53916 165 FT TH E 27 FT S 15 FT E  
98 FT TH S ALG RR ROW TO N  
LN E MAPLE AVE TH W ALG SD  
LN TO POB ALSO THAT PT SD  
LOT 18 & PT LOTS 3 & 4 OF  
LANDER'S SUB AS DESC IN V963  
P564 BEING FORMER RR ROW  
963-564/950-384  
772-098/474-731/467-212  
MAPID 0421-036

To be attached to the Closure Request:

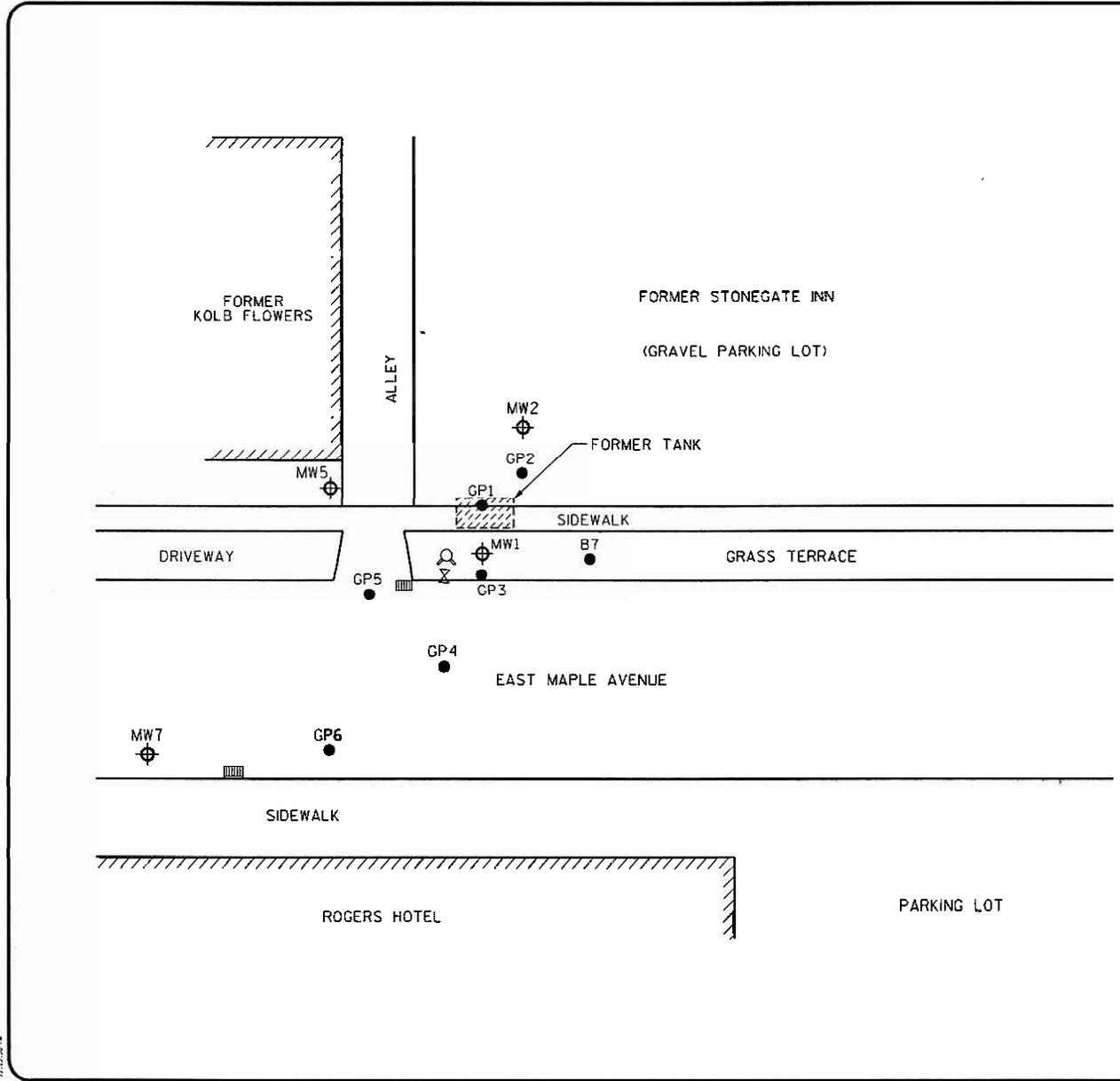
I, Jeffrey Kitchen, believe that the legal description for each property within or partially within the contaminated site boundary is attached to this closure request.

  
\_\_\_\_\_  
Jeffrey Kitchen, Owner

Date  
11-30-05







**LEGEND**

- GEOPROBE SOIL BORING LOCATION
- ⊕ MW1 MONITORING WELL
- ▤ STORMWATER INLET
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE

**NOTES:**

1. FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.
2. MONITORING WELLS MW5 AND MW7 INSTALLED DURING INVESTIGATION AT KOLB FLOWERS PROPERTY.

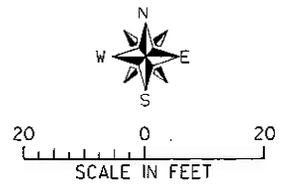


FIGURE 2  
SOIL BORING AND  
MONITORING WELL LOCATION MAP  
STONEGATE INN  
BEAVER DAM, WISCONSIN

**MSA**  
TRANSPORTATION • MUNICIPAL • REMEDIATION  
DEVELOPMENT • ENVIRONMENTAL

1125 South Broadway, Sun Prairie, WI 53185  
608-856-8773 • 1-800-325-4752 Fax: 608-856-8778

DRAWN BY	RHM	DATE	1-25-05
DESIGNED BY		SCALE	AS NOTED
		SHEET	..... OF .....
		FILE NO.	213072AB

11/25/05  
213072AB

**Table 2 - Summary of Volatile and Natural Attenuation Groundwater Data  
Former Stonegate Inn Property - Beaver Dam, WI**

Well ID	Date	Volatile Organic Compounds (ug/L)								Natural Attenuation Parameters			Water Elevation (Ft)	
		Benzene	Toluene	Ethylbenzene	Xylenes	135-TMB	124-TMB	MTBE	Naphthalene	cis-12 Dichloroethene	Dissolved O2 (mg/L)	Nitrates (mg/L)		Sulfate (mg/L)
NR140 PAL NR140 ES		0.5 5.0	200 1000	140 700	1000 10000	----- 96 ----- ----- 480 -----	12 60	8 40	7 70		2.0 10			
GP-1	06/02/03	<0.30	<0.40	<0.40	<0.70	<0.30	<0.30	1.2						
GP-2	06/02/03	<0.30	<0.40	<0.40	<0.70	<0.30	<0.30	<0.60						
GP-3	06/02/03	<15	<20	650	820	2520	<15	1900						
GP-5	06/02/03	0.35	<0.40	0.53	0.39	4.8	<0.30	14						
MW-1		Top of seven foot screen = 867												
	12/22/03	0.98	<0.50	13	19	12	23	<0.50	4.8	<0.50	0.4		864.63	
	04/20/04	5.7	<0.50	58	43	26	36	<0.50	37		0.4	<0.13	3.6	864.73
	10/25/04	5.2	<1.5	43	12.1	<3.0	31	<1.1	94					
MW-2		Top of eight foot screen = 867.5												
	12/22/03	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.50	<0.50	<0.50	2.9		865.42	
	04/20/04	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.50	<0.50	<0.50	3.0	3.7	310	865.93
MW-5		Top of five foot screen = 864.5												
	12/22/03	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.50	<0.50	<0.50	7.4		864.59	
	04/20/04	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.50	<0.50	<0.50	8.6	3.3	44	864.98
MW-7		Top of five foot screen = 865.7												
	12/22/03	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.50	<0.50	2.6	0.6		863.67	
	04/20/04	<0.40	<0.50	<0.50	<0.60	<0.50	<0.50	<0.50	<0.50	<0.50	0.6	5.0	1600	863.88

<21 Elevated Detection Limit  
 110 Exceedence of NR140 ES (Wisconsin Administrative Code, Chapter NR140 enforcement standard)  
 120 Exceedence of NR140 PAL (Wisconsin Administrative Code, Chapter NR140 preventive action limit)

MTBE = Methyl tertiary-butyl ether  
 GRO = Gasoline Range Organics  
 TMB = Trimethylbenzene

**Table 3 - Summary of PAH Groundwater Data  
Former Stonegate Inn Property - Beaver Dam, WI**

Well	Date	Polynuclear Aromatic Hydrocarbons by EPA 8310 (ug/l)																	
		Methyl - 1 - Naphthalene	Methyl - 2 - Naphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (ghi) perylene	Benzo (k) fluoranthene	Chrysene	Dibenzo (a,b) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Naphthalene	Phenanthrene	Pyrene
NR 140 ES	NR 140 PAL					3000		0.2	0.2		0.2		400	400		40		250	
						600		0.02	0.02		0.02		80	80		8		50	
GP-1	06/02/03	<0.95	<0.89	<2.4	<2.1	<0.24	6.0	8.1	8.1	5.9	3.8	6.3	<0.22	17	<1.2	5.7	<0.81	1.7	13
GP-2	06/02/03	not analyzed																	
GP-3	06/02/03	520	830	<25	<22	<2.5	<0.24	<0.68	<0.49	<1.5	<0.45	<2.3	<2.3	80	57	<1.9	150	100	<3.1
GP-5	06/02/03	not analyzed																	
MW-1	12/22/03 04/20/04	19 35	<0.11 27	<0.12 <0.13	<0.11 <0.12	<0.021 <0.023	0.12 <0.12	<i>0.028</i> <0.010	<i>0.034</i> <0.0078	0.054 <0.020	0.017 <0.010	<i>0.12</i> <0.029	<0.03 <0.032	<0.0051 0.68	2.6 4.2	0.037 <0.021	<0.12 37	1.0 2.0	<0.022 <0.024
MW-2	12/22/03 04/20/04	<0.11 <0.12	<0.11 <0.12	<0.12 <0.13	<0.11 <0.12	<0.021 <0.023	0.011 <0.12	0.015 <0.010	0.017 0.010	0.05 <0.020	<0.0092 <0.010	<0.027 <0.029	<0.03 <0.032	<0.0051 0.033	<0.046 <0.050	0.019 <0.021	<0.12 <0.13	0.042 0.057	<0.022 <0.024
MW-5	12/22/03 04/20/04	<0.11 <0.12	<0.11 <0.12	<0.12 <0.13	<0.11 <0.12	<0.021 <0.023	<0.011 0.068	0.014 0.30	0.019 0.48	<0.018 0.46	<0.0092 0.20	<i>0.027</i> <0.029	<0.03 0.22	<0.0051 <0.056	<0.046 <0.050	0.023 0.43	<0.12 <0.13	<0.016 0.62	<0.022 0.70
MW-7	12/22/03 04/20/04	<0.11 <0.12	<0.11 <0.12	<0.12 <0.13	<0.11 <0.12	<0.021 <0.023	0.011 <0.12	<i>0.029</i> <0.010	<i>0.030</i> <0.0078	0.093 <0.020	0.023 <0.010	<i>0.037</i> <0.029	<0.03 0.090	<0.0051 0.015	<0.046 <0.050	0.089 <0.021	<0.12 <0.13	<0.016 0.055	<0.022 <0.024

**Italicized dates** are post-remedial excavation sample events  
 NR140 ES = Wisconsin Administrative Code, Chapter NR140 enforcement standard  
 NR140 PAL = Wisconsin Administrative Code, Chapter NR140 preventative action limit

0.12 Indicates NR 140 ES exceedence  
 <2.3 Indicates compound was not detected in sample above listed concentration

**Table 1 - Summary of Soil Data  
Former Stonegate Inn Property - Beaver Dam, WI**

	PID (ppm)	Volatile Organic Compounds (VOC)								Semi-Volatile Organic Compounds (PAH)							
		Benzene	Toluene	Ethylbenzene	Xylenes	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	MTBE	Naphthalene: $\epsilon$	DRO	1-Methylnaphthalene	2-Methylnaphthalene	Fluoranthene	Fluorene	Naphthalene	Phenanthrene	Pyrene
NR746 Direct Contact		1.1							20								
NR746 Residual Product		8.5	38	4.6	42	83	11		2.7								
NR720 GWater GRCLs		0.0055	1.5	2.9	4.1				0.4	100	23	20	500	100	0.4	1.8	8700
<b>June 2003</b>																	
GP-1	2																
	4	4															
	6																
	8	45	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.50	8.5							
	10	8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<4.8							
	12	5															
GP-2	2																
	4	8															
	6																
	8	2	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<5.0							
	10																
	12	0															
GP-3	2	0															
	4	2	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<5.3							
	6	290	<0.025	<0.025	0.14	<0.025	1.1	0.34	<0.025	1200	65	91	11	7.8	11	13	27
	8	260															
	10	65	<0.025	<0.025	<0.025	0.16	0.43	0.18	<0.025	46							
	11	10															
GP-4	2	refusal with each of four attempts															
GP-5	2																
	4	0															
	6	0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<5.9							
	8	0															
	10	0															
	12	0															
GP-6	2	refusal with each of four attempts															
<b>October 2003</b>																	
B7																	
	1-3	0															
	3.5-5.5	0															
	6-8	0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025								
	8.5-10.5	0															

NR746 Residual Product = Table 1 Values indicating the presence of free petroleum product in soil  
 NR746 Table 2 Direct Contact values only apply to the upper four feet of the subsurface  
 NR 720 (and proposed PAH) GRCLs were established to be protective of groundwater

DRO = diesel range organics  
 PID = photo-ionization field instrument for measuring soil organic vapors

Boring ID	Bottom Depth (Feet)	PID (ppm)	Volatile Organic Compounds (VOC) mg/Kg							Semi-Volatile Organic Compounds (PAH) mg/Kg								
			Benzene	Toluene	Ethylbenzene	Xylenes	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	MTBE	Naphthalene	DRO	1-Methylpyrene	2-Methylpyrene	Fluoranthene	Fluorene	Naphthalene	Phenanthrene	Pyrene
GP-1	2	0																
	4	2	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
	6	290	<0.025	<0.025	0.14	<0.025	1.1	0.34	<0.025	1.8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
	8	260																
	10	65	<0.025	<0.025	<0.025	0.16	0.43	0.18	<0.025	0.48	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
	11	10																

**LEGEND**

- GP1 GEOPROBE SOIL BORING LOCATION
- ⊕ MW1 MONITORING WELL LOCATION
- ⊗ GROUNDWATER CONTAMINATION EXCEEDING NR 140 ES
- ⊘ SOIL CONTAMINATION EXCEEDING NR 720 TABLE 1 GRCLS

**NOTES:**

1. FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.
2. MONITORING WELLS MW5 AND MW7 INSTALLED DURING INVESTIGATION AT KOLB FLOWERS PROPERTY.

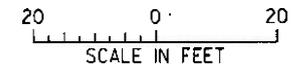
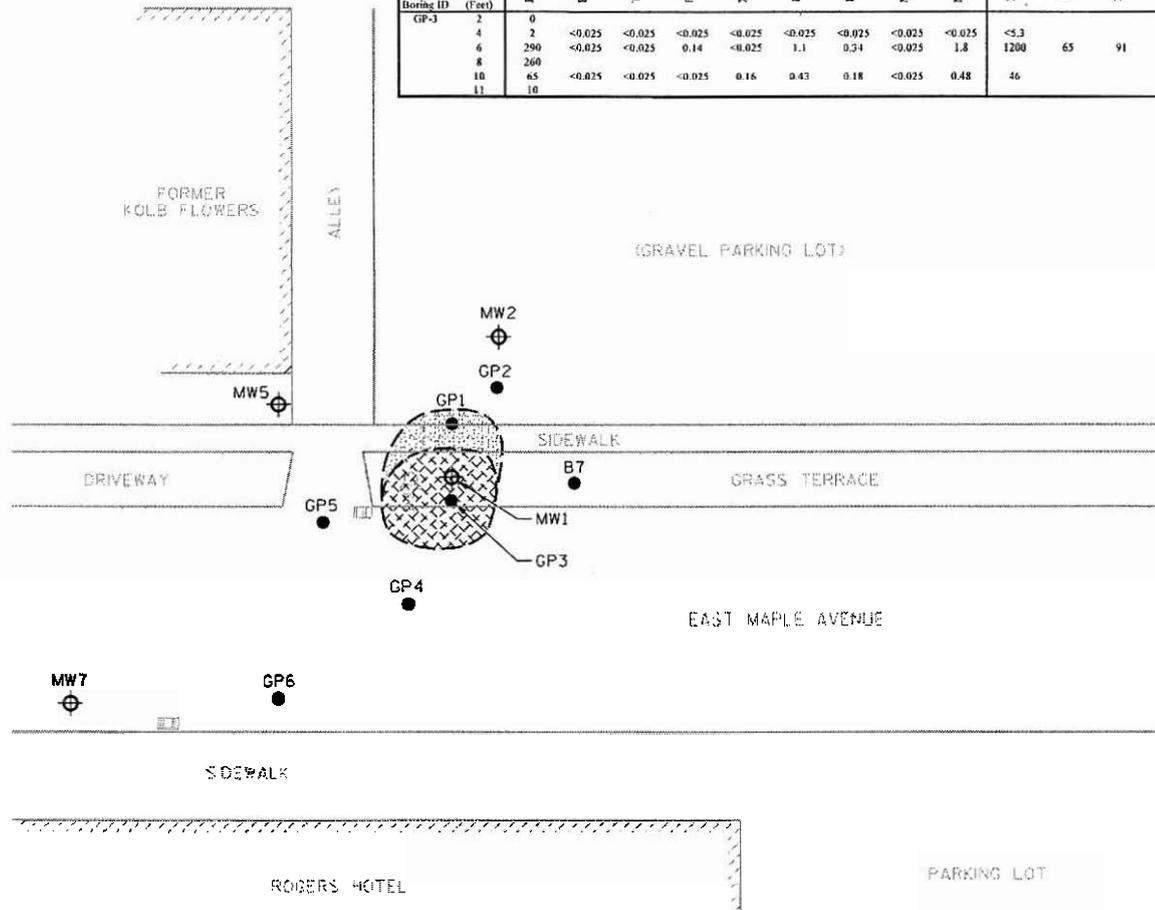
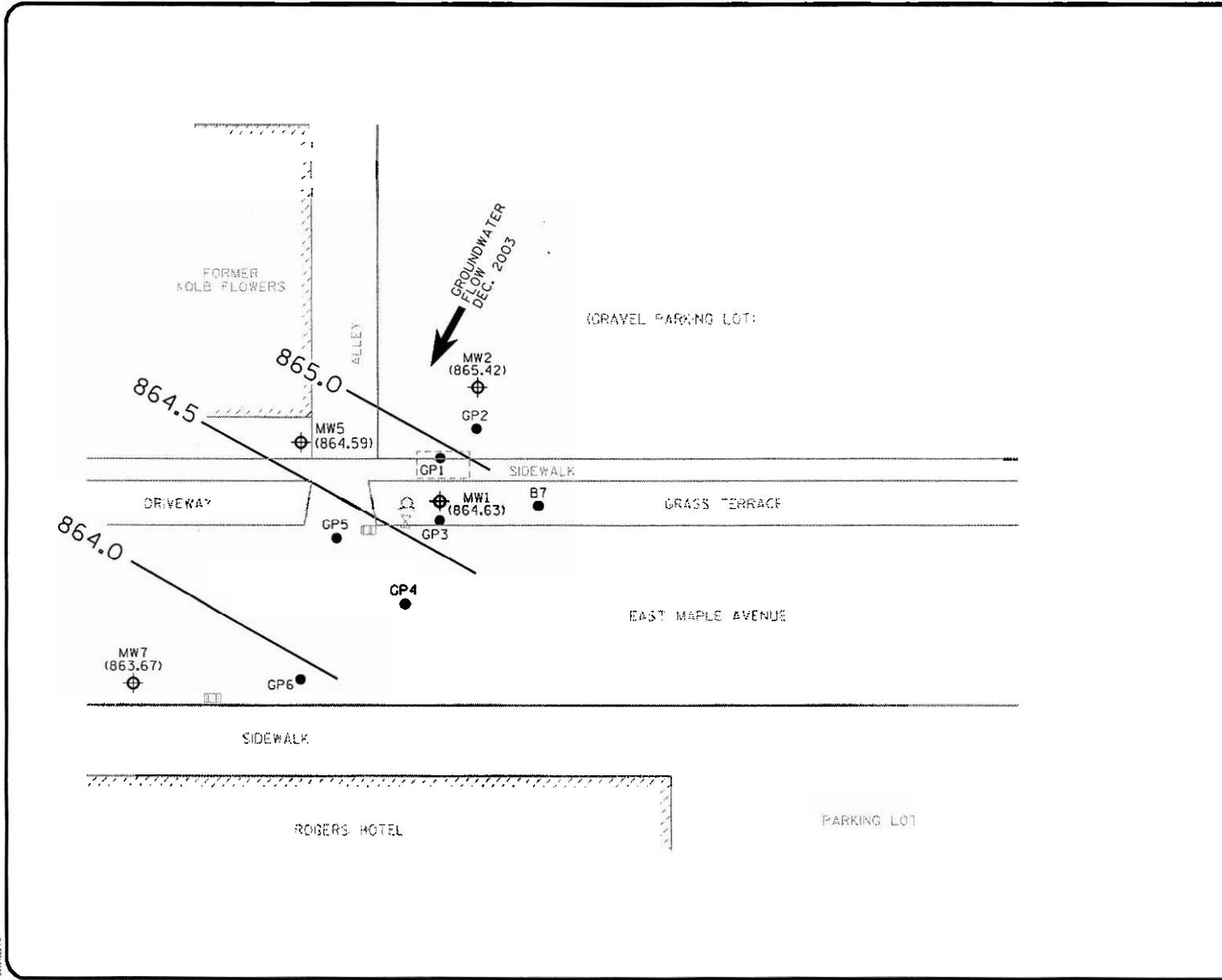


FIGURE 4

SOIL AND GROUNDWATER CONTAMINATION - PLAN VIEW  
STONEGATE INN  
BEAVER DAM, WISCONSIN

**MSA** TRANSPORTATION • MUNICIPAL • SUBDIVISION  
DEVELOPMENT • ENVIRONMENTAL  
120 South Broadway, Beaver Dam, WI 53002  
608-365-3372 • 1-800-362-4626 Fax: 608-365-3370

DRAWN BY: RHM DATE: 1-25-05 SHEET NO.: 213072AD  
CHECKED BY: SCALE: AS NOTED



**LEGEND**

- GEOPROBE SOIL BORING LOCATION
- MW1 (864.63) MONITORING WELL WITH GROUNDWATER ELEVATION

**NOTES:**

1. FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.
2. MONITORING WELLS MW5 AND MW7 INSTALLED DURING INVESTIGATION AT KOLB FLOWERS PROPERTY.

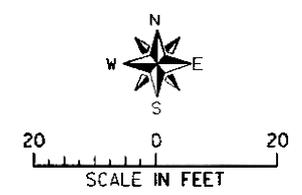


FIGURE 3

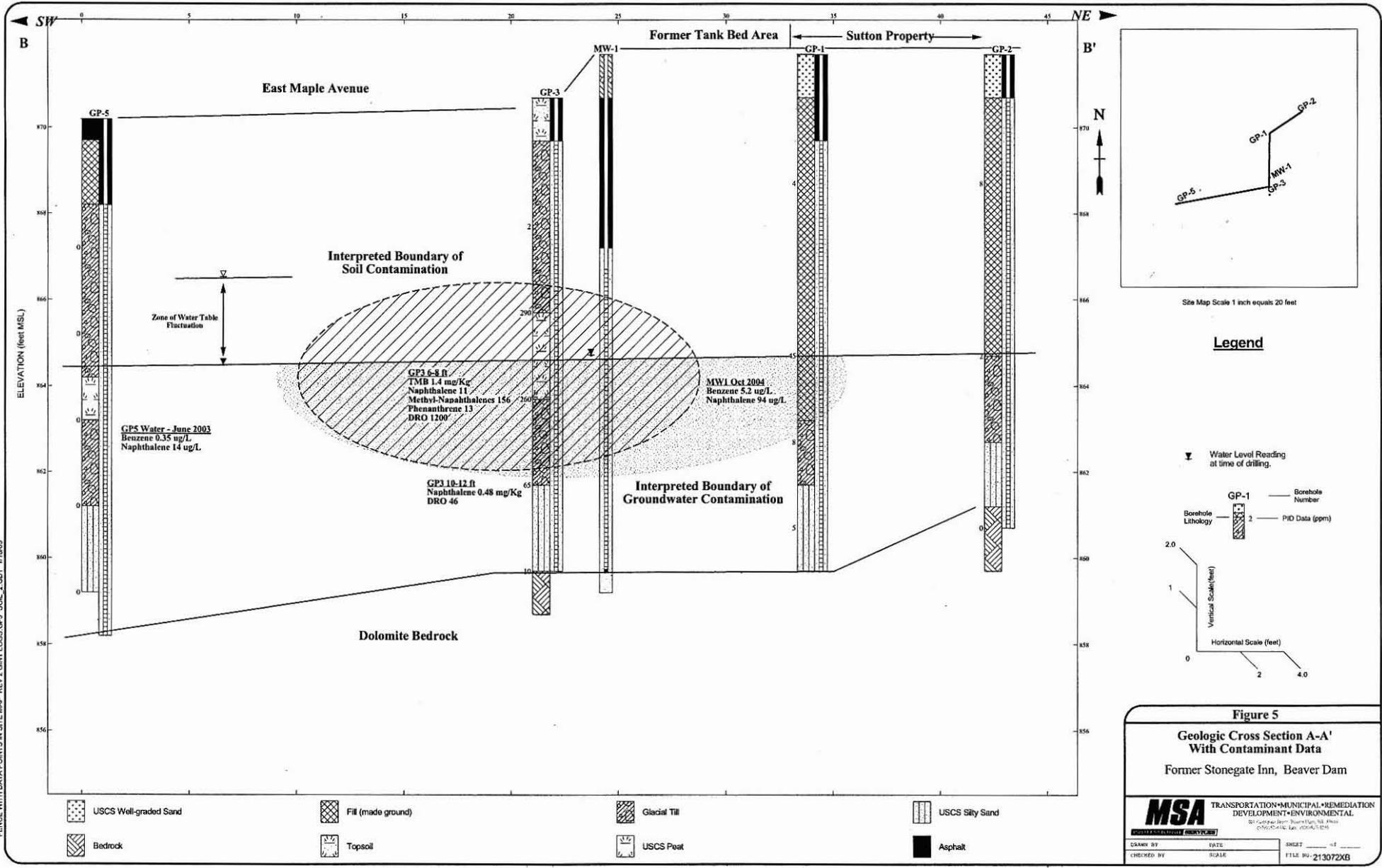
**WATER TABLE CONTOURS  
DECEMBER 22, 2003**

STONEGATE INN  
BEAVER DAM, WISCONSIN

**MSA** TRANSPORTATION • MUNICIPAL • REMEDIATION  
DEVELOPMENT • ENVIRONMENTAL  
5211 North Broadway • Omaha, NE 68131  
402-336-0771 • (402) 336-4886 Fax: 402-336-3726

DESIGNED BY: RHM	DATE: 1-25-05	SHEET: _____ OF _____
CHECKED BY:	SCALE: AS NOTED	FIG. NO.: 213072BC

01.25.2005  
01:14:25 PM



FENCE WITH DATA POINTS IN SITE MAP REV 2 GINT LOSS GP1 SOIL 2 GDT 11/18/05

**MSA** TRANSPORTATION • MUNICIPAL • REMEDIATION  
 DEVELOPMENT • ENVIRONMENTAL

301 Corporate Center, Beaver Dam, WI 53009  
 9200 Corporate Lane, Waukesha, WI 53186

DRAWN BY: DATE: SHEET: 4 of 4  
 CHECKED BY: SCALE: FILE NO.: 213072XB



**PROFESSIONAL SERVICES**  
TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL

January 25, 2005

COPY

Mr. Tom Kennedy  
City of Beaver Dam  
205 South Lincoln Avenue  
Beaver Dam, WI 53916

Re: Notification of Contamination in Right of Way  
Former Stonegate Inn, 108 East Maple Avenue, Beaver Dam, WI

Dear Mr. Kennedy:

The attached information is being submitted to you on behalf of Mr. Jeff Kitchen, per WDNR requirements, for closure at the above referenced site.

Soil and groundwater contamination were identified below the northern street terrace at this address in June 2003. The most recent groundwater sample was collected in October 2004, and confirms that groundwater contamination at MW1 remains above state standards. Soil concentrations are below human health direct contact standards; however, we suggest notifying WDNR before excavating in the vicinity of this soil. Tables and maps indicating residual soil and groundwater concentrations are included with this letter.

The site data suggest that residual groundwater contaminant concentrations have or will stabilize, and are not posing a public health or environmental risk. Therefore, the State will likely determine that no active remedial effort (such as excavation) will be required to address the residual soil and groundwater contamination. Therefore we are submitting the case to WDNR for closure consideration at this time.

If you have any questions regarding this submittal, please do not hesitate to contact me.

Sincerely,

MSA Professional Services, Inc.

Steven Henkel  
Project Manager

SLH

**Offices in Illinois, Iowa, Minnesota, and Wisconsin**

201 CORPORATE DRIVE • BEAVER DAM, WI 53916-3071  
(920) 887-4242 • (800) 552-6330 • [www.msa-ps.com](http://www.msa-ps.com)  
Projects: 0002821023 working\city closure notification.doc

