

## **GIS Registry Disclaimer**

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

BRRTS #: 03-22-001030

ACTIVITY NAME: LIBERTY TN SHOP

PROPERTY ADDRESS: Ridge Rd

MUNICIPALITY: Lancaster

PARCEL ID #:

CLOSURE DATE: Feb 22, 1996

FID #:

DATCP #:

COMM #: 53825970845

#### \*WTM COORDINATES:

X: 469205 Y: 273207

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property")*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property")*

#### Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic  
development corporation)*

Monitoring wells properly abandoned? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:  PARCEL ID #:

ACTIVITY NAME:  WTM COORDINATES: X:  Y:

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #:**                      **Title: Liberty Township Garage - Water Well Location Map**
  - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Liberty Township Property Site Plan**
  - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:**                      **Title:**

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ACTIVITY NAME: LIBERTY TN SHOP

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** This is intended to show the total area of contaminated groundwater.

**Figure #:**                      **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 1                      Title: Soil Analytical Results Summary**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #:                      Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #:                      Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #:**                      **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-22-001030

ACTIVITY NAME: LIBERTY TN SHOP

## NOTIFICATIONS

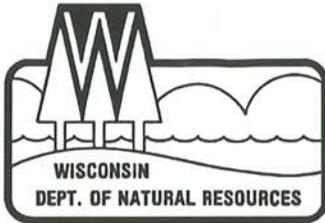
### Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.  
**Number of "Off-Source" Letters:**
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).  
**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



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

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Ruth E. Badger, District Director

Southern District Headquarters  
3911 Fish Hatchery Road  
Fitchburg, WI 53711-5397  
TELEPHONE 608-275-3266  
FAX 608-275-3338  
TDD 608-275-3231

February 22, 1996

LUST File Ref: 1030  
(Grant County)

Ms. Pat Feist  
Town of Liberty  
3291 Sleepy Hollow Rd  
Stitzer, WI 53825

**SUBJECT: SITE CLOSURE, LUST ID 1030, Town of Liberty Garage, Stitzer**

Dear Ms. Feist:

The Department acknowledges receipt on February 20, 1996 of the copy of the filed deed restriction for the subject site. As stated in my letter of January 26, 1996, receipt by the Department of this document allows your site to be closed. This letter serves as documentation that the Department considers this site closed.

I remind you that the deed restriction stipulates that if at any time in the future the structural impediments to remediation are removed, that the property owner at that time is obliged to inform the Department and initiate remedial action to address the contamination.

Please be aware that this letter does not absolve the current or any future owner of this property from future decisions regarding this site or impacts which may be discovered and/or traced back to past or future activities at this site. If in the future the Department receives information which demonstrates that additional work is necessary, the Department has the authority to require further action.

The Department appreciates your effort to restore the environment at this site. If you have any questions regarding this letter, please contact me at the number below.

Sincerely,

Mark Cheyne  
Leaking Underground Storage Tank Unit  
Telephone: (608) 275-3291

cheyne\c:\data\wp51\lust\1996\feb\closure\letters\1030-02.22

580102

FILE #  
PROCESS  
AS CLOSED

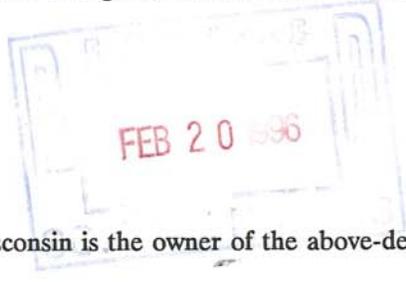
Declaration of Restrictions and Covenants

VOL

In Re:

Lots 1, 2, 3, and 4 in Block 3 in Lathrop's Addition to the Village of Stitzer, Grant County, Wisconsin, according to the recorded plat thereof.

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF Grant )



WHEREAS, The Town of Liberty, Grant County, Wisconsin is the owner of the above-described property; and

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

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

One or more gasoline and diesel fuel discharges have occurred at this property. Structural impediments existing at the time of cleanup made complete remediation of the contamination impracticable. Petroleum contaminated soil may remain on this property at the following locations: immediately adjacent to, and under, the south side of the township hall and fire department building at two locations. The first is at the former diesel UST location, at the southeastern corner of the building, extending for approximately 20 feet from the eastern wall of the building. The second is at the former gasoline UST location, extending for approximately 20 feet along the southern wall near the middle of the building, with the midpoint of the contaminated interval being approximately 80 feet west of the building's eastern wall. Pursuant to the requirements of s. 144.76, Stats., any future subsurface work on this property which removes the structural impediments which currently exist shall provide for an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions and Covenants, this 14 day of February, 1996.

Signature: Pat Feist Clerk

Printed Name: Pat Feist

Subscribed and sworn to before me this 14<sup>th</sup> day of February, 1996.

Linda Roersch  
Notary Public, State of WISCONSIN

My commission JAN. 2, 1997

GRANT COUNTY, WI  
RECEIVED FOR RECORD

FEB 14 1996

at 3:40P M. and recorded in  
Vol. 157 of Records Page 453  
Marilyn Pierce Registrar

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

10. ccpd.  
Pat Feist  
3291 Sleepy Hollow  
Stitzer

DOCUMENT NO.

458226

VOL 524 PAGE 770

STATE BAR OF WISCONSIN-FORM 1  
WARRANTY DEED  
THIS SPACE RESERVED FOR RECORDING DATA

GRANT COUNTY, WIS.  
RECEIVED FOR RECORD

APR 15 1977

at 8:15 A.M. and recorded in  
Vol. 524 of Records Page 770  
Marianne Stitzer Register

THIS DEED, made between Elaine W. Jones

Grantor

and The Town of Liberty, Grant County,  
Wisconsin

Grantee,

Witnesseth, That the said Grantor for a valuable consideration of Six  
Thousand Dollars (\$6,000.00)

conveys to Grantee the following described real estate in Grant County,  
State of Wisconsin:

Lots 1, 2, 3 and 4 in Block 3 in  
Lathrop's Addition to the Village of  
Stitzer, Grant County, Wisconsin,  
according to the recorded plat thereof.

RETURN TO K71K-3

#2° chgd

Tax Key #

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining;

And Elaine W. Jones

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Executed at Fennimore, Wisconsin this 30th day of December, 1976

SIGNED AND SEALED IN PRESENCE OF

*John N. Kramer*  
John N. Kramer

*Carole N. Duvall*  
Carole N. Duvall

*Elaine W. Jones* (SEAL)  
Elaine W. Jones (SEAL)  
(SEAL)  
(SEAL)

Signatures of

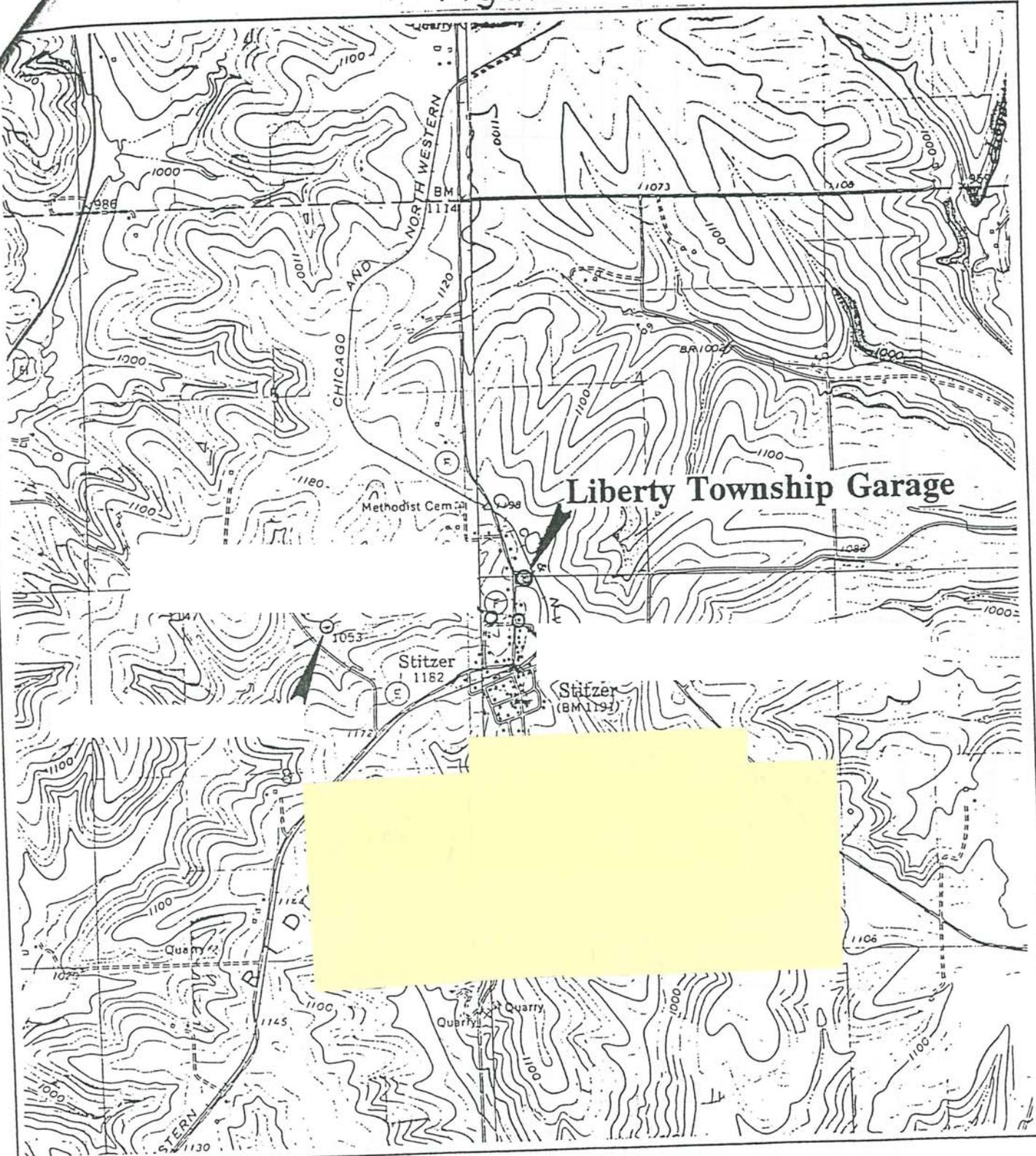
authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Title: Member State Bar of Wisconsin or Other Party  
Authorized under Sec. 706.06 viz. \_\_\_\_\_

STATE OF WISCONSIN  
Grant County. } ss.

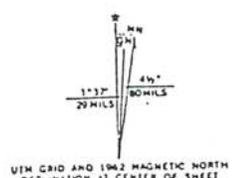
Personally came before me, this 30th day of December, 1976,  
Elaine W. Jones

# Figure 1



Liberty Township Garage - Water Well Location Map

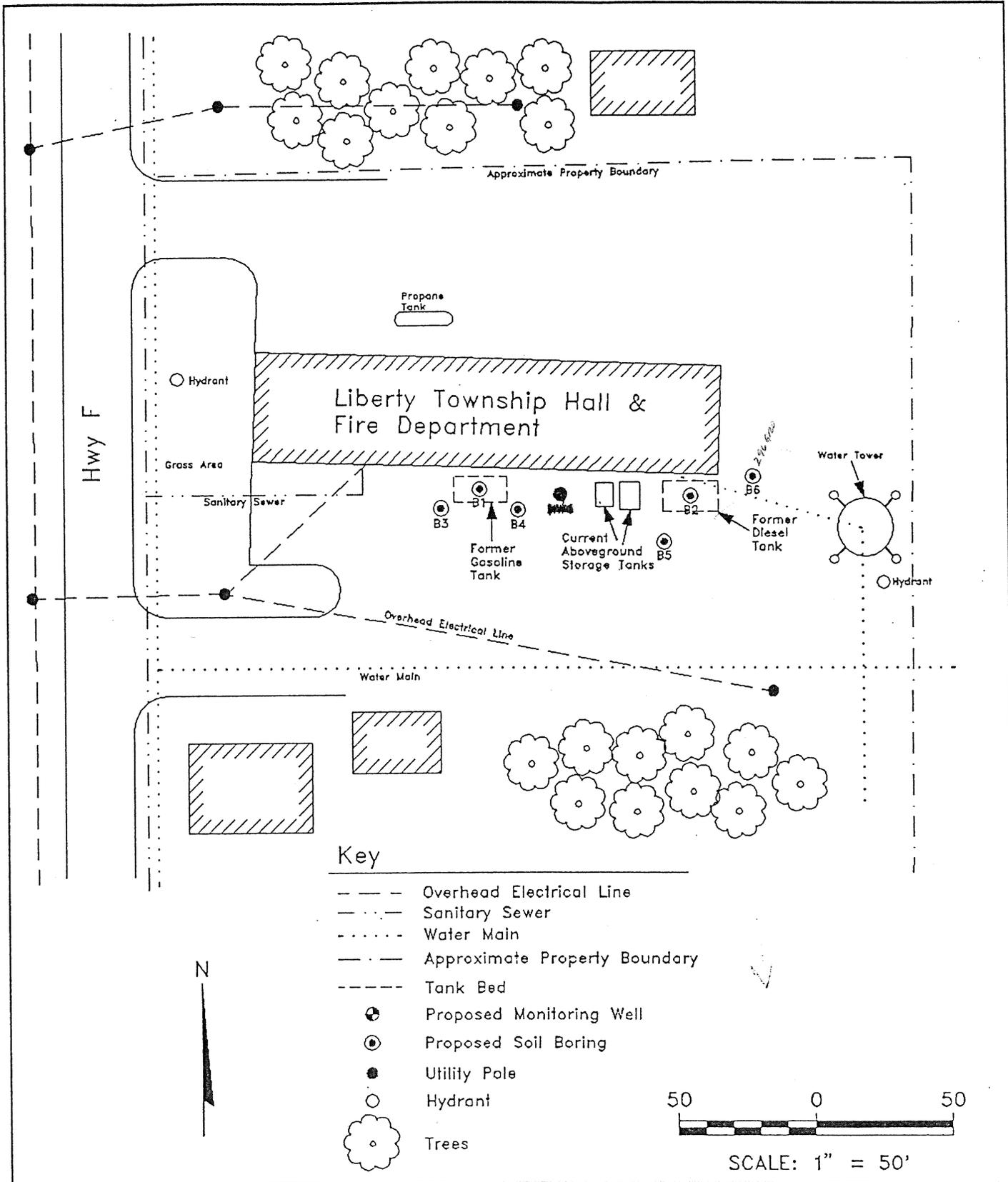
Scale: 1" = 2000'	fig1.dwg
Project No. 427	4/16/93



STITZER, WIS.  
 N4252.5—W9030/7.5  
 1962  
 AMS 2869 I NE—SERIES V861

*BT<sup>2</sup>, Inc.*

Figure 2



- Key**
- Overhead Electrical Line
  - . - Sanitary Sewer
  - ..... Water Main
  - - - Approximate Property Boundary
  - Tank Bed
  - ⊙ Proposed Monitoring Well
  - ⊙ Proposed Soil Boring
  - Utility Pole
  - Hydrant
  - 🌸 Trees

Liberty Township Property Site Plan

Project No. 427
Drawn By: RDS

7/12/91

*BTI* BERGAMINI & TIERNEY, INC.

**Table 1**  
**Soil Analytical Results Summary**  
 (results in mg/kg)

Sample	Depth	FID	GRO	DRO	B	E	T	X	MTBE	1,2,4 TMB	1,3,5 TMB	Pb
Gasoline Tank Area												
S1 West Side	9	6	<10	NA	<0.27	<0.05	<0.19	<0.11	<0.75	<0.24	<0.05	84
S3 East Side	8	4	<10	NA	<0.27	<0.05	<0.19	<0.11	<0.75	<0.24	<0.05	107
S4 South Side	10	5	<10	NA	<0.27	<0.05	<0.19	<0.11	<0.75	<0.24	<0.05	96
S5 North Side	10	250	460	NA	<2.7	8.7	25	57	<7.5	26	16	128
S6 Stockpile	6 - 8	300	620	NA	<2.7	24	38	120	<7.5	52	38	NA
Diesel Tank Area												
S7 South End	6	6	NA	<1	<0.27	<0.05	<0.19	<0.11	<0.75	<0.24	<0.05	NA
S8 North End	7	0	NA	<1	<0.27	<0.05	<0.19	<0.11	<0.75	<0.24	<0.05	NA
S9 East Side	7	0	NA	<1	<0.27	<0.05	<0.19	<0.11	<0.75	<0.24	<0.05	NA
S10 West Side	7	0	NA	<1	<0.27	<0.05	<0.19	<0.11	<0.75	<0.24	<0.05	NA
S12 Stockpile	-	0	NA	<1	<0.27	<0.05	<0.19	<0.11	<0.75	<0.24	<0.05	NA

ABBREVIATIONS

FID = Flame Ionization Detector Reading  
 GRO = Gasoline Range Organics  
 DRO = Diesel Range Organics  
 B = Benzene

E = Ethylbenzene  
 T = Toluene  
 X = Xylenes  
 MTBE = Methyl-tert-butyl ether

1,2,4 TMB = 1,2,4-Trimethylbenzene  
 1,3,5 TMB = 1,3,5-Trimethylbenzene  
 Pb = Lead  
 NA = Not Analyzed