

From:

Re: Groundwater Use Restriction
GIS Registry Data

Site Name/Address:

Main Street Beverage

203 S. Main St.

Janesville, WI

BRRTS #:

03-54-120679

Date of Closure Decision:

9/13/01

GPS data:

Off-site Contamination

Right-of-way Contamination

Packet Contains:

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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ruthe E. Badger, Regional Director

Janesville Service Center
2514 Morse Street
Janesville, Wisconsin 53545
Telephone 608-743-4800
FAX 608-743-4801
TTY 608-743-4808

September 13, 2001

File Ref: BRRT's # 03-54-120679

Jim Campbell
Cambeck Petroleum
505 S. Pearl Street
Janesville, WI 53545

SUBJECT: Final Case Closure
Main Street Beverage, 203 S. Main St., Janesville, WI

Dear Mr. Campbell:

On October 30, 2000 your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On November 1, 2000, you were notified that conditional closure was granted to this case.

On August 23, 2001, the Department received correspondence indicating that you have complied with the conditions of closure. The conditions of closure were proper abandonment of monitoring wells, proper disposal of investigative or remediation wastes and/or soil piles, and recording of a groundwater use restriction on the property deed. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

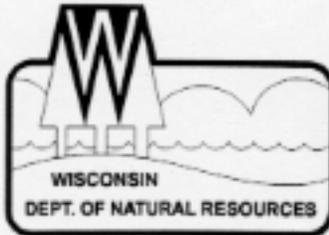
Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 743-4841.

Sincerely,

Denise Nettlesheim
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Timothy Taugher, Giles Engineering Associates, Inc., N8 W22350 Johnson Rd., Suite A1, Waukesha, WI 53186



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Janesville Service Center
2514 Morse Street
Janesville, Wisconsin 53545
Telephone 608-743-4841
FAX 608-743-4801

November 1, 2000

File Ref: BRRTS # 03-54-120679

Mr. Jim Campbell
Cambeck Petroleum
505 S. Pearl Street
Janesville WI 53545

Subject: Conditional Case Closure: Main Street Beverage, 203 S. Main Street, Janesville

Dear Mr. Campbell:

On October 30, 2000, your request for closure of the case described above was reviewed by the South Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination on the site from the underground gasoline storage tank system appears to have been investigated and actively remediated to the extent practicable under site conditions. Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following conditions are satisfied:

1. **MONITORING WELL ABANDONMENT** *The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code, unless long term groundwater monitoring is going to be conducted. If monitoring wells will not be immediately abandoned because future groundwater monitoring is planned, you will need to notify me of your monitoring plans in order to qualify for case closure. Documentation of well abandonment must be submitted to me on appropriate Department of Natural Resources forms.*
2. **WASTE AND SOIL PILE REMOVAL** *Any remaining 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. This includes waste water or other waste materials that may be stored on site in drums. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.*
3. **GROUNDWATER USE RESTRICTION** Section NR 726.05(2)(b), Wis. Adm. Code, provides that if groundwater contamination still exceeds NR 140 enforcement standards when a closure request is submitted, a case may only be closed if a groundwater use restriction is recorded for each property where enforcement standards are exceeded. At your site, naphthalene concentrations exceeded the NR 140 enforcement standard from monitoring well MW-5. Therefore, recording the required groundwater use restriction is an option that the Department can offer to you in order to close this case. If you choose not to accept this option, you may be required to conduct additional groundwater monitoring and may choose to perform additional investigation and cleanup of the remaining contamination in order to qualify for unconditional closure. However, you should note that additional investigation or cleanup work may not be eligible for reimbursement from the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine if the additional work will be eligible for reimbursement.

To assist us in the preparation of your draft groundwater use restriction document, you should submit a copy of the property deed to me within 30 days of the date of this letter. Once DNR has prepared your draft document, you will be given an opportunity for review, and if deemed acceptable, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded at the Rock County Register of Deeds Office, and then submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a groundwater use restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed.

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 the address listed above or as indicated below.

Sincerely,

Gordon R. Kline
Hydrogeologist
Bureau for Remediation and Redevelopment

Cc:James Mertes, Giles Engineering Associates, Inc., N8 W22350 Johnson Road, Suite A1, Waukesha, WI 53186

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 limitations and restrictions:

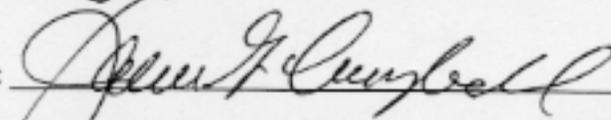
Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

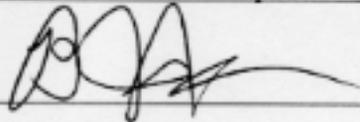
If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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

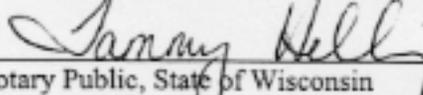
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 9th day of August, 2001.

Signature: 
Printed Name: James G. Campbell

Signature: 
Printed Name: Brian C. Hansen

Subscribed and sworn to before me this 9th day of August, 2001.


Notary Public, State of Wisconsin

My commission 02/2005

Drafted by Richard S. Reesman, P.E.
Giles Engineering Waukesha, WI 53186
N8 W22350 Johnson Rd.

LEGEND:

MW4
 MONITORING WELL NUMBER AND LOCATION

GROUNDWATER BENZENE CONCENTRATION (ug/L) (ND = NOT DETECTED)

GROUNDWATER ELEVATION IN FEET (8-18-00)

GRASS AREA

TYPE

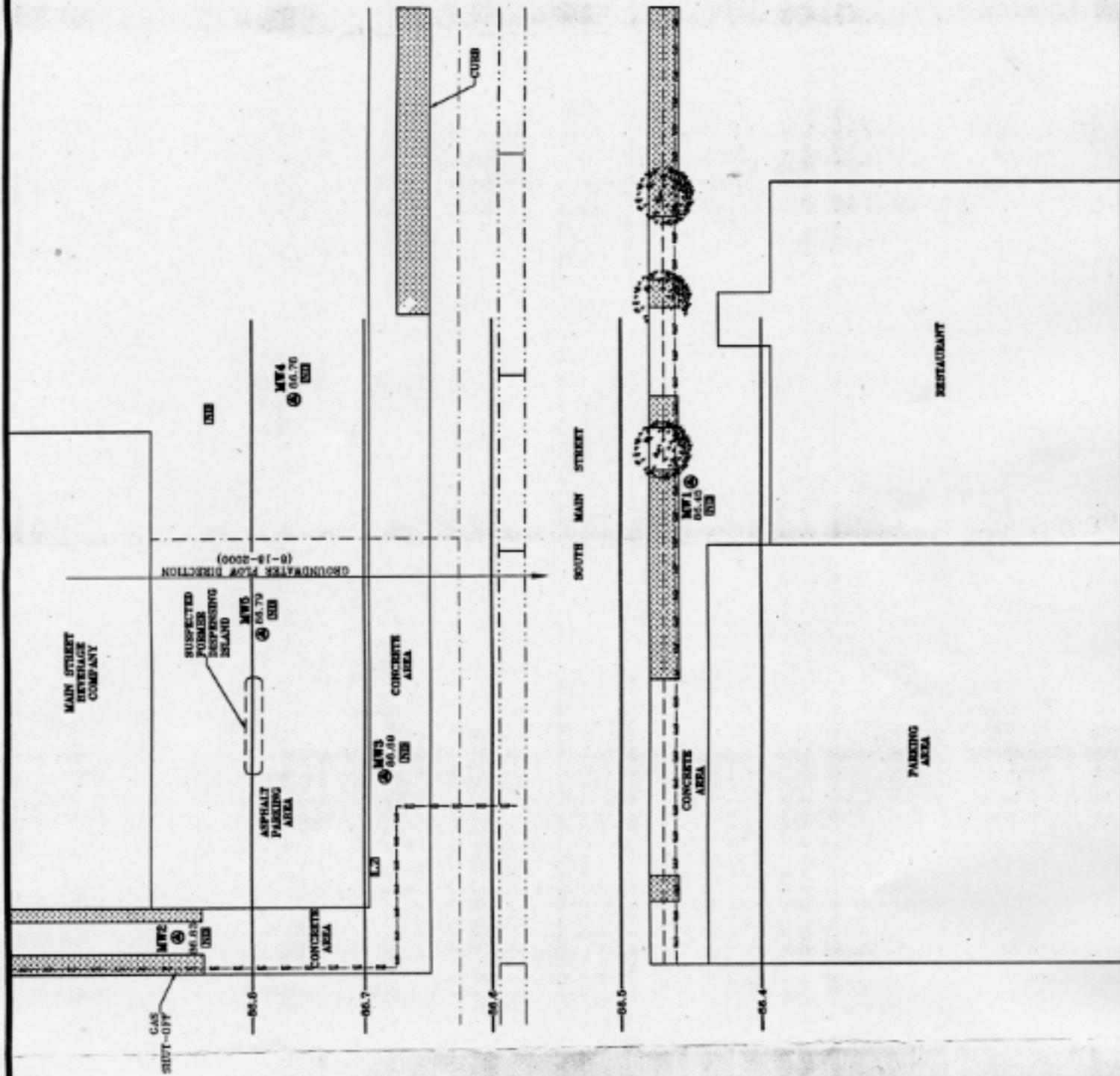
GROUNDWATER CONTOUR

UNDERGROUND GAS LINE

UNDERGROUND TELEPHONE LINE

UNDERGROUND WATER UTILITY

UNDERGROUND ELECTRIC LINE



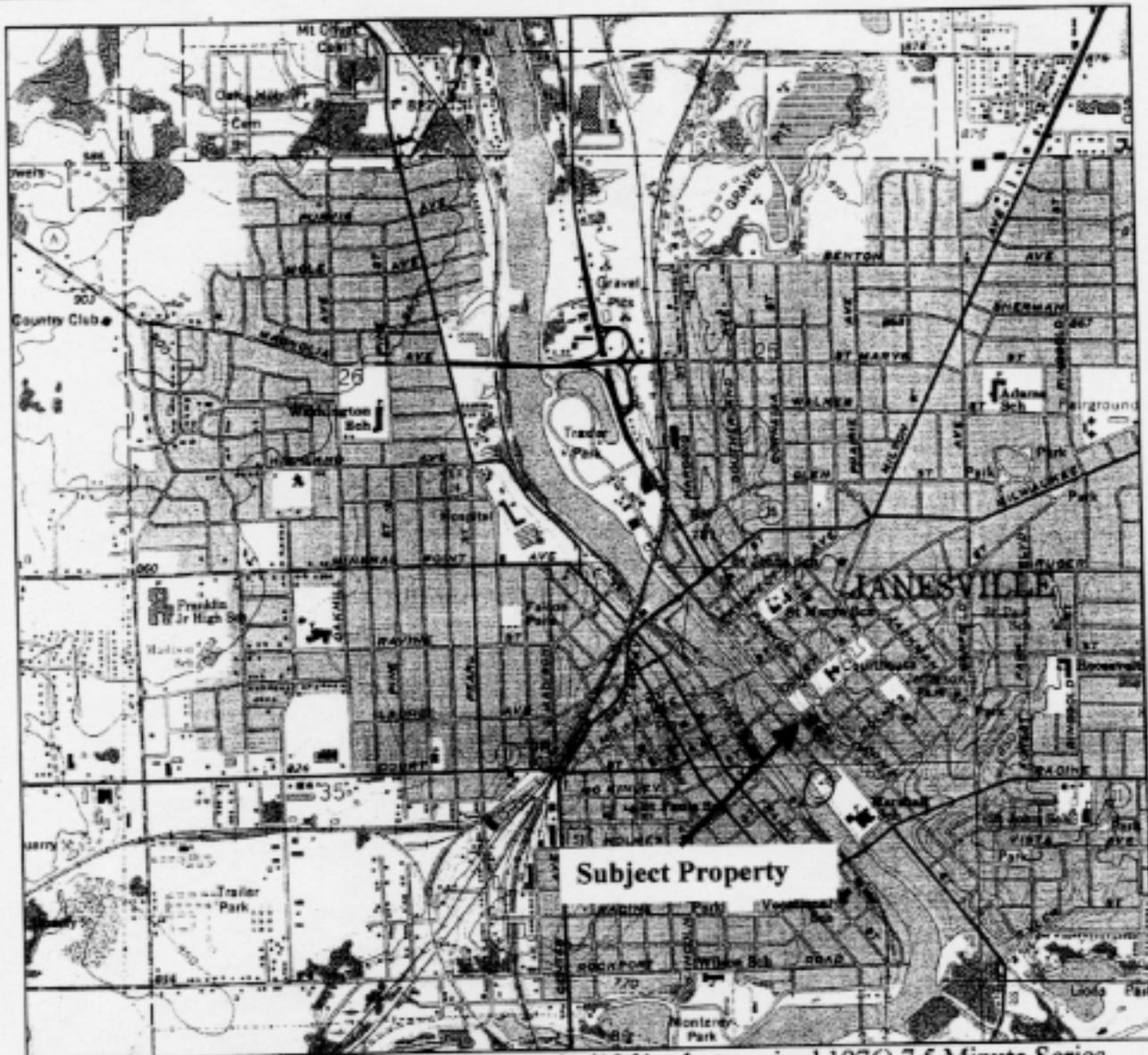
EAST VAN BUREN STREET

SOUTH MAIN STREET

GCE G. C. E. ENGINEERING CONSULTANTS, INC.
 200 W. WISCONSIN AVENUE, SUITE 200, MILWAUKEE, WI, 53102
 (414) 441-4118

PROJECT NO. 18-00000001

DESIGNED	CHECKED	APPROVED	SCALE	DATE
DATE	CITY	STATE	1" = 20'	08-25-00



Source: USGS Janesville West, Wisconsin (1961; photorevised 1976) 7.5 Minute Series (topographic) Quadrangle Map

Scale: 1"=2000'
 Contour Interval: 10 Feet



Figure 1
 Subject Property Location

Owell

Main Street Beverage
 203 South Main Street
 Janesville, Wisconsin
 Project No. 1E-9903034

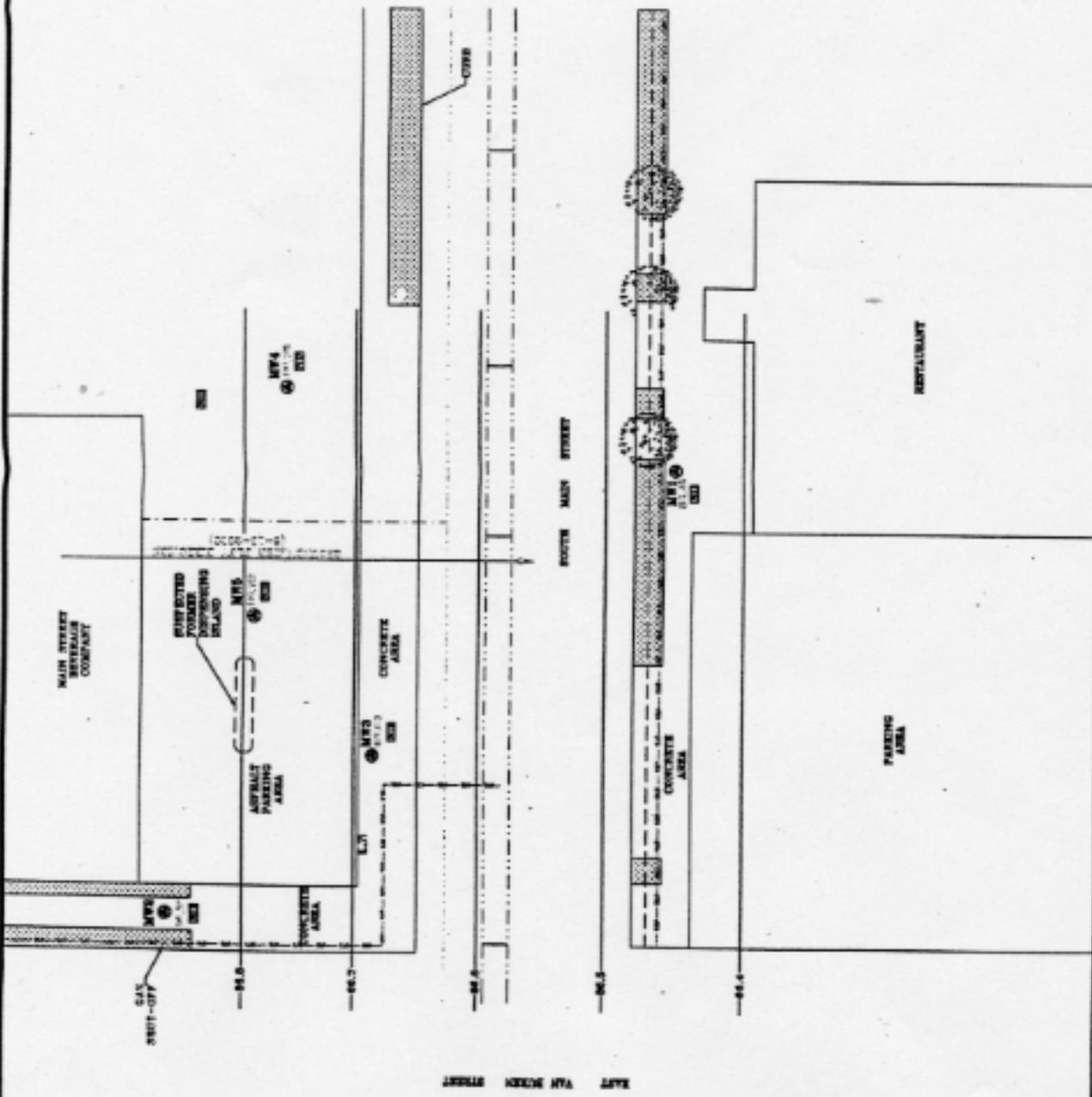


GILES
 ENGINEERING ASSOCIATES, INC.

11/11/11

LEGEND:

- MFA (M) MONITORING WELL NUMBER AND LOCATION
- GEOSTRATIGRAPHIC BOUNDARY CONCENTRATION (44/1)
- (ND = NOT DETECTED)
- GROUNDWATER ELEVATION BY FEET (0-18-00)
- GRADES AREA
- TREE
- UNDERGROUND CONDUIT
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER STILITY
- UNDERGROUND ELECTRIC LINE



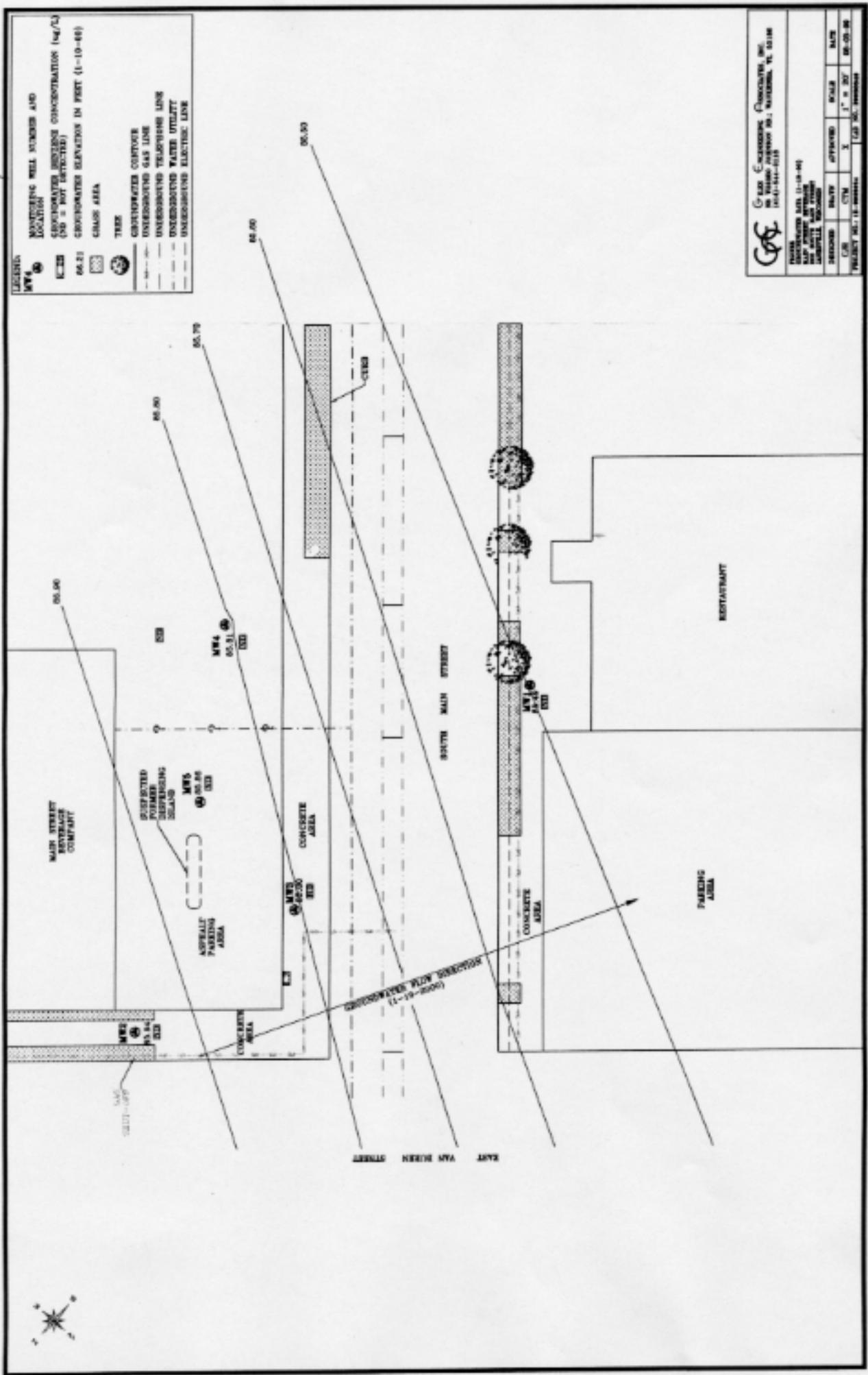
G&E Geomatrix Environmental Resources, Inc.
 10000 JENNIFER DR., SUITE 100, WASHINGTON, VA 22190
 (703) 444-4113

PROJECT NO.: 10-00000011

DATE	DESCRIPTION	SCALE	BY
11/11/11	FINAL	1" = 30'	JL

EXHIBIT B

JK (1)



LEGEND

- MW4 (Symbol) MONITORING WELL NUMBER AND LOCATION
- (Symbol) SPECIFICATED DISTANCE CONCENTRATION (mg/L) (NO = NOT DETECTED)
- 66.21 (Symbol) CONCENTRATED ELAVATORS IN FEET (1-10-88)
- 66.21 (Symbol) CHASE AREA
- (Symbol) TREE
- (Symbol) CONCRETE CURB
- (Symbol) UNDERGROUND GAS LINE
- (Symbol) UNDERGROUND TELEPHONE LINE
- (Symbol) UNDERGROUND WATER UTILITY
- (Symbol) UNDERGROUND ELECTRIC LINE



G & L ENGINEERING ASSOCIATES, INC.
 1000 W. MAIN STREET
 SUITE 100
 INDIANAPOLIS, IN 46204
 (317) 634-1111

ISSUED FOR PERMIT (1-18-88)
 DATE: 1-18-88
 SCALE: 1" = 20'

DESIGNED BY	DATE	CHECKED BY	DATE
DRAWN BY	DATE	APPROVED BY	DATE
CITY	STATE	COUNTY	PROJECT NO.

(I)

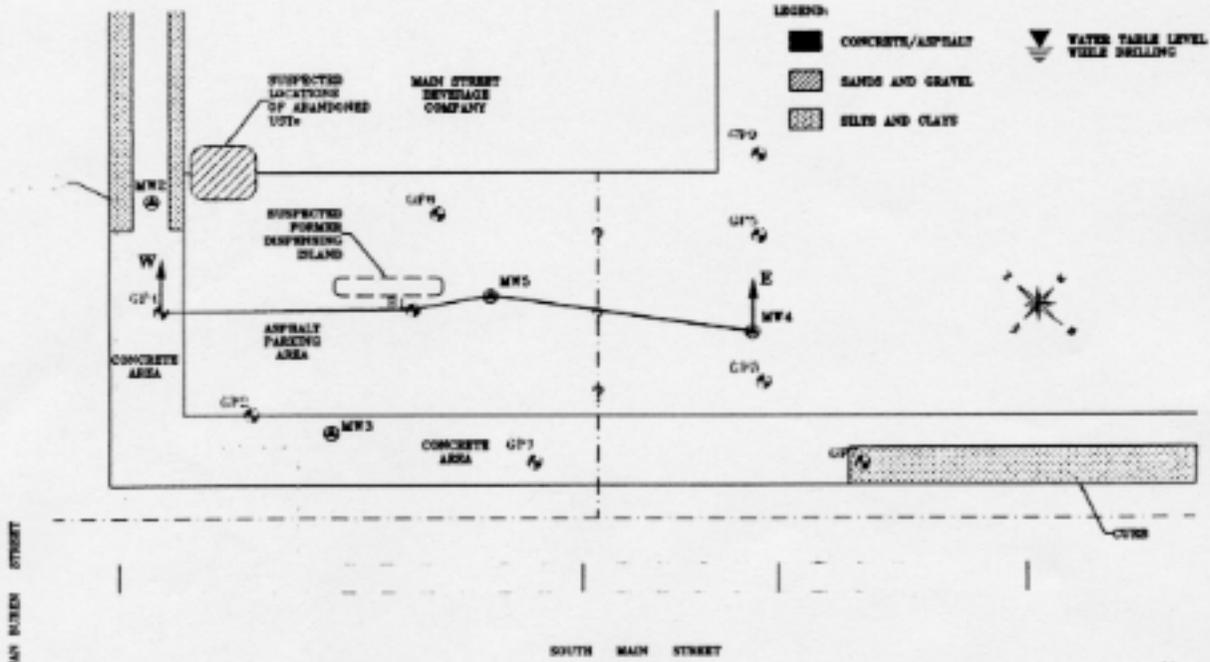
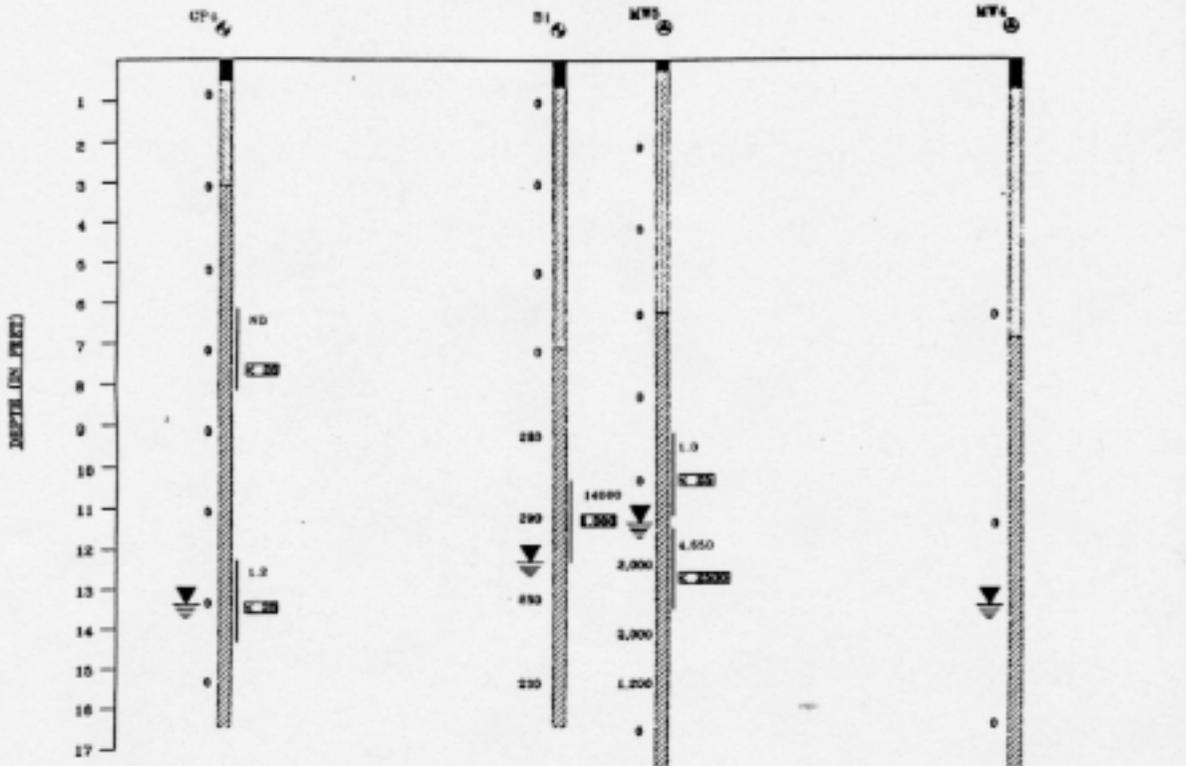
TABLE 3
ANALYTICAL RESULTS - GROUNDWATER MONITORING WELLS
MAIN STREET BEVERAGE SITE

Monitoring Well	MW-1												MW-2						MW-3						MW-4						MW-5						NR 140 Remedial Action Limits
	MW-1						MW-2						MW-3						MW-4						MW-5												
	Jul-99	Oct-99	Jan-00	Apr-00	Aug-00	Jan-00	Jul-99	Oct-99	Jan-00	Apr-00	Aug-00	Jan-00	Jul-99	Oct-99	Jan-00	Apr-00	Aug-00	Jan-00	Jul-99	Oct-99	Jan-00	Apr-00	Aug-00	Jan-00	Jul-99	Oct-99	Jan-00	Apr-00	Aug-00								
Date Sampled	86.21	85.94	85.49	85.88	86.45	86.56	86.27	86.83	86.83	86.83	86.21	86.48	86.21	86.80	86.11	86.69	86.74	86.23	86.81	86.13	86.76	86.76	86.79	86.27	85.86	86.19	86.79										
Groundwater Elevation (feet)																																					
ANALYTE																																					
GROCs (ppm)	ND	0.015	ND	ND	0.048	0.053	ND	36.1	5.1	1.92	2.7	2.13																									
DRGs (ppm)	0.069	0.036	0.056	—	—	0.058	0.035	0.031	—	—	0.055	0.024	0.026	—	—	—	—	—	—	—	—	—	12.3	1.4	0.583	—	—										
Dissolved Lead (ppb)	<1.4	—	—	—	—	<1.4	—	—	—	—	<1.4	—	—	—	—	—	—	—	—	—	—	—	6.3	7.1	—	—	—										
Nitrate/Nitrite (ppm)	10	15	—	—	—	2.7	4.3	—	—	—	3.4	2.6	—	—	—	—	—	—	—	—	—	—	3	2.4	—	—	—										
Sulfate (ppm)	51	68	—	—	—	41	13	—	—	—	25	48	—	—	—	—	—	—	—	—	—	—	26	50	—	—	—										
Methano (ppb)	<0.5	<0.5	—	—	—	<0.5	<0.5	—	—	—	<0.5	<0.5	—	—	—	—	—	—	—	—	—	—	2.5	<0.5	—	—	—										
Dissolved Oxygen (ppm)	—	0.37	—	—	—	—	0.33	—	—	—	—	0.29	—	—	—	—	—	—	—	—	—	—	—	0.19	—	—	—										
Dissolved Iron (ppb)	200	290	—	—	—	180	<78	—	—	—	70	120	—	—	—	—	—	—	—	—	—	—	130	90	—	—	—										
VOCs/PAHs (ppb)																																					
Benzene	ND	<7.6	<4.2	<2.1	<4.2	ND																															
n-Butylbenzene	ND	—	—	—	—	ND	—	—	—	—	ND	ND	—	—	—	—	—	—	—	—	—	—	ND	—	—	—	—	—									
1,2-Dichloroethane	ND	—	—	—	—	ND	—	—	—	—	ND	ND	—	—	—	—	—	—	—	—	—	—	ND	—	—	—	—	—									
Ethylbenzene	ND	<0.44	1.2	1.7	<0.7	2.3	2.1	2.1	ND	ND	ND	ND	ND	ND	1450	173	102	173	97																		
Methyl-tert-butyl-ether	ND	ND	0.65	0.63	<0.30	ND	ND	ND	0.63	ND	ND	ND	0.55	2.8	ND	ND	ND	ND	ND	ND	0.79	ND	ND	<3.5	<1.8	<3.3	ND	12									
Naphthalene	ND	—	—	—	—	ND	—	—	—	—	ND	—	—	—	—	—	—	—	—	—	—	—	80.7	—	—	—	—	8									
n-Propylbenzene	ND	—	—	—	—	ND	—	—	—	—	ND	—	—	—	—	—	—	—	—	—	—	—	330	—	—	—	—	—									
Toluene	ND	4.3	1.8	ND	460	37	7.6	52	43																												
1,2,4-Trimethylbenzene	ND	<0.8	ND	6.5	5.5	ND	ND	ND	ND	ND	ND	2830	425	155	217	177																					
1,3,5-Trimethylbenzene	ND	1	1.5	ND	78.2	353	113	173	49																												
Xylene (total)	ND	<2.0	ND	8	12.5	ND	ND	ND	ND	ND	ND	7240	978	454	858	806																					
p-Isopropyltoluene	ND	—	—	—	—	ND	—	—	—	—	ND	—	—	—	—	—	—	—	—	—	—	—	16	—	—	—	—										
Tetrachloroethene	ND	—	—	—	—	ND	—	—	—	—	ND	—	—	—	—	—	—	—	—	—	—	—	ND	—	—	—	—										
Total PFOCs	ND	ND	0.65	0.63	0.63	ND	ND	ND	0.83	ND	2.8	1.7	0.55	24.9	23.4	—	—	—	—	—	—	—	11517	1968	832	1624	1252										

1 For a complete list of VOCs analyzed and their laboratory detection limits see Appendix.
 Red shaded values indicate NR 140 groundwater quality enforcement standard (ES) exceedances
 Green values indicate NR 140 groundwater quality preventive action limit (PAL) exceedances
 ND = Not Detected
 — = Not Applicable

(J)

CROSS SECTION
 SCALE: HORIZONTAL = 1" = 10'
 VERTICAL = 1" = 2'



- LEGEND:**
- CONCRETE/ASPHALT
 - SANDS AND GRAVEL
 - SILTS AND CLAYS
 - WATER TABLE LEVEL WHILE DRILLING

- LEGEND:**
- BOREING NUMBER AND LOCATION
 - GROUNDWATER NUMBER AND LOCATION
 - MONITORING WELL NUMBER AND LOCATION
 - FID SOIL READING IN INSTRUMENT UNITS
 - MAXIMUM SOIL CR6 CONCENTRATION (mg/kg)
 - MAXIMUM SOIL BENZENE CONCENTRATION (mg/kg) (ND = NOT DETECTED)
 - GRASS AREA
 - TREE
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER UTILITY
 - UNDERGROUND ELECTRIC LINE

G&E ENGINEERING CONSULTANTS, INC.
 26 TULLAMORE AVENUE, WASHINGTON, D.C. 20007
 (202) 544-4100

FIGURE 2
 GROUNDWATER MONITORING SYSTEM
 FOR THE FORMER DISPENSING ISLAND
 AND SURROUNDING AREA

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CTM	CTM	J	1" = 20'	02-02-98

PROJECT NO. J 15-000000 G&E NO. 00000000

E (2)

E (2)