

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Annex  
4041 North Richards Street  
PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-229-0800  
FAX 414-229-0810

November 24, 1999

Mr. Floyd Wallo  
1505 Apple Tree Road  
Howards Grove, WI 53083

WDNR FID#460132860  
BRRTS#0360000388

Subject: Closure - Wallo's Auto Service Site, 804 S. Wisconsin Drive, Howards Grove, WI

Dear Mr. Wallo:

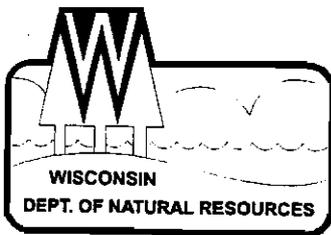
The Wisconsin Department of Natural Resources has received a copy of the recorded groundwater use restriction that has been placed on the above-referenced property. Conditions of site closure are now complete and therefore, this site will be entered as closed on the Department's tracking system.

If you have any questions, please call me at (414) 229-0874. Thank you for investigating and remediating the Wallo's Auto Service site.

Sincerely,

Nancy D. Ryan  
Hydrogeologist

Cc: SER site file  
Brad Oppermann, Northern Environmental



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July 13, 1999

WDNR FID#460132860  
BRRTS#0360000388

Mr. Floyd Wallo  
1505 Apple Tree Road  
Howards Grove, WI 53083

Subject: Closure review, Wallo's Auto Service, 804 S. Wisconsin Drive, Howards Grove, WI

Dear Mr. Wallo:

At the request of Mr. Brad Oppermann of Northern Environmental, the Department has reconsidered a request for closure of the above-referenced site. Closure was initially denied in a letter dated June 23, 1999. Based upon reassessment of investigative and remedial documentation provided, the Department concurs with your consultant that this site has been remediated to the extent practicable under current site conditions and has met the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the Department has determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to s. NR 726.09, 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.

Because the level of MTBE in groundwater exceeds the Wis. Adm. Code NR 140 Enforcement Standard at monitor well MW-300, to complete the closure of this site, you must place a groundwater use restriction on the property deed at the County Register of Deeds office. The groundwater use restriction must specify the legal description of the property, the location, type and concentration of the contaminants and include the following language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. 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 to determine what specific requirements are applicable prior to constructing a well on this property.

A model groundwater use deed restriction is enclosed for your reference. Please submit a draft deed restriction to the Department for approval prior to recording.

Quality Natural Resources Management  
Through Excellent Customer Service



Within 60 days, groundwater monitoring wells must be abandoned in accordance with Wis. Adm. Code NR 141 and the completed abandonment forms must be submitted to the Department. Once the Department has received these forms and a copy of the recorded deed restriction, the case will be tracked as closed on the Department's tracking system.

Please refer to the FID and BRRTS numbers at the top of this letter in any future correspondence.

The Department appreciates the actions you have taken to investigate and remediate the contamination at Wallo's Auto Service and apologize for any inconvenience caused by the initial closure denial. If you have any questions, please contact me at the letterhead address or at (414) 229-0874.

Sincerely,



Nancy D. Ryan  
Hydrogeologist

Cc: SER site file  
Mr. Brad Oppermann, Northern Environmental —

Enclosure

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Part of the Northeast Quarter of the Southeast Quarter of Section 26 commencing at northeast corner, Lot 1, Block 1, plat of Millgrove, south 36 degrees, 14 minutes west, 203.79 feet, south 53 degrees, 53 minutes east, 179.64 feet to center STH 32, north 36 degrees, 7 minutes east, 334.63 feet on center Said Highway to east and west quarter line, then south 89 degrees, 59 minutes west, 221.90 feet to beginning, Section 26, Township 16 north, Range 22 east.

STATE OF WISCONSIN )
COUNTY OF Sheboygan ) ss

WHEREAS, Floyd Wallo is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. Methyl-tertiary-butyl-ether contaminated ground water above NR 140 enforcement standards exists on this property near ground-water monitoring well MW300. (See attached map)

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

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

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

NOW THEREFORE, the owner hereby declares that all 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:

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 or reconstructed on this property unless applicable requirements are met.

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

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer

1557098

SHEBOYGAN COUNTY, WI
RECORDED ON

10-26-1999 2:45 PM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 14.00
TRANSFER FEE:

025917 9

Recording Area

Name and Return Address

Wallo's Auto Serv. LLC
804 So Wisconsin Dr.
Howard's Car Wash Wis 5301

649-130

Parcel Identification Number (PIN)

required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

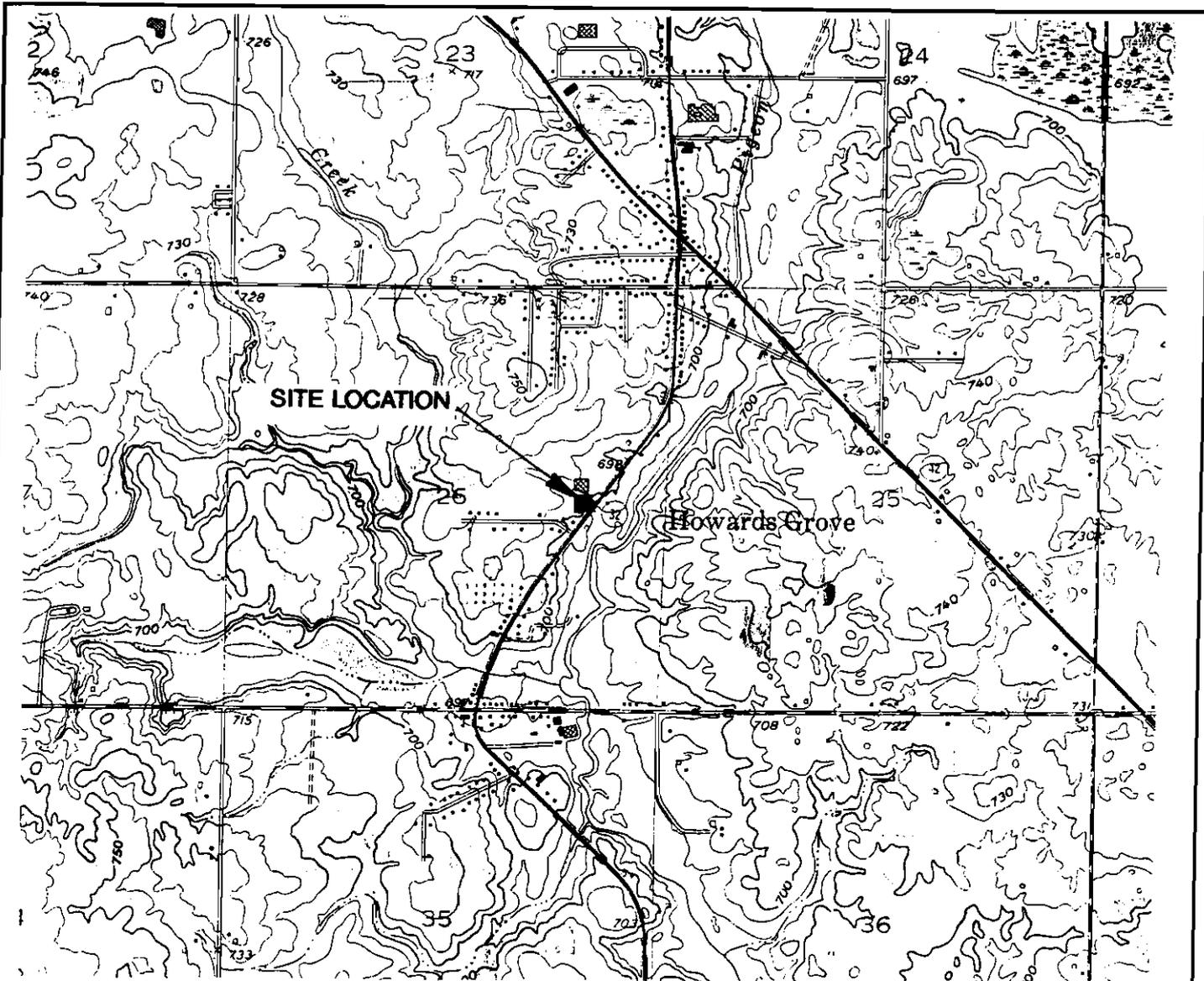
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 26 day of Oct, 1999

Signature: [Handwritten Signature]  
Printed Name: Floyd Wallo

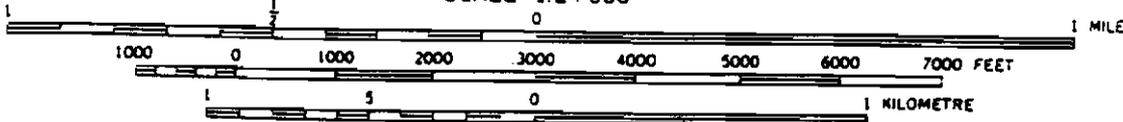
Subscribed and sworn to before me  
this 26<sup>th</sup> day of October, 1999.

[Handwritten Signature]  
Notary Public, State of Wisconsin  
Commission Expires 4-08-2001

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



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODEIC VERTICAL DATUM OF 1929



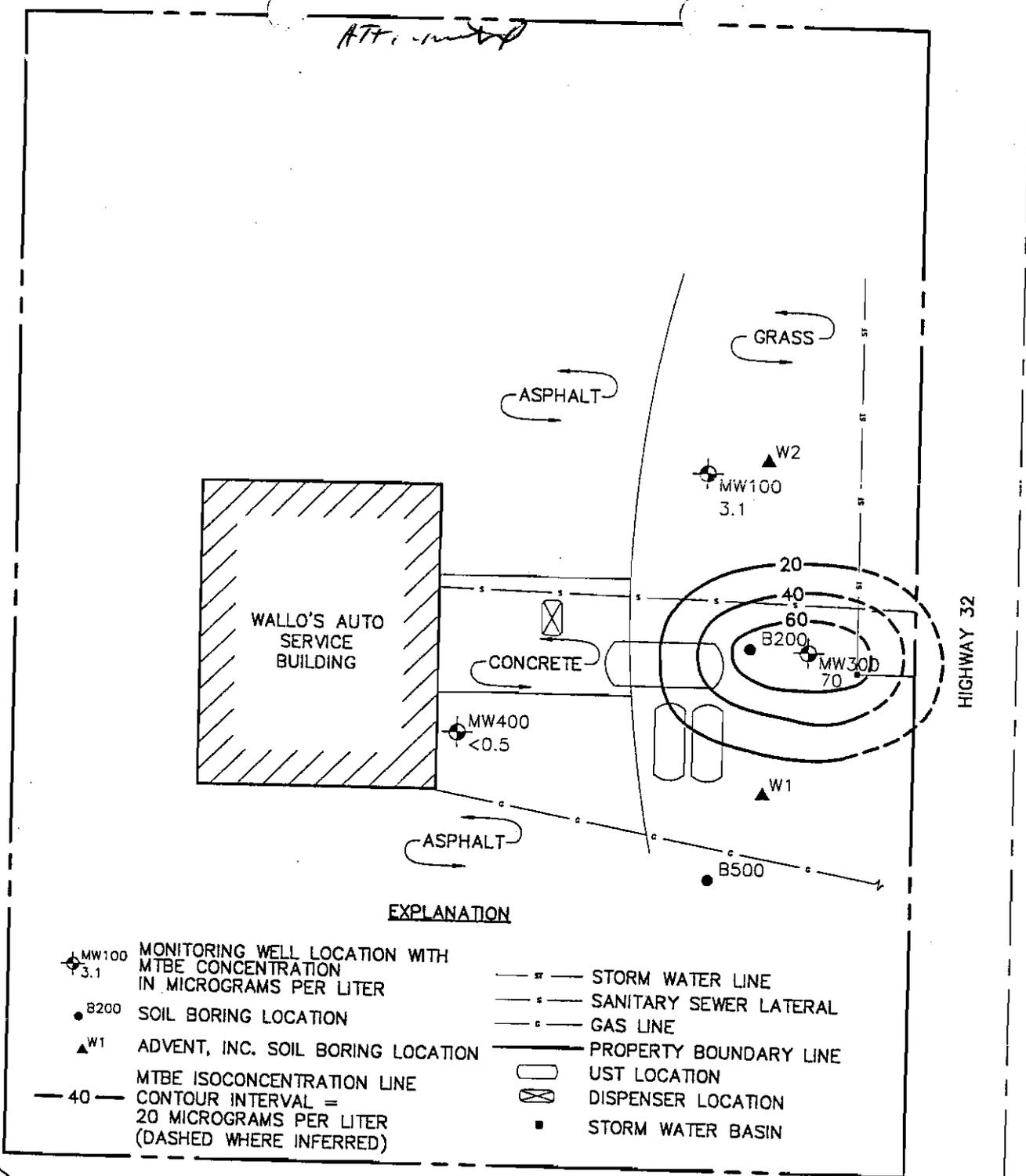
QUADRANGLE LOCATION



BASE MAP SOURCE: USGS HOWARDS GROVE, WISCONSIN 7.5 MINUTE QUADRANGLE

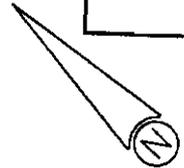
REV	PROJECT: WAS130731	DATE: 06/26/92	<p><b>WALLOS AUTO SERVICE</b> <b>HOWARDS GROVE, WISCONSIN</b></p>
<p>THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED THE DRAWING AND ANY COPIES THEREOF SHALL BE RETURNED TO THE OWNER ON DEMAND</p>			
<p><b>▲ Northern Environmental</b> Hydrologists • Engineers • Geologists</p>			<p><b>SITE LOCATION</b> <b>AND LOCAL TOPOGRAPHY</b></p>

ATTACHED

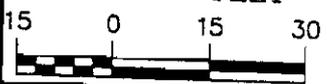


**EXPLANATION**

- MW100 MONITORING WELL LOCATION WITH MTBE CONCENTRATION IN MICROGRAMS PER LITER
- SOIL BORING LOCATION
- ADVENT, INC. SOIL BORING LOCATION
- MTBE ISOCONCENTRATION LINE CONTOUR INTERVAL = 20 MICROGRAMS PER LITER (DASHED WHERE INFERRED)
- STORM WATER LINE
- SANITARY SEWER LATERAL
- GAS LINE
- PROPERTY BOUNDARY LINE
- UST LOCATION
- DISPENSER LOCATION
- STORM WATER BASIN

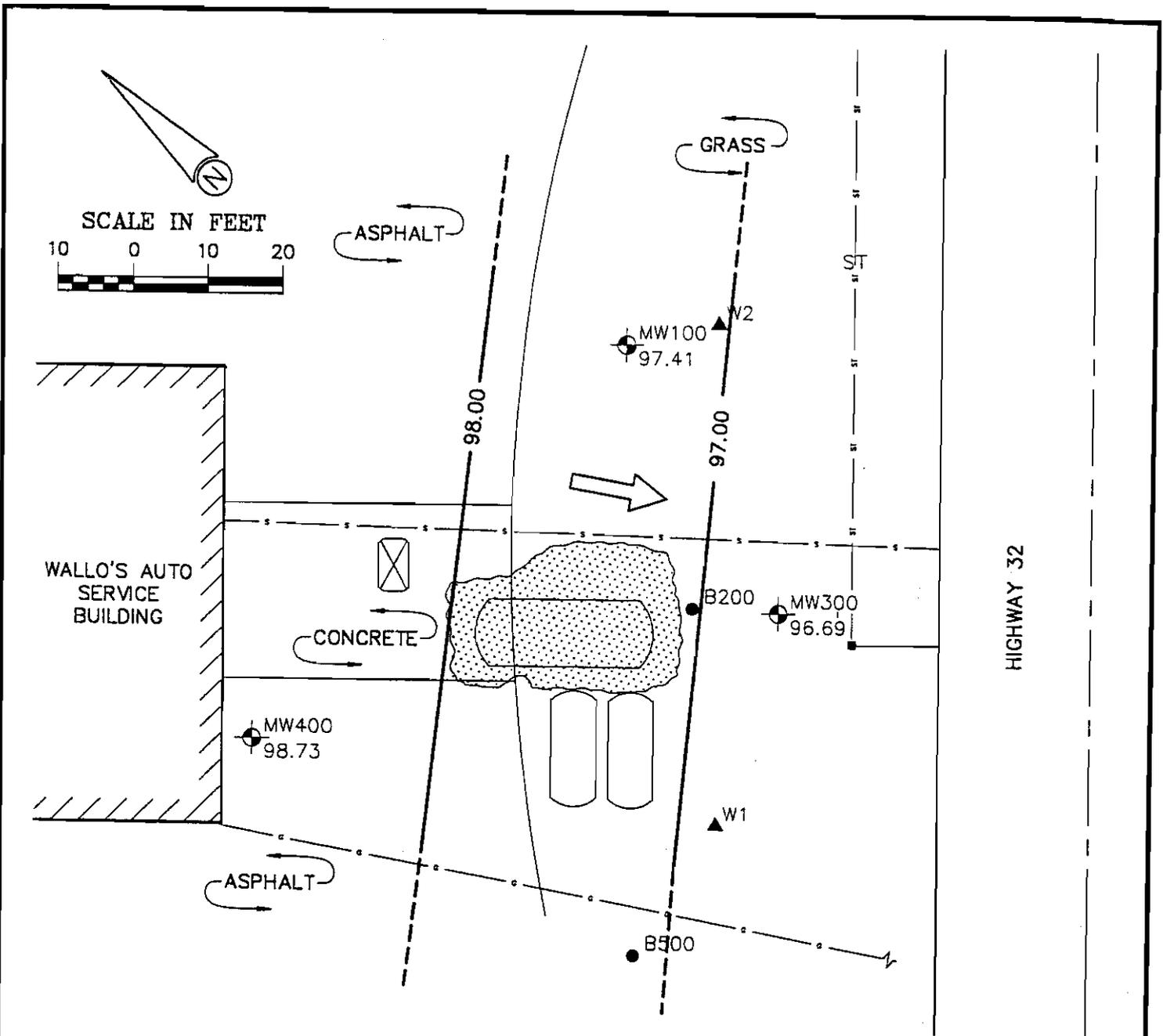


SCALE IN FEET



DRAWN BY: MJM PROJECT: WAS-0731		DATE: 08/06/99	WALLO'S AUTO SERVICE HOWARDS GROVE, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
<b>Northern Environmental</b> Hydrologists • Engineers • Geologists			MTBE ISOCONCENTRATION MAP SEPTEMBER 3, 1998

FIGURE: 2



**EXPLANATION**

- MW100 98.17 MONITORING WELL LOCATION WITH GROUND-WATER ELEVATION
- B200 SOIL BORING LOCATION
- W1 ADVENT, INC. SOIL BORING LOCATION
- STORM WATER BASIN
- 96.00 GROUND-WATER ELEVATION CONTOUR LINE CONTOUR INTERVAL = 1 FOOT (DASHED WHERE INFERRED)
- GROUND-WATER FLOW DIRECTION
- ST STORM WATER LINE
- S SANITARY SEWER LATERAL
- GAS LINE
- UST LOCATION
- DISPENSER LOCATION
- EXTENT OF EXCAVATION

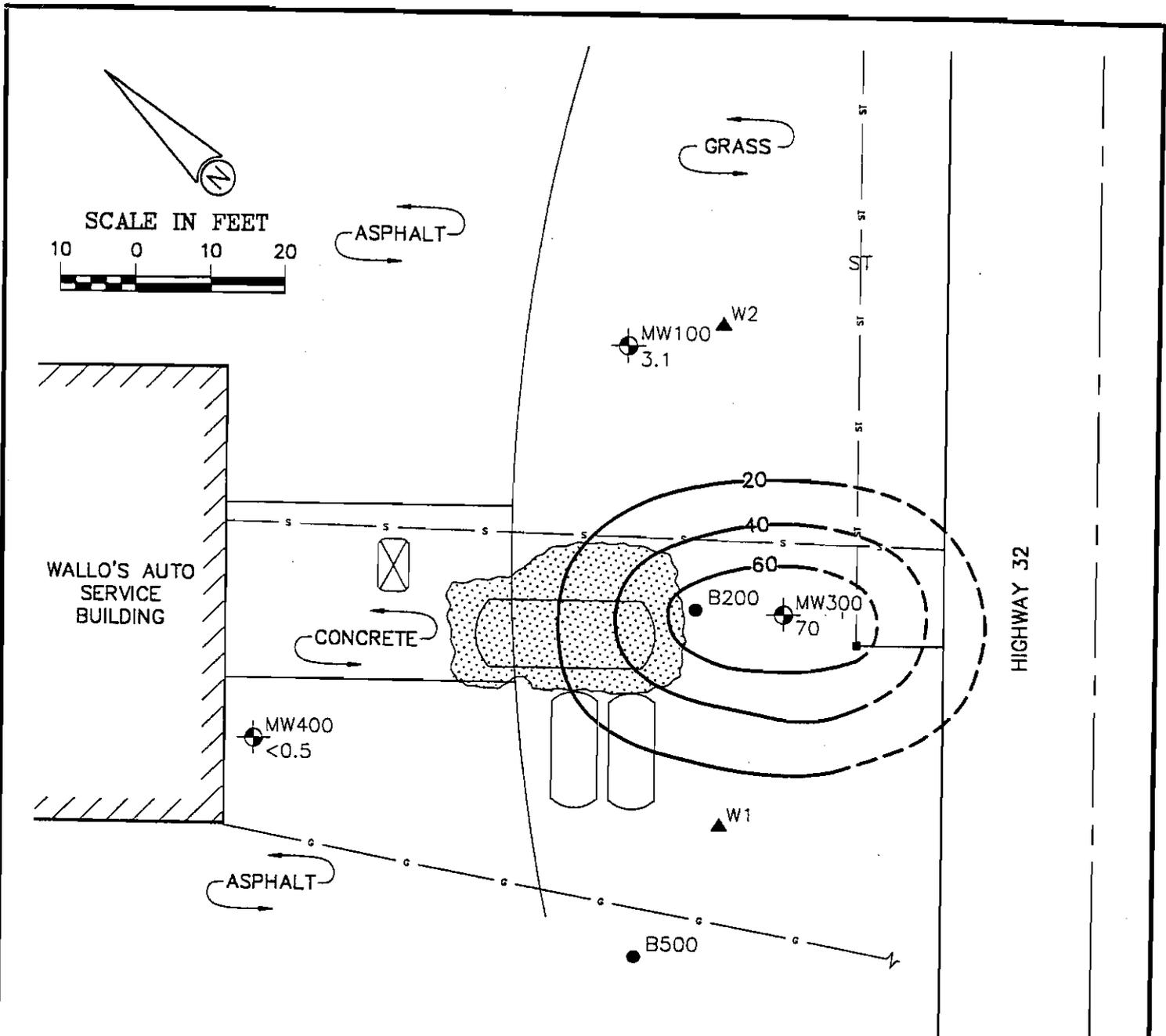
DRAWN BY: MJM PROJECT: WAS-0731 DATE:

REV. DATE 11/05/98 THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

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Hydrologists • Engineers • Geologists

WALLO'S AUTO SERVICE  
HOWARDS GROVE, WISCONSIN

GROUND-WATER ELEVATION  
CONTOUR MAP  
SEPTEMBER 3, 1998



**EXPLANATION**

- MW100 3.1 MONITORING WELL LOCATION WITH MTBE CONCENTRATION IN MILLIGRAMS PER LITER
- B200 SOIL BORING LOCATION
- W1 ADVENT, INC. SOIL BORING LOCATION
- STORM WATER BASIN
- MTBE ISOCONCENTRATION LINE  
 CONTOUR INTERVAL = 0.5 MICROGRAMS PER LITER  
 (DASHED WHERE INFERRED)
- ST STORM WATER LINE
- S SANITARY SEWER LATERAL
- G GAS LINE
- UST LOCATION
- DISPENSER LOCATION
- EXTENT OF EXCAVATION

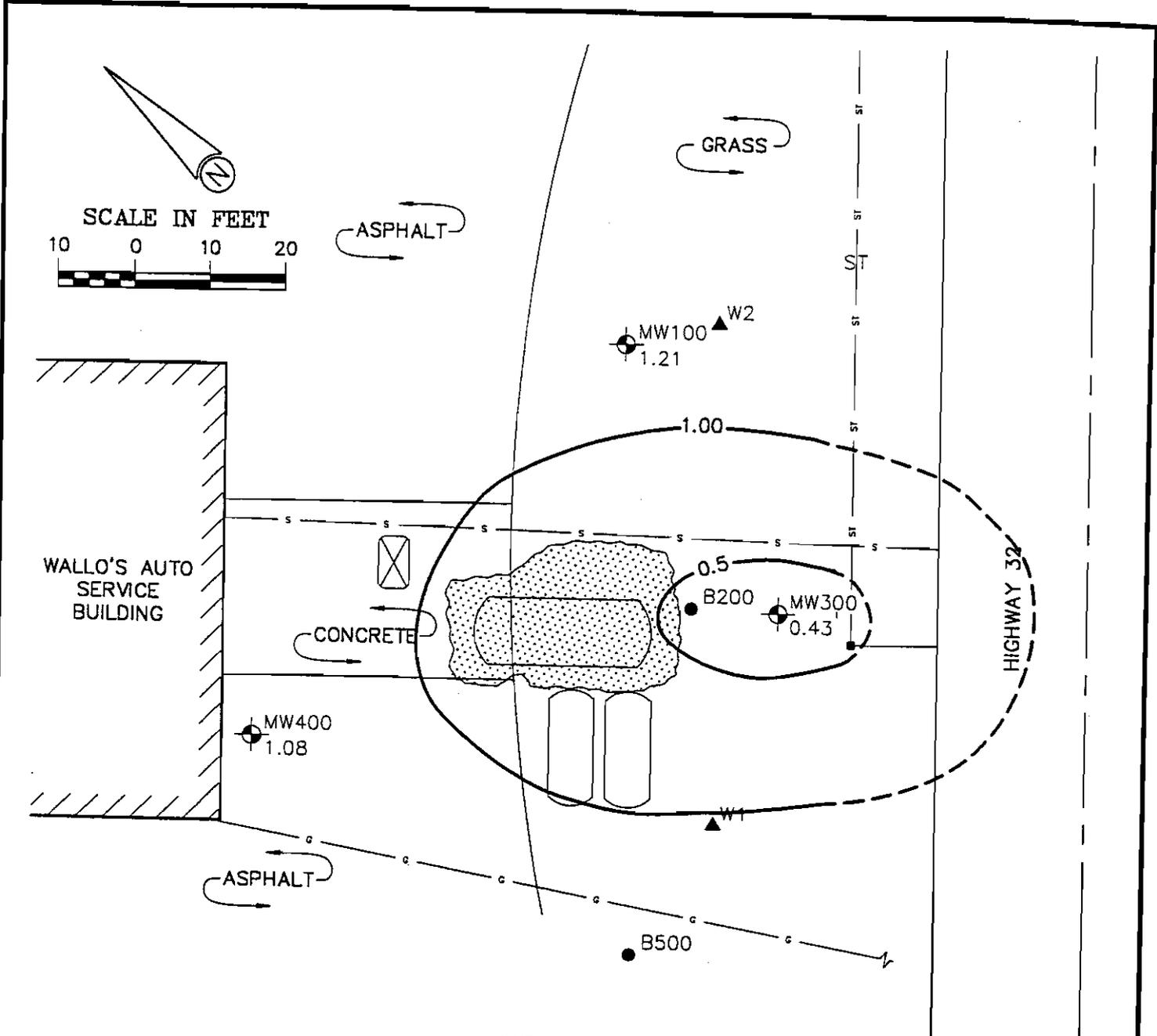
DRAWN BY: MJM PROJECT: WAS-0731 DATE:

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WALLO'S AUTO SERVICE  
HOWARDS GROVE, WISCONSIN

MTBE ISOCONCENTRATION MAP  
SEPTEMBER 3, 1998



**EXPLANATION**

- MW100 1.21 MONITORING WELL LOCATION WITH DISSOLVED OXYGEN CONCENTRATION IN MILLIGRAMS PER LITER
- B200 SOIL BORING LOCATION
- W1 ADVENT, INC. SOIL BORING LOCATION
- STORM WATER BASIN
- 1.00 DISSOLVED OXYGEN CONTOUR LINE CONTOUR INTERVAL = 0.5 MILLIGRAM PER LITER (DASHED WHERE INFERRED)
- ST STORM WATER LINE
- S SANITARY SEWER LATERAL
- G GAS LINE
- UST LOCATION
- DISPENSER LOCATION
- EXTENT OF EXCAVATION

DRAWN BY: MJM PROJECT: WAS-0731 DATE:

REV. DATE 11/05/98

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Hydrologists • Engineers • Geologists

WALLO'S AUTO SERVICE  
HOWARDS GROVE, WISCONSIN

DISSOLVED OXYGEN  
CONTOUR MAP  
SEPTEMBER 3, 1998

Ground-Water Elevation and Dissolved Oxygen Data, Wallo's Auto Service, Howards Grove, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point* Elevation (feet)	Date	Depth to Water (feet below reference point)	Water Elevation (feet)	Dissolved Oxygen (mg/l)
MW100	105.36	107.24	01/28/92	14.84	92.40	-
			02/06/92	14.13	93.11	-
			02/07/92	13.99	93.25	-
			02/12/92	11.30	95.94	-
			02/14/92	12.37	94.87	-
			02/19/92	10.91	96.33	-
			02/27/92	10.50	107.24	-
			03/28/96	9.56	97.68	-
			06/06/96	8.86	98.38	-
			09/25/96	10.24	97.00	-
			12/31/96	9.94	97.30	-
			03/07/97	9.07	98.17	-
			11/21/97	9.94	97.30	-
			02/25/98	7.40	99.84	9.62
			06/02/98	9.52	97.72	3.65
			09/03/98	9.83	97.41	1.21
MW300	101.28	103.26	01/28/92	8.10	95.16	-
			02/06/92	7.92	95.34	-
			02/07/92	9.72	93.54	-
			02/12/92	7.66	95.60	-
			02/14/92	8.17	95.09	-
			02/19/92	7.52	95.74	-
			02/27/92	7.55	95.71	-
			03/28/96	7.23	96.03	-
			06/06/96	6.67	96.59	-
			09/25/96	7.03	96.23	-
			12/31/96	7.32	95.94	-
			03/07/97	7.09	96.17	-
			11/21/97	7.03	96.23	-
			02/25/98	6.83	96.43	3.41
			06/02/98	6.77	96.49	0.60
			09/03/98	6.57	96.69	0.43
MW400	107.37	106.84	01/28/92	8.26	98.58	-
			02/06/92	8.29	98.55	-
			02/07/92	8.40	98.44	-
			02/12/92	8.59	98.25	-
			02/14/92	8.57	98.27	-
			02/19/92	8.60	98.24	-
			02/27/92	8.58	98.26	-
			03/28/96	7.75	99.09	-
			06/06/96	7.00	99.84	-
			09/25/96	9.35	97.49	-
			12/31/96	8.35	98.49	-
			03/07/97	7.92	98.92	-
			02/25/98	6.78	100.06	2.65
			06/02/98	8.09	98.75	0.76
			09/03/98	8.11	98.73	1.08

NOTE:

- = Not analyzed  
mg/l = milligrams per liter

\* Reference Point is the north side of the top of PVC riser  
All elevations are referenced to the assigned site datum of 100.00 feet (site datum is the southeast corner of the metal grate above the storm sewer basin located in the existing WDOT right-of-way just west of State Highway 32 (South Wisconsin Drive) adjacent to Wallo's Auto Service Property).

Ground-Water Laboratory Analytical Results, Wallo's Auto Service, Howards Grove, Wisconsin

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Well	Date Collected	Laboratory Analytical Results (micrograms per liter)										
		DRO	GRO	Benzene	Ethylbenzene	MTBE	Toluene	1, 2, 4 Trimethylbenzene	1, 3, 5 Trimethylbenzene	Xylenes	Lead	
MW100	02/27/92	<50	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	-
	03/28/96	<100	<100	<0.22	<0.9	<0.44	<1.0	<1.0	<1.0	<1.0	<2.1	<3.0
	06/06/96	<100	<100	<0.7	<0.7	<0.5	<1.0	<1.0	<0.9	<2.0	<3.0	
MW300	02/27/92	<50	870	6.9	7.8	329	12	2.7	1.2	21	<5.0	
	02/27/92	<50	540	5.9	3.6	210	5.9	1.6	<1.0	10	<5.0	
	03/28/96	<100	<100	<0.22	<0.9	110	<1.0	<1.0	<1.0	<2.1	<3.0	
	03/28/96	-	-	1.4	<0.9	120	<1.0	<1.0	<1.0	<2.1	-	
	06/06/96	<100	110	4.8	4.3	10.8	<1.0	1.3	<0.9	3.9	5	
	06/06/96	-	-	4.3	0.93	11.9	<1.0	<1.0	<0.9	<2.0	-	
	09/25/96	-	<100	3.4	1.1	14.6	<1.0	<1.0	<0.9	<2.0	<3	
	09/25/96	-	-	2.4	0.87	11.3	<1.0	<1.0	<0.9	<2.0	<3	
	12/31/96	-	<100	<0.2	<0.68	14.1	<1.5	<1.0	<0.9	<2.0	<1.0	
	12/31/96	-	-	<0.2	<0.68	14.6	<1.5	<1.0	<0.9	<2.0	-	
	03/07/97	-	-	<0.21	<0.68	14.0	<1.5	<1.0	<0.86	<1.8	-	
	03/07/97	-	-	<0.21	<0.68	14.0	<1.5	<1.0	<0.86	<1.8	-	
	11/28/97	-	-	<0.21	<0.68	14.0	<1.5	<1.0	<0.86	<1.8	-	
	11/28/97	-	-	<0.21	<0.68	13.8	<1.5	<1.0	<0.86	<1.8	-	
	02/25/98	-	-	<0.21	<0.68	14.0	<1.5	<1.0	<0.86	<1.8	-	
	06/02/98	-	-	1.2	0.83"/	17.0	<0.35	<0.35	<0.64	<1	-	
	09/03/98	-	-	<0.32	<0.34	7.0	<0.35	<0.35	<0.64	<1	-	
MW400	02/27/92	<50	90	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<5.0	
	03/28/96	<100	<100	<0.22	<0.9	3	<1.0	<1.0	<1.0	<2.1	<3.0	
	06/06/96	<100	<100	<0.7	<0.7	3.1	<1.0	<1	<0.9	<2.0	<3.0	
Trip Blank	03/28/96	-	-	<0.22	<0.9	<0.44	<1.0	<1.0	<1.0	<2.1	-	
	06/06/96	-	-	<0.7	<0.7	<0.5	<1.0	<1.0	<0.9	<2.0	-	
	09/25/96	-	-	<0.7	<0.7	<0.5	<1.0	<1.0	<0.9	<2.0	-	
	12/31/96	-	-	<0.21	<0.68	<0.15	<1.5	<1.0	<0.9	<2.0	-	
	03/07/97	-	-	<0.21	<0.68	<0.21	<1.5	<1.0	<0.86	<1.8	-	
	11/28/97	-	-	<0.21	<0.68	<0.21	<1.5	<1.0	<0.86	<1.8	-	
	02/25/98	-	-	<0.21	<0.68	<0.21	<1.5	<1.0	<0.86	<1.8	-	
	06/02/98	-	-	<0.32	<0.34	<0.31	<0.35	<0.35	<0.64	<1	-	
09/03/98	-	-	<0.32	<0.34	<0.31	<0.35	<0.35	<0.64	<1	-		
Field Blank	03/28/96	-	-	<0.22	<0.9	<0.44	<1.0	<1.0	<1.0	<2.1	-	
	06/06/96	-	-	<0.7	<0.7	<0.5	<1.0	<1.0	<0.9	<2.0	-	
	09/25/96	-	-	<0.7	<0.7	<0.5	<1.0	<1.0	<0.9	<2.0	-	
Chapter NR 140 Enforcement Standard		NR	NR	5	700	60	343	NR	NR	620	15	
Chapter NR 140 Preventive Action Limit		NR	NR	0.5	140	12	68.8	NR	NR	124	1.5	

Notes:

- DRO = diesel range organics
- GRO = gasoline range organics
- MTBE = methyl-tertiary-butyl-ether
- <x = not detected to a method detection limit of x
- = not analyzed
- \* = duplicate sample
- NR = not regulated

XXX = Exceeds Chapter NR 140 Preventive Action Limit  
XXX = Exceeds Chapter NR 140 Enforcement Standard