

GIS REGISTRY  
Cover Sheet

March, 2010  
(RR 5367)

Source Property Information

BRRTS #: 03-67-004616  
ACTIVITY NAME: Former Shefond Oil - Mobil  
PROPERTY ADDRESS: 1149 Fond du Lac Ave  
MUNICIPALITY: Kewaskum  
PARCEL ID #: V4\_019100A

CLOSURE DATE: Jan 26, 2012  
FID #: 267072410  
DATCP #:  
COMM #:

\*WTM COORDINATES:

X: 663240 Y: 339937

\*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" form)*
- Soil Contamination > \*RCL or \*\*SSRCL (232)
  - Contamination in ROW
  - Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property" form)*

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)  
*(note: soil contamination concentrations between non-industrial 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 unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (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 #: 03-67-004616 (No Dashes) PARCEL ID #: V4\_019100A  
ACTIVITY NAME: Former Shefond Oil (Mobil) WTM COORDINATES: X: 663240 Y: 339937

**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.)
- Continuing Obligation Cover Letter (for property owners affected by residual contamination and/or continuing obligations)
- 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: Plat Map

**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 11 x 17 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 #: 1 Title: Site 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: Monitoring Well/Recovery Sump Location Map

**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 #: 2 Title: Extent of Soil Contamination Map

BRRTS #: 03-67-004616

ACTIVITY NAME: Former Shefond Oil (Mobil)

**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 #: 3 Title: Cross - Section Location Map

Figure #: 4 & 5 Title: Geologic Cross-Section A - A' & B-B'

- 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 #: 3 Title: Groundwater Isoconcentration Map

- 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 #: 3 Title: Groundwater Contour Map (12-12-95)

Figure #: Title:

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

Tables must be no larger than 11 x 17 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 #: 2 Title: Over Excavation Soil Sample Results

- 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 #: 1 Title: Groundwater Analytical Results

- 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 #: 2 Title: Groundwater Elevation Measurements

**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 #: 03-67-004616

ACTIVITY NAME: Former Shefond Oil (Mobil)

**NOTIFICATIONS**

**Source Property**

Not Applicable

**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.

Not Applicable

**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.*

**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:**

**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: 2**



January 26, 2012

Scott Sadownikow  
WI Retail Property Management, LLC  
3350 South River Road  
West Bend, WI 53095

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

Subject: Final Case Closure with Continuing Obligations  
FORMER SHEFOND OIL (Gasoline), 1149 FOND DU LAC AVE, Kewaskum  
BRRTS Activity # 03-67-004616 FID #267072410, DSPS 53040-9493-49-A

Dear Mr. Sadownikow:

The Department of Natural Resources (DNR) considers Former Shefond Oil (Gasoline) BRRTS # 03-67-004616 closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Southeast Region (SER) Closure Committee reviewed the request for closure in February 1997. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on March 7, 1997, and documentation that the conditions in that letter (updated GIS packages for soil & groundwater) were met was received on January 24, 2012.

This former gasoline station had soil and groundwater contaminated with benzene and methyl tert-butyl ether (MTBE). Responses included soil excavation and natural attenuation. Right of way letters were mailed to the WDOT & Village of Kewaskum on December 19, 2011 to notify them of possible remaining soil contamination under State Highway 45 and Clinton Street, adjacent to the former Shefond Mobil Mart. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier!
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that conditions are protective of the new use.

#### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Southeast Regional DNR office, at 1155 Pilgrim Rd, Plymouth, Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

#### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement is required, as shown on the **attached map (Figure 2- Extent of Soil Contamination)**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR 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.

Residual Groundwater Contamination (ch. NR 140, Wis. Adm. Code)

Groundwater contamination greater than the enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the **attached map (Figure 3 – Extent of Groundwater Contamination)**. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains as indicated on the **attached map (Figure 2 – Extent of Soil Contamination)**. 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 contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is 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.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats)

The pavement, building or other impervious cover that exists in the location shown on the **attached map (Figure 2 – Extent of Soil Contamination)** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Benzene and MTBE levels remain in soil and groundwater, as shown on the **attached map (Figure 2 – Extent of Soil Contamination & Figure 3 – Extent of Groundwater Contamination)**, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Therefore, before a building is constructed, the property owner must notify the DNR.

Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR concurs that conditions at the property are protective of the new use. In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

#### PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (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. If there is equipment purchased with PECFA funds remaining at the site, contact the Department of Safety and Professional Services PECFA Program to determine the method for salvaging the equipment.

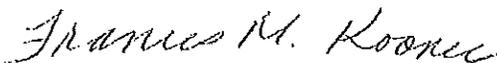
The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at:  
<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to Plymouth Service Center, 1155 Pilgrim Rd, Plymouth, WI 53073, to the attention of Christine Lillek – RR Program Hydrogeologist.

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.

The DNR 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 Christine F Lillek at (920) 892-8756, extension 3025.

Sincerely,



Frances Koonce, Team Supervisor  
Southeast Remediation & Redevelopment Program

#### Attachments:

- remaining groundwater contamination map (Figure 3 – Extent of Groundwater Contamination)
- remaining soil contamination map (Figure 2 – Extent of Soil Contamination)
- extent of cap map (Figure 2 – Extent of cap map)
- maintenance plan
- RR 819

Final Case Closure with Continuing Obligations  
FORMER SHEFOND OIL (Gasoline), 1149 FOND DU LAC AVE, Kewaskum  
BRRTS Activity # 03-67-004616 FID #267072410, DSPS 53040-9493-49-A  
January 26, 2012

Page: 5

cc: Thomas Sweet – Moraine Environmental (electronic copy)  
Shar TeBeest – WDOT (electronic copy)  
Andy Pesch – Village of Kewaskum (electronic copy)  
Lee Delcore – DSPS (electronic copy)

PAVEMENT AND LANDSCAPE BARRIER MAINTENANCE PLAN  
FOR Former Shefond Oil  
DATED: January 24, 2012

Property Located at:  
1149 Fond du Lac Ave, Kewaskum, Wisconsin  
WDNR BRRTS # 03-67-004616  
LEGAL DESCRIPTION – Attached

#### Introduction

This document is the Maintenance Plan for a pavement and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code (WAC).

The maintenance activities relate to the existing landscape areas and paved surfaces occupying the area over the solid waste soils on-site. The soil and groundwater are impacted by benzene and MTBE contaminants, which are above State of Wisconsin standards. The location of the paved surfaces and landscape cap to be maintained in accordance with this Maintenance Plan, as well as the impacted soil and groundwater are identified in the attached Figure 2 – Extent of Soil Contamination and Figure 3 – Extent of Groundwater Contamination. The attached Figure 2 – Soil Contamination depicts the cap area.

#### Cover and Building Barrier Purpose

The paved surfaces and the landscape cap over the contaminated soil serve as a partial direct contact barrier to minimize future soil-to-human contact. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

#### Annual Inspection

The paved surfaces and landscape cap overlying the contaminated soil and groundwater on the Former Shefond Oil property will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources (“WDNR”) at least annually after every inspection, unless otherwise directed in the case closure letter.

#### Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform

maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the landscape cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

#### Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

#### Contact Information

Site Owner and Operator: Name & Address  
Scott Sadownikow - WI Retail Property Management, LLC  
3350 South River Road  
West Bend, WI 53095

Signature: Scott Sadownikow Date: 01-27-12

WDNR:  
Christine Lilek  
1155 Pilgrim Road, Plymouth, WI 53073  
920-892-8756, extension 3025

**Extent of Soil Contamination Map**

CHURCH / RESIDENCE

RAIN DANCE CARWASH

SHEFOND MOBIL MART

Area C

Area B

Area A

**SIGMA**  
ENVIRONMENTAL SERVICES INC.

**SHEFOND MOBIL MART**  
1149 FOND DU LAC AVE., KEWASKUM, WI

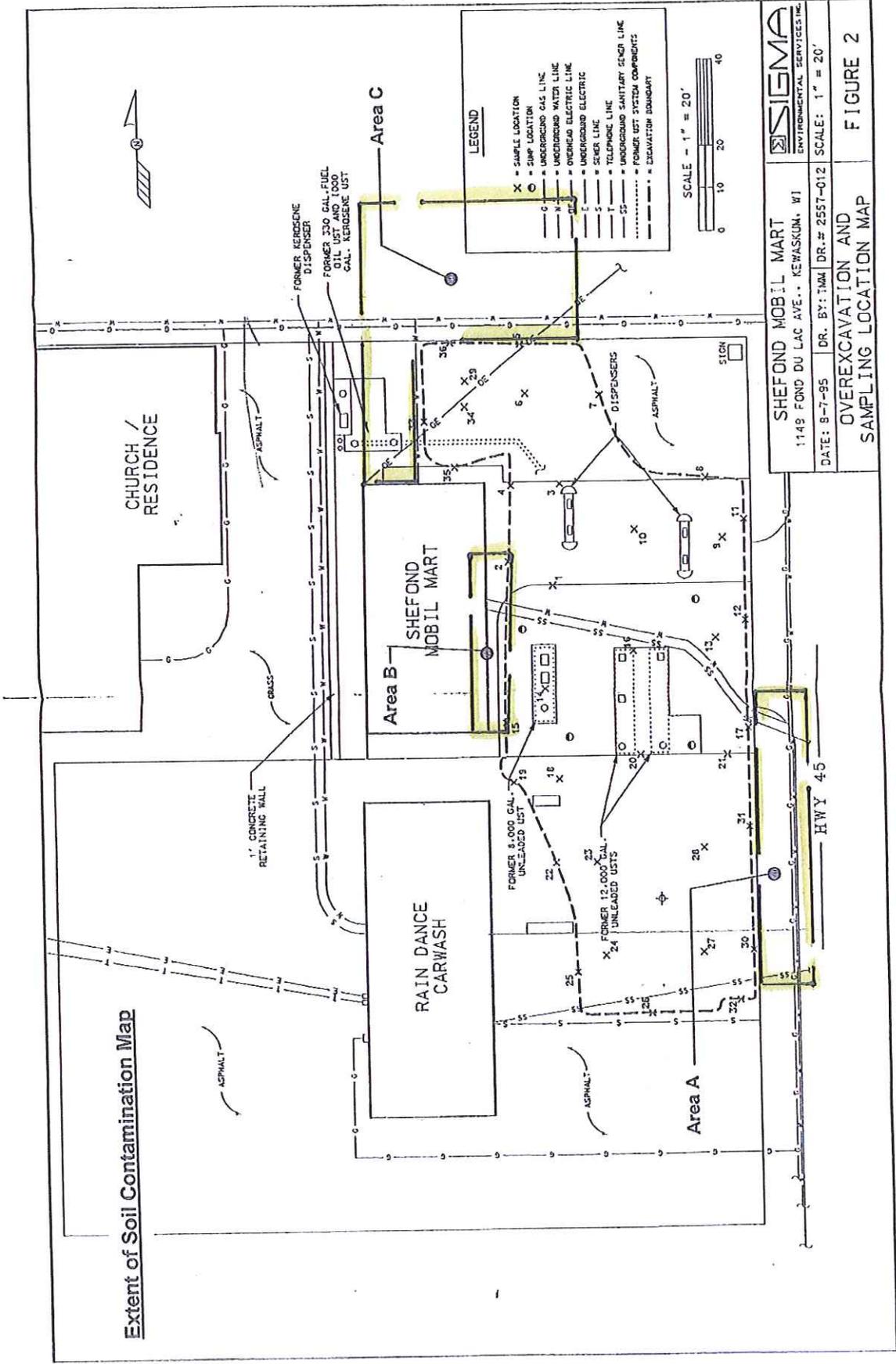
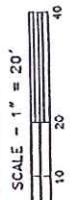
DATE: 9-7-95 DR. BY: TMM DR.# 2557-012 SCALE: 1" = 20'

**OVEREXCAVATION AND SAMPLING LOCATION MAP**

**FIGURE 2**

**LEGEND**

- X = SAMPLE LOCATION
- = SUMP LOCATION
- = UNDERGROUND GAS LINE
- = UNDERGROUND WATER LINE
- = UNDERGROUND ELECTRIC LINE
- = FENCE LINE
- = TELEPHONE LINE
- = UNDERGROUND SANITARY SEWER LINE
- = FORMER UST SYSTEM COMPONENTS
- - - = EXCAVATION BOUNDARY









State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Annex  
4041 N. Richards Street, Box 12436  
Milwaukee, WI 53212-0436  
TELEPHONE 414-229-0800  
FAX 414-229-0810

March 7, 1997

Mr. Fred Pieper  
Shelfond Oil, Inc.  
N3038 Highway 45  
P.O. Box 239  
Campbellsport, Wisconsin 53010

RECEIVED  
JUL 30 2000  
PECFA SITE REVIEW  
MILWAUKEE OFFICE

SUBJECT: Request for closure and approval of Form DNR 4-B, Kewaskum Mobil Mart, 1149 Fond du Lac Avenue, Kewaskum, Wisconsin. BRR-LUST FID#267072410 BRRT#03-67-004616.

Dear Mr. Pieper:

At the request of your environmental consultant, Sigma Environmental Services, Inc. (Sigma), we have reviewed the referenced case file for closure. Sigma has requested closure of this site under the new closure flexibility regulations, because recovery well, RW-2, contains methyl tert-butyl ether (MTBE) concentrations above the § NR 140, Wisconsin Administrative Code (WAC) enforcement standard (ES). The concentration of MTBE in recovery well RW-2 was 73 parts per billion (ppb) at the last sampling round in October of 1996. We concur with Sigma's recommendation of case closure and require no further action at this site based on the following:

1. The source of contamination has been removed.
2. The concentrations of MTBE in RW-2 appears to be decreasing and/or stable, based on the groundwater monitoring data provided.
3. Based on the data presented, the MTBE concentrations will naturally attenuate to concentrations below the ch. NR 140 ES within a reasonable period of time, without causing an exceedance of the ES for benzene beyond the property boundary (including right-of-way).

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 which specifies the legal description of the property, the location, type and concentration of the contaminants and includes 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 the water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and 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

*Quality Natural Resources Management  
Through Excellent Customer Service*



Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property."

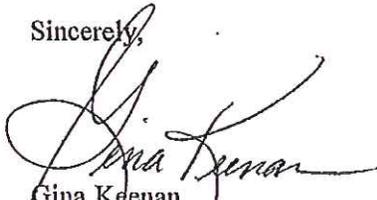
Within sixty days, all of the groundwater monitoring wells at the site must be abandoned in accordance with ch. NR 141 and the completed abandonment forms must be submitted to the department. Once the department receives the abandonment forms and documentation that the groundwater use restriction has been placed on the property deed, this case will be tracked as closed on the department's tracking system.

Enclosed are two copies of Form DNR 4-B of your application for cost reimbursement under the Petroleum Storage Remedial Action Fund (PSRAF). These forms have been approved for environmental monitoring conducted at the site since the previous Form DNR 4-B was approved on September 6, 1996.

It is your responsibility to forward the white copy of the Form DNR 4-B, along with your completed application under PSRAF, to the Department of Commerce (formerly the Department of Industry, Labor and Human Relations). The green copy of the Form DNR 4-B (also enclosed) and this letter are for your records.

If you have any questions regarding this letter, you may contact me at the above address or at (414) 229-0839.

Sincerely,



Gina Keenan  
Hydrogeologist

enclosures

c: Sigma Environmental Services, Inc.-enclosures  
SED case file

Document Number

WARRANTY DEED

DOC#: 1079666



This Deed, made between WEST FC LIMITED LIABILITY COMPANY, Grantor, and WISCONSIN RETAIL PROPERTY MANAGEMENT LLC, a limited liability company, Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Washington County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

Lot Twelve A (12A) of Block Fifteen (15) in Amendment A Assessor's Plat of Village of Kewaskum, Washington County, Wisconsin.

Recorded
MAR. 01, 2005 AT 11:35AM
SHARON A. MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: \$11.00
Transfer Fee: \$1200.00



Recording Area

Name and Return Address

MR. SCOTT SADOWNIKOW
615 MARSHALL CT.
WEST BEND WI 53090

TRANSFER
\$1200.00
FEE

Together with all appurtenant rights, title and interests.

V4-0191-00A

Parcel Identification Number (PIN)

This is not homestead property
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 28th day of February, 2005.

\* WEST FC LIMITED LIABILITY COMPANY

By: Peter D. West, Member

\* Donna J. West
By: Donna J. West, Member

AUTHENTICATION

Signature(s) of Peter D. West and Donna J. West, as members of West FC Limited Liability Company

authenticated this 28th day of February, 2005

\* JACK A. ENEA

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

ATTY. JACK A. ENEA
West Bend, Wisconsin A-2003

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF )
) ss.
County )

Personally came before me this day of
the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of
My Commission is permanent. (If not, state expiration date:)

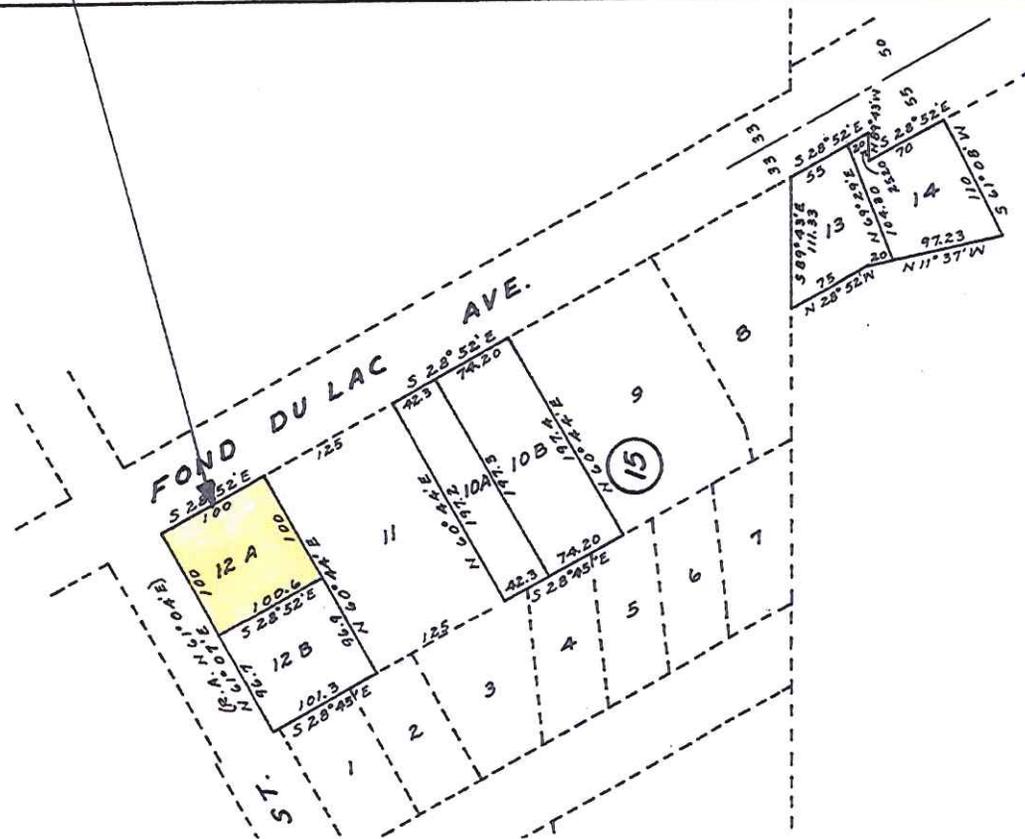
\* Names of persons signing in any capacity must be typed or printed below their signature.

**Former Kewaskum Mobil Gasoline Station  
1149 Fond du Lac Avenue  
Kewaskum, Wisconsin 53040**

**Legal Description**

Lot Twelve A (12 A) of Block Fifteen (15) in Amendment A Assessor's Plat of the Village of Kewaskum, Washington County, Wisconsin.

Recorded Plat Map  
Former Kewaskum Mobil Gas Property  
1149 Fond du Lac Avenue  
Kewaskum, Wisconsin 53040



January 25, 2011

Project Reference No. 4796

Ms. Victoria Stovall, Program Assistant  
Wisconsin Department of Natural Resources  
Southeast Region Headquarters  
2300 N. Martin Luther King Drive  
Milwaukee, Wisconsin 53212

Dear Ms. Stovall:

**RE: Kewaskum Mobil Gas  
1149 Fond du Lac Avenue  
Kewaskum, WI 53040  
WDNR FID No. 267072410  
BRRTS No. 03-67-004616**

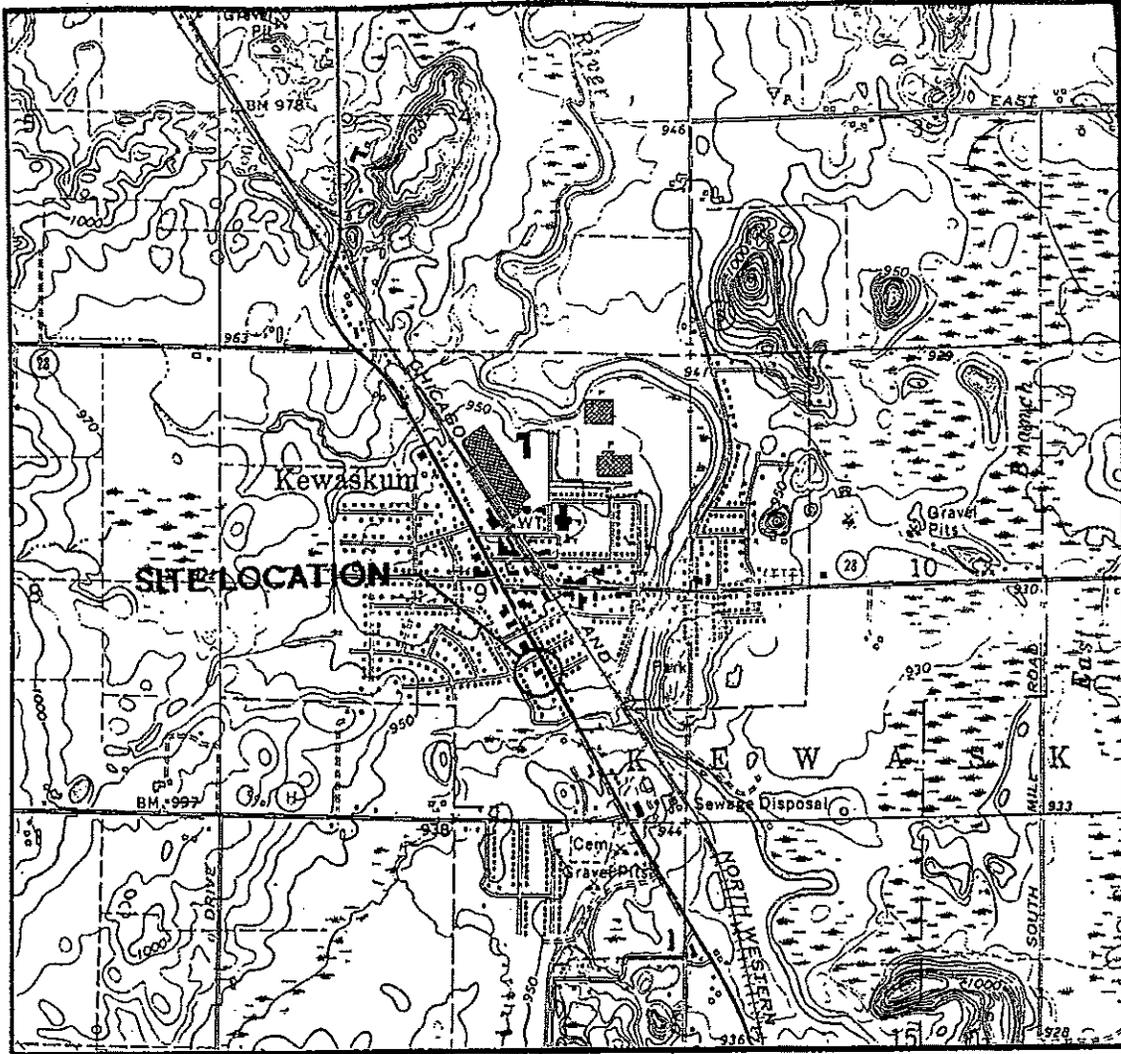
I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me or my consultant, Moraine Environmental, Inc. at (262) 377-9060.

Sincerely,



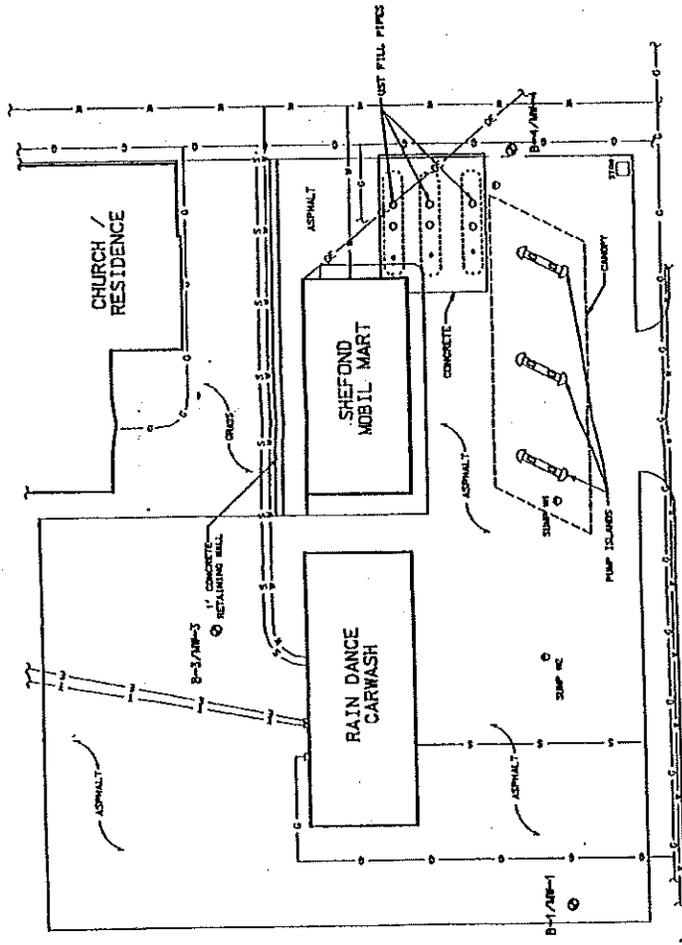
Scott Sadownikow  
Property Owner



ADAPTED FROM U.S.G.S. 7.5 MINUTE SERIES, KEWASKUM, WISCONSIN QUADRANGLE



<b>SHEFOND MOBIL MART</b> 1149 FOND DU LAC AVE., KEWASKUM, WI			 <b>SIGMA</b> ENVIRONMENTAL SERVICES INC.
DATE: 12-27-94	DR. BY: JWH	DR.# 2557-001	
<b>SITE LOCATION MAP</b>			<b>FIGURE 1</b>



**LEGEND**

- = SOIL BORING / MONITORING WELL LOCATION
- ⊕ = CLEANING LOCATION
- ⊙ = SUMP LOCATION
- ⊗ = SOIL BORING LOCATION
- ⊘ = SOIL BORING LOCATION
- = UNDERGROUND GAS LINE
- = UNDERGROUND WATER LINE
- = UNDERGROUND ELECTRIC LINE
- = SINKER LINE
- = TELEPHONE LINE

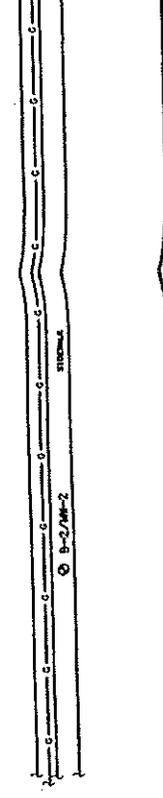


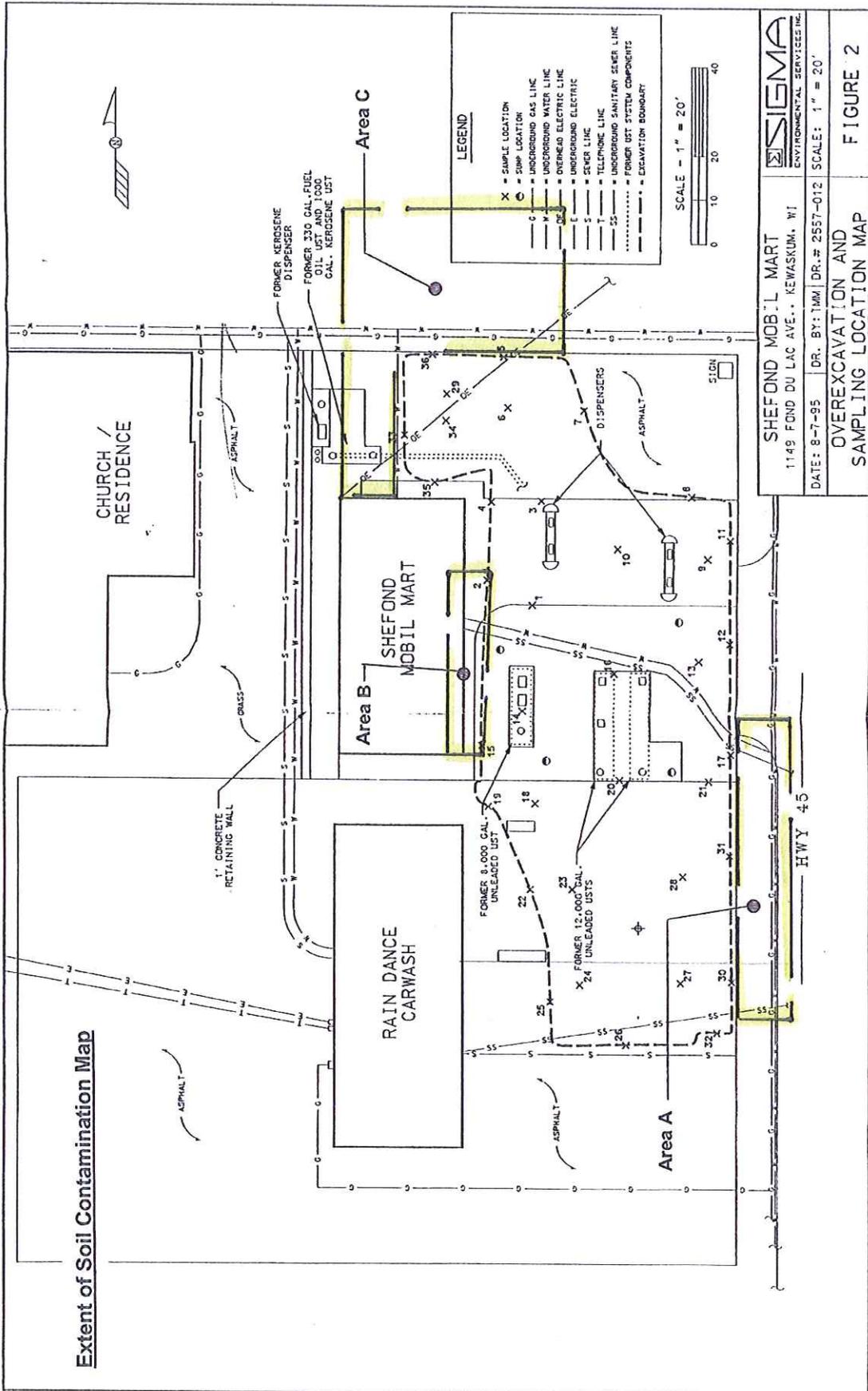
**SHEFOND MOBIL MART**  
 1149 FOND DU LAC AVE., KEWASKUM, WI

**MONITORING WELL/RECOVERY SUMP LOCATION MAP**

DATE: 1-26-96 DR. BY: TMM | DR.# 2557-014 SCALE: 1" = 30'

**FIGURE 2**





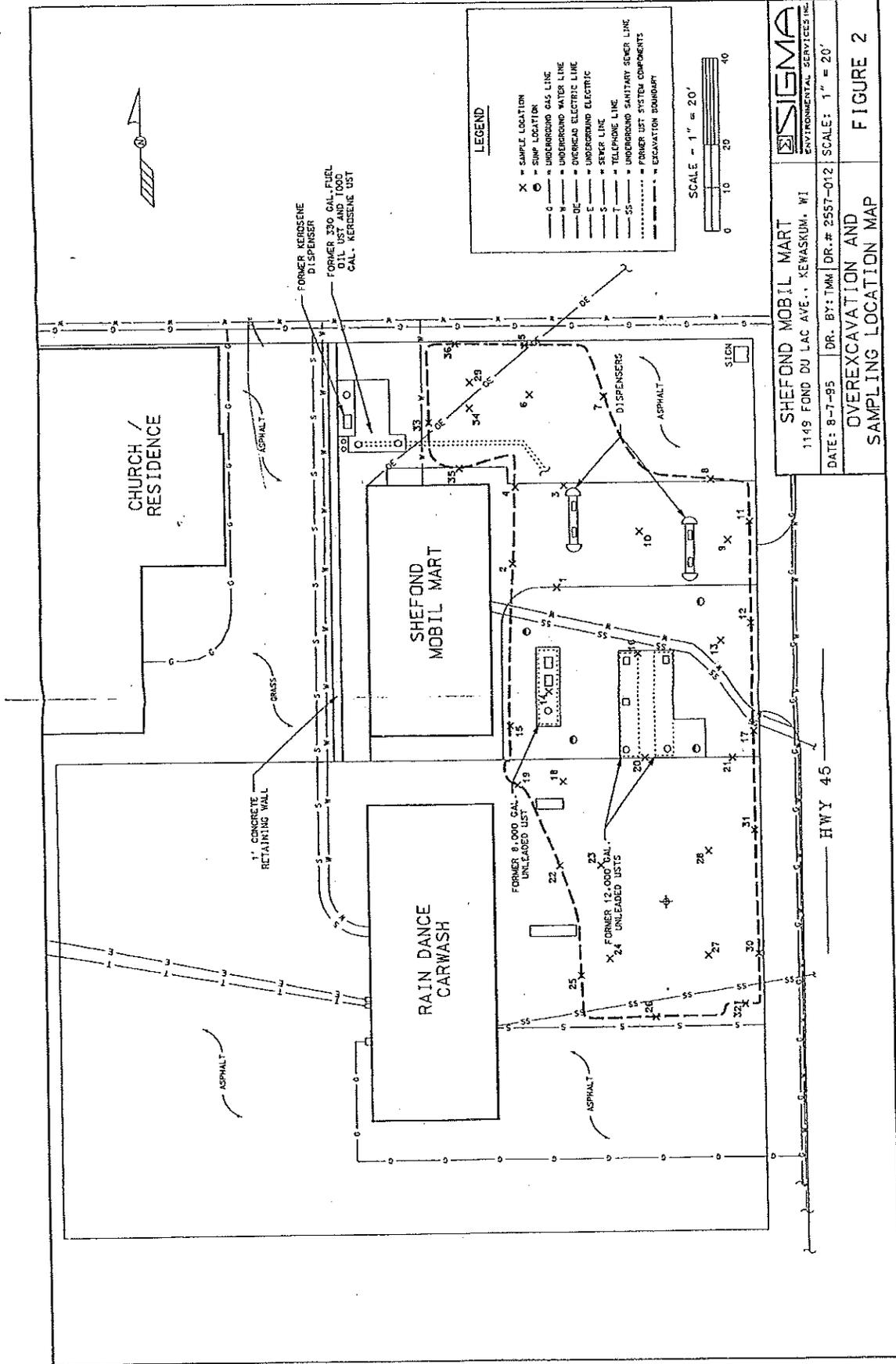
**SHEFOND MOBIL MART**  
 1149 FOND DU LAC AVE., KEWASKUM, WI

**DATE: 8-7-95** | **DR. BY: TMM** | **DR. # 2557-012** | **SCALE: 1" = 20'**

**OVEREXCAVATION AND SAMPLING LOCATION MAP**

**FIGURE 2**

**SIGMA ENVIRONMENTAL SERVICES INC.**



**LEGEND**

- X = SAMPLE LOCATION
- O = SUMP LOCATION
- = UNDERGROUND GAS LINE
- = UNDERGROUND WATER LINE
- = OVERHEAD ELECTRIC LINE
- = UNDERGROUND ELECTRIC
- = SEWER LINE
- = TELEPHONE LINE
- = UNDERGROUND SANITARY SEWER LINE
- = FORMER UTILITY SYSTEM COMPONENTS
- = EXCAVATION BOUNDARY



**SHEFOND MOBIL MART**  
 1149 FOND DU LAC AVE., KEWASKUM, WI

**OVEREXCAVATION AND SAMPLING LOCATION MAP**

DR. BY: TMM / DR. # 2557-012 SCALE: 1" = 20'

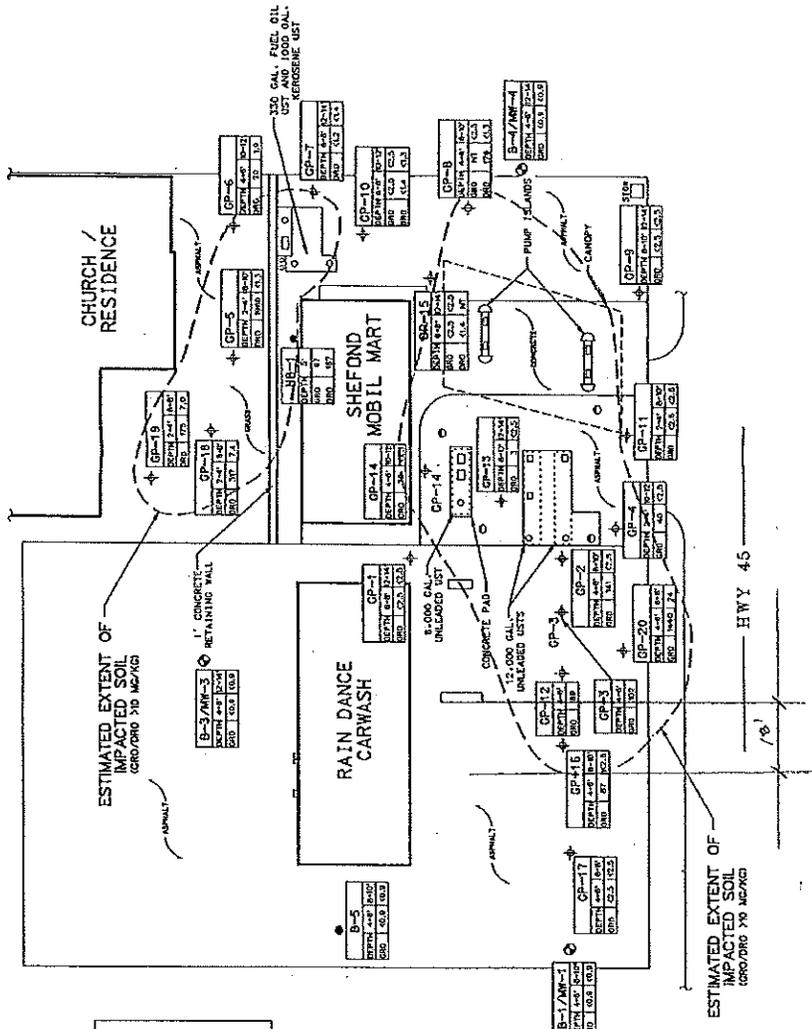
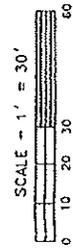
**FIGURE 2**





**LEGEND**

- ⊕ = SOIL BORING / MONITORING
- ⊕ = WELL LOCATION
- ⊕ = GEOPROBE LOCATION
- ⊕ = SUMP LOCATION
- = SOIL BORING LOCATION

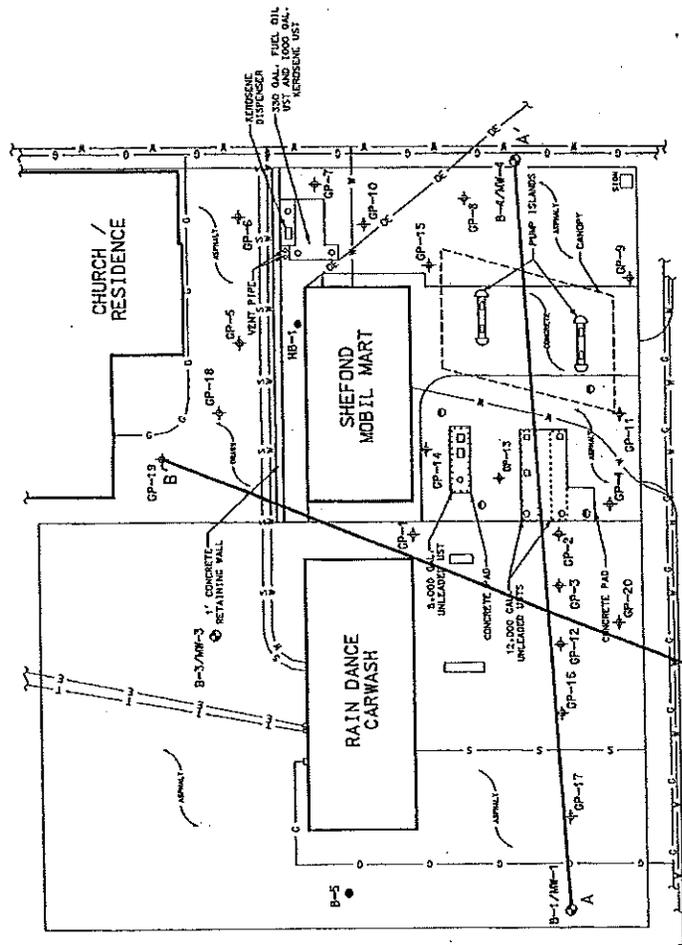


**ANALYTICAL KEY**

GRO = GASOLINE RANGE ORGANICS  
 DRO = DIESEL RANGE ORGANICS

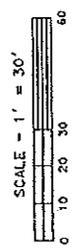
- ALL RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (MG/KG).  
 - ALL SAMPLE DEPTHS ARE EXPRESSED AS FEET BELOW GROUND SURFACE.

<b>SHEFOND MOBIL MART</b> 1149 FOND DU LAC AVE., KEWASKUM, WI	<b>SOIL QUALITY / ESTIMATED EXTENT OF IMPACTS MAP</b>
DATE: 5-15-95 DR. BY: JWH DR.#: 2557-007	SCALE: 1" = 30'
<b>FIGURE 6</b>	

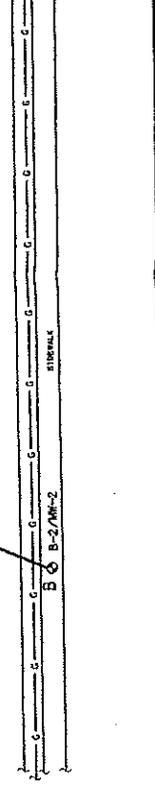


**LEGEND**

- - SOIL BORING / MONITORING
- ⊕ - WELL LOCATION
- ⊕ - GEOPHASE LOCATION
- ⊕ - SUMP LOCATION
- - SOIL BORING LOCATION
- G --- UNDERGROUND GAS LINE
- W --- OVERHEAD WATER LINE
- UW --- UNDERGROUND WATER LINE
- E --- OVERHEAD ELECTRIC LINE
- UE --- UNDERGROUND ELECTRIC LINE
- F --- FENCE LINE
- T --- TELEPHONE LINE

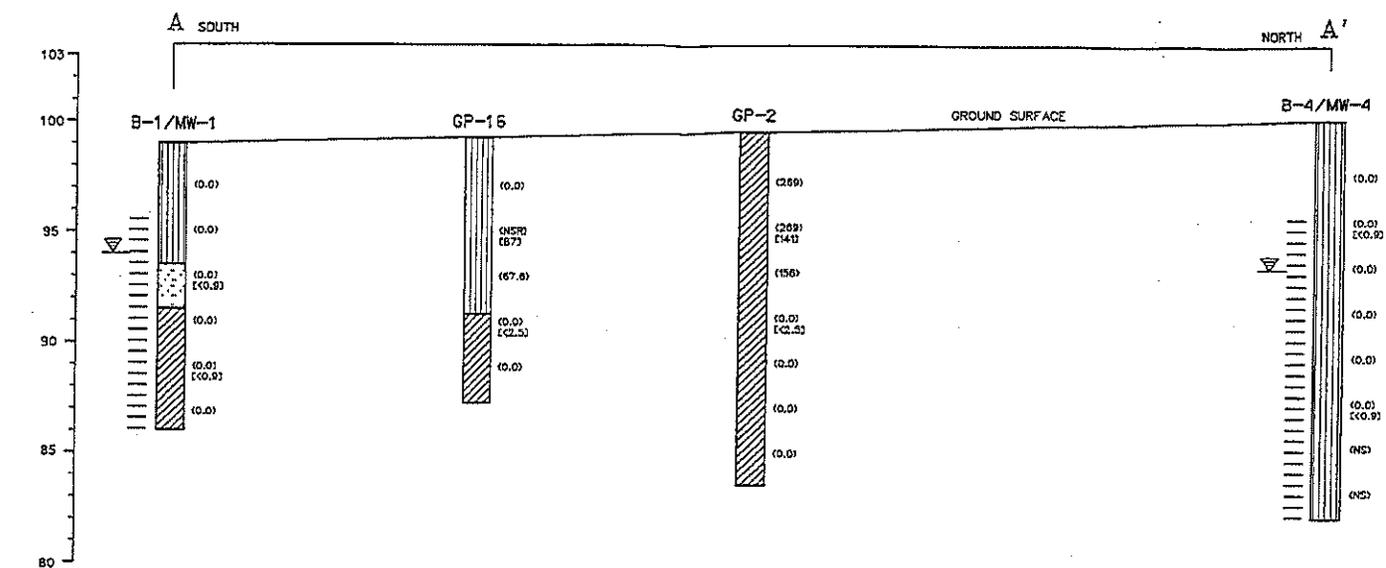


**SHEFOND MOBIL MART**  
 1149 FOND DU LAC AVE., KEWASKUM, WI  
 DATE: 5-15-95 DR. BY: JWH DR.# 2557-006  
 SCALE: 1" = 30'



**SIGMA**  
 ENVIRONMENTAL SERVICES, INC.

**FIGURE 3**



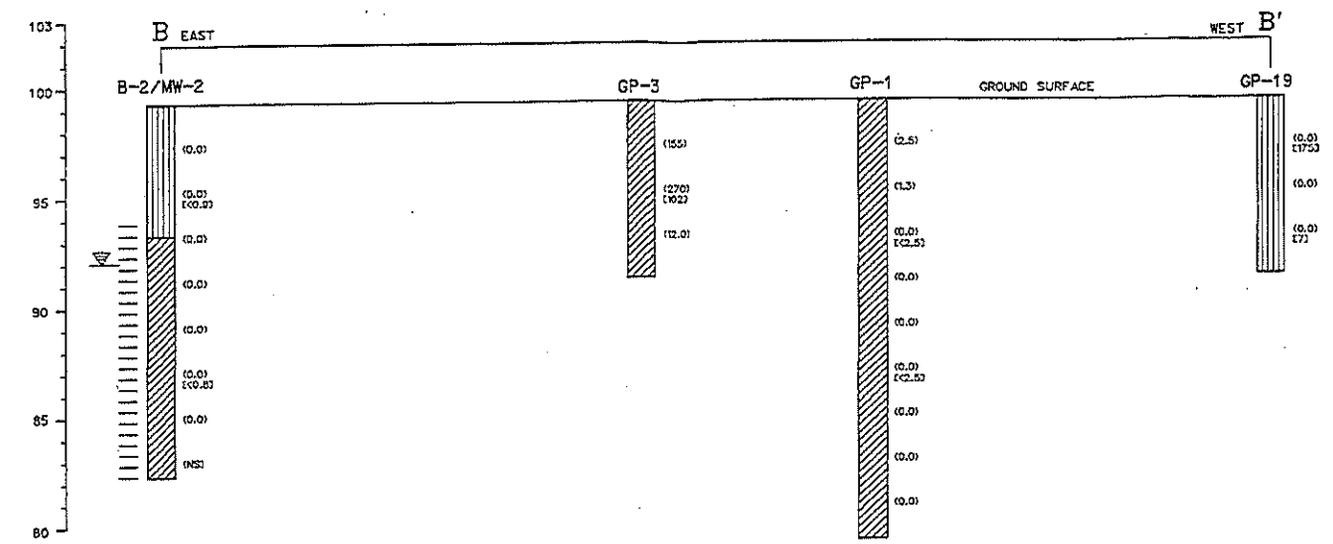
DEPTH BELOW  
SITE BENCHMARK  
(IN FEET)

USCS SYMBOLS	
	CL - SILTY CLAY WITH TRACE FINE SAND
	SP - FINE TO MEDIUM POORLY GRADED SAND
	ML - SILTY CLAY / CLAYEY SILT WITH TRACE FINE SAND

LEGEND	
	STATIC WATER LEVEL
	WELL SCREEN INTERVAL

NOTES:  
 HORIZONTAL SCALE 1" = 20'  
 VERTICAL SCALE 1" = 5'  
 ( ) = FIELD PHOTOIONIZATION DETECTOR (PID) VALUES IN PARTS PER MILLION (AS 150BUTYLENE) LISTED TO THE RIGHT OF COLUMNS IN PARENTHESES.  
 [ ] = LABORATORY GASOLINE RANGE ORGANICS RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM LISTED TO THE RIGHT OF COLUMNS IN BRACKETS.  
 NS = NOT SAMPLED  
 NSR = NO SAMPLE RECOVERY  
 ALL DEPTHS GIVEN IN FEET BELOW GROUND SURFACE

SHEFOND MOBIL MART			
1149 FOND DU LAC AVE., KEWASKUM, WI			
DATE: 5-15-95	DR. BY: JWH	DR.# 2657-009	ENVIRONMENTAL SERVICES INC.
GEOLOGIC CROSS SECTION A - A'			SCALE: SEE NOTES
			FIGURE 4



DEPTH BELOW  
SITE BENCHMARK  
(IN FEET)

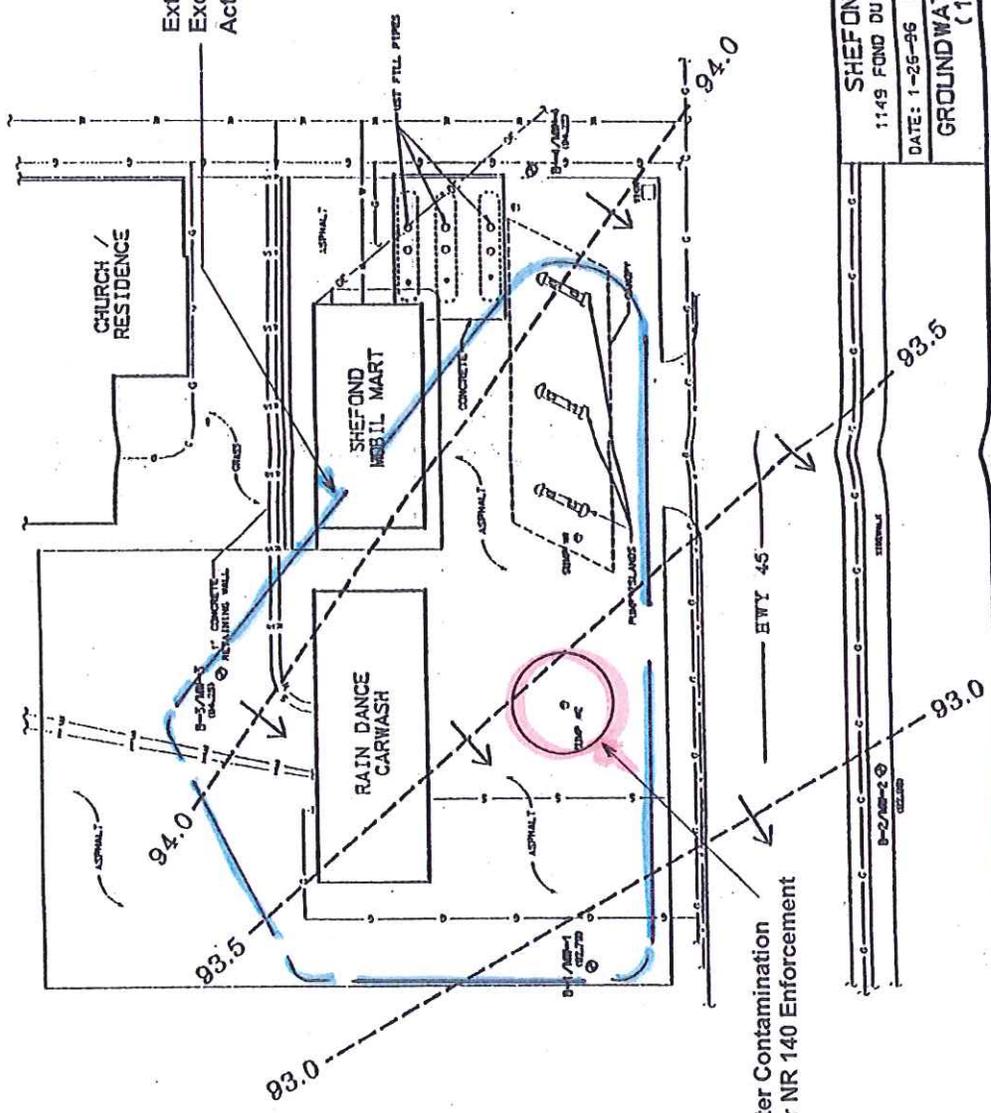
USCS SYMBOLS	
	CL - SILTY CLAY WITH TRACE FINE SAND
	ML - SILTY CLAY / CLAYEY SILT WITH TRACE FINE SAND

LEGEND	
	= STATIC WATER LEVEL
	= WELL SCREEN INTERVAL

NOTES:  
 HORIZONTAL SCALE 1" = 20'  
 VERTICAL SCALE 1" = 5'  
 ( ) = FIELD PHOTOIONIZATION DETECTOR (PID) VALUES IN PARTS PER MILLION (AS ISOBUTYLENE) LISTED TO THE RIGHT OF COLUMNS IN PARENTHESES.  
 [ ] = LABORATORY GASOLINE RANGE ORGANICS RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM LISTED TO THE RIGHT OF COLUMNS IN BRACKETS.  
 NS = NOT SAMPLED  
 ALL DEPTHS GIVEN IN FEET BELOW GROUND SURFACE

SHEFOND MOBIL MART			
1149 FOND DU LAC AVE., KEWASKUM, WI			
DATE: 5-15-95	DR. BY: JWH	DR.# 2557-010	ENVIRONMENTAL SERVICES INC.
GEOLOGIC CROSS SECTION B - B'			SCALE: SEE NOTES
			FIGURE 5

Groundwater Isoconcentration Map

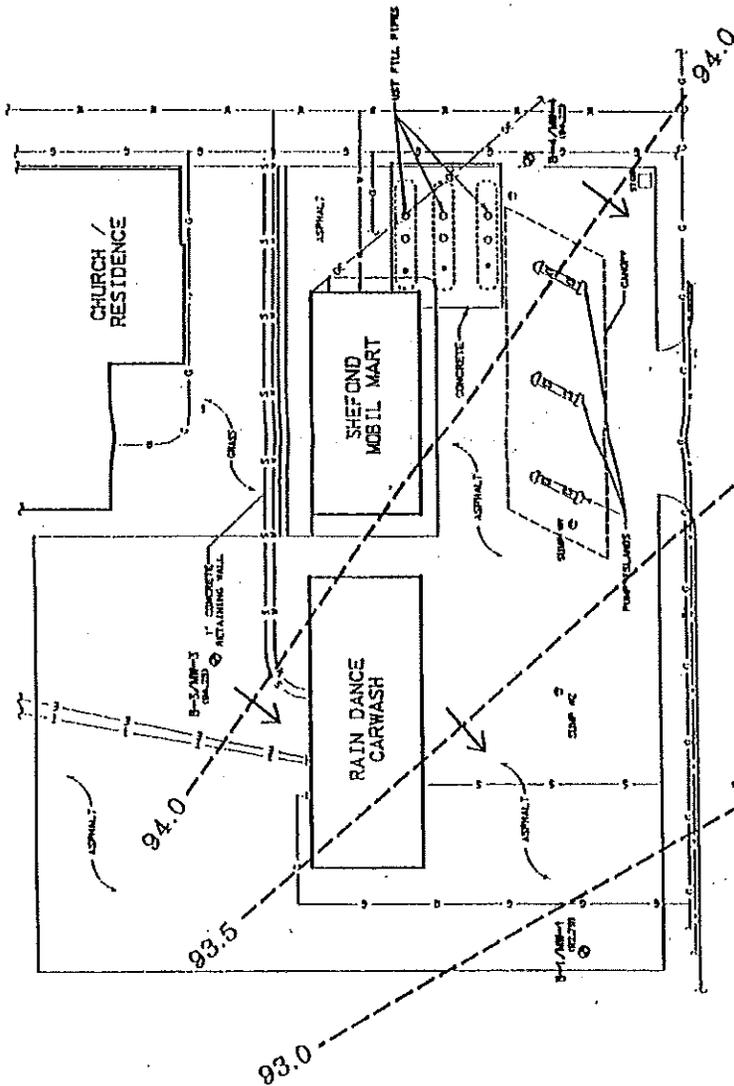


Extent of Groundwater Contamination Exceeding a Chapter NR 140 Preventive Action Limit

Extent of Groundwater Contamination Exceeding a Chapter NR 140 Enforcement Standard

**SHEFOND MOBIL MART**  
 1149 FOND DU LAC AVE., KEWASKUM, WI  
 DATE: 1-25-96 DR. BY: THAM DR.# 2557-013 SCALE: 1" = 30'  
**GROUNDWATER CONTOUR MAP**  
 (12-12-95)





- LEGEND**
- SOIL BORING / MONITORING WELL LOCATION
  - CENTERLINE LOCATION
  - SUMP LOCATION
  - SOIL BORING LOCATION
  - UNDERGROUND GAS LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - STORM LINE
  - STORMWATER CENTER LINE, CENTER
  - INTERVAL = 5'
  - ( ) - STATIC GROUNDWATER LEVEL (12-12-95)
  - GROUNDWATER FLOW DIRECTION

SCALE - 1" = 30'

	<b>SHEFOND MOBIL MART</b> 1149 FOND DU LAC AVE., KEWASKUM, WI
	DATE: 1-25-96 DR. BY: TMM   DR. # 2557-013   SCALE: 1" = 30'
<b>GROUNDWATER CONTOUR MAP</b> (12-12-95)	
<b>FIGURE 3</b>	



**TABLE 2  
OVEREXCAVATION SOIL SAMPLE RESULTS  
SHEPOND MOBIL MART  
1749 FOND DU LAC AVENUE  
KEWASKUM, WISCONSIN**

Sample ID	Sample 19	Sample 20	Sample 21	Sample 22	Sample 23	Sample 24	Sample 25	Sample 26	Sample 27	Sample 28	Sample 29	Sample 30	Sample 31	Sample 32	Sample 33	Sample 34	Sample 35	Sample 36
Sample Collection Date	June 12, 1995										June 13, 1995				June 16, 1995			
Approx. Depth Collected (ft bgs)	5'	10'	12'	5'	10'	10'	5'	5'	10'	10'	4'	5'	5'	5'	6'	9'	6'	6'
Soil Type	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL
PID Readings	0.0	0.0	0.0	0.0	0.0	0.0	12.8	149.3	0.0	0.0	0.0	152	78.4	64.3		0.0	0.0	0.0
GRO	<0.9	<0.9	<0.9	<0.9	<0.9	<0.9	<0.9	21	<0.9	<0.9	<0.9	54	60	46	234	3.2	<0.9	<0.9
DRO	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	131 *	NT	NT	NT	286	2.5	5.1	4.1
Total Lead	11.8	11.0	7.85	10.3	10.5	9.74	6.61	13.7	9.68	12.7	8.58	9.26	10.8	9.99	5.53	11.3	9.59	11.8
Benzene	541	<1.5	<1.5	<1.5	<1.6	<1.7	<1.2	60	<1.2	<1.2	1.3	70	4.9	<1.5	<5.1	<1.0	<1.1	<1.2
Toluene	13	13	9.3	7.7	9.4	4.8	9.7	9.7	5.4	21	2.8	192	11	7.5	<6.1	<1.2	<1.3	<1.4
Ethylbenzene	8.5	<1.8	<1.9	<1.8	<1.9	<2.0	7.0	376	<1.5	<1.5	<1.2	872	582	118	<6.1	<1.2	<1.3	<1.4
Total Xylene	8.5	<5.0	<5.2	<5.2	<5.4	<5.7	17	624	<4.2	.29	<3.3	4510	1460	275	<17	<3.5	<3.8	<4.0
MTBE	735	403	<8.3	420	<8.5	108	131	97	77	<6.7	5.4	64	26	<8.1	<27	25	<6.0	15
1,2,4-Trimethylbenzene	<5.4	<5.0	<5.2	<5.2	<5.4	<5.7	12	989	<4.2	35	<3.3	6880	1710	1680	42	9.6	<3.8	6.2
1,3,5-Trimethylbenzene	<2.9	<2.7	<2.8	<2.7	<2.8	<3.0	<2.2	229	<2.2	10	<1.8	1980	119	172	43	20	<2.0	<2.1

**KEY:** All results expressed in micrograms per kilogram (µg/kg) except GRO, DRO, and Total Lead which are expressed in milligrams per kilogram (mg/kg).  
 GRO = Gasoline Range Organics      DRO = Diesel Range Organics  
 All depths given in feet below ground surface (ft. bgs)      [shaded box] = Concentrations above NR 720 soil standards  
 MTBE = Methyl-Tert-Butyl-Ether      NT = Not Tested  
 \* = Samples collected on June 13, 1995  
 CL = Silty clay with trace fine to medium sand

**TABLE 1  
GROUNDWATER ANALYTICAL RESULTS  
KEWASKUM MOBIL MART  
1149 FOND DU LAC AVENUE  
KEWASKUM, WISCONSIN**

Monitoring Well	Date Collected	Laboratory Analysis (expressed in µg/l - except as noted)									
		Benzene	Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	MTBE	GRO (mg/l)	Soluble Lead	DRO (mg/l)
MW-1	09/17/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	15	<.05	<2.0	.199
	06/06/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	9.1	<.05	<2.0	.311
	03/13/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	11	<.05	<2.0	.401
	12/12/95	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	21	<.05	<2.0	NT
MW-2	09/17/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	<1.0	<.05	<2.0	.100
	06/06/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	<1.0	<.05	<2.0	<.100
	03/13/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	<1.0	<.05	<2.0	.154
	12/12/95	<0.6	<1.0	<1.0	<1.0	<1.8	<1.0	<1.0	<.05	<2.0	NT
MW-3	09/17/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	28	<.05	<2.0	.668
	06/06/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	24	<.05	<2.0	.976
	03/13/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	26	<.05	<2.0	.796
	12/12/95	<0.6	<1.0	<1.0	<1.0	<1.0	<1.0	36	<.05	<2.0	NT
MW-4	09/17/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	3.5	<.05	<2.0	.156
	06/06/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	3.4	<.05	<2.0	.776
	03/13/96	<0.6	<1.0	<1.0	<1.0	<1.0	<1.0	5.2	<.05	<2.0	.292
	12/12/95	<0.6	<1.0	<1.0	<1.0	<1.0	<1.0	4.6	<.05	<2.0	NT

**TABLE 1  
GROUNDWATER ANALYTICAL RESULTS  
KEWASKUM MOBIL MART  
1149 FOND DU LAC AVENUE  
KEWASKUM, WISCONSIN**

Monitoring Well	Date Collected	Laboratory Analysis (expressed in $\mu\text{g/l}$ - except as noted)									
		Benzene	Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	MTBE	GRO (mg/l)	Soluble Lead	DRO (mg/l)
Recovery Sump #1	09/17/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	56	<.05	<2.0	.161
	06/06/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	56	<.05	<2.0	.281
	03/13/96	1.9	<1.0	<1.0	<1.0	<1.0	<2.0	170	.120	<2.0	.393
	12/12/95	<1.5	<2.0	<2.5	<2.5	<2.5	<2.5	290	100	<2.0	NT
Recovery Sump #2	09/17/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	73	.053	<2.0	.189
	06/06/96	<0.6	<1.0	<1.0	<1.0	<1.0	<2.0	61	<.05	<2.0	.153
	03/13/96	930	240	110	58	33	360	540	3.3	<2.0	1.920
	12/12/95	3.4	<5.0	<5.0	<5.0	<5.0	<5.0	660	200	<2.0	NT
WDNR Enforcement Standards (ES)		5.0	700	343	NES	NES	620	60	NES	15	NES
WDNR Preventive Action Limit (PAL)		0.5	140	68.6	NES	NES	124	12	NES	1.5	NES
<b>KEY:</b> mg/l    = milligrams per liter $\mu\text{g/l}$ = micrograms per liter GRO     = Gasoline Range Organics [stippled]    = Exceeds WDNR PAL and/or ES NES     = No established standard NT      = Not tested											

**TABLE 2**  
**GROUNDWATER ELEVATION MEASUREMENTS**  
**KEWASKUM MOBIL MART**  
**1149 FOND DU LAC AVENUE**  
**KEWASKUM, WISCONSIN**

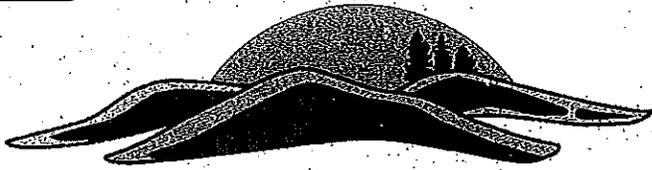
Well I. D.	Date	Ground Surface Elevation (FT SD)	Well Casing Elevation (FT SD)	Depth to Water from TOC (FEET)	Groundwater Elevation (SD)
MW-1	09/17/96	99.00	98.62	5.36	93.26
	06/06/96	99.00	98.62	4.69	93.93
	03/13/96	99.00	98.62	4.84	93.78
	12/12/95	99.00	98.62	5.83	92.79
MW-2	09/17/96	99.30	98.86	11.36	87.50
	06/06/96	99.30	98.86	10.60	88.26
	03/13/96	99.30	98.86	9.42	89.44
	12/12/95	99.30	98.86	5.87	92.99
MW-3	09/17/96	98.98	98.58	4.12	94.46
	06/06/96	98.98	98.58	3.84	94.74
	03/13/96	98.98	98.58	4.22	94.36
	12/12/95	98.98	98.58	4.33	94.25
MW-4	09/17/96	99.87	99.42	7.43	91.99
	06/06/96	99.87	99.42	7.91	91.51
	03/13/96	99.87	99.42	5.24	94.18
	12/12/95	99.87	99.42	5.20	94.22

NOTE: FT SD = Elevation in feet relative to site datum of 100.00 feet  
TOC = Top of well casing

## 7. CONCLUSIONS AND RECOMMENDATIONS

On September 17, 1996, Sigma performed the fourth round of quarterly groundwater sampling at the Kewaskum Mobil Mart. Groundwater samples were collected from monitoring wells MW-1 through MW-4 and from the two groundwater recovery sumps and submitted to EnChem, Inc. of Green Bay, Wisconsin and Enviroscan Laboratory of Rothschild, Wisconsin for chemical analysis.

Based on laboratory analytical results, impacted groundwater is present beneath the site. MTBE was detected in the groundwater recovery sump #2 (73 µg/l) at a concentration slightly above the NR 140 ES of 60 µg/l. Additionally, MTBE is also present above the NR 140 PAL of 12 µg/l in the groundwater samples collected from recovery sump #1 (56 µg/l) and monitoring wells MW-1 (15 µg/l) and MW-3 (24 µg/l). Groundwater samples collected from monitoring wells MW-2, and MW-4 did not contain concentrations of compounds above the NR 140 ES or PAL.



## Moraine Environmental, Inc.

Design • Engineer • Construct

December 19, 2011

Project Reference No. 4796

Ms. Shar TeBeest  
Wisconsin Department of Transportation  
4802 Sheboygan Avenue, Room 451  
Madison, WI 53702

Dear Ms. TeBeest:

**RE: Notice of Residual Soil Contamination  
United States Highway 45 Adjacent to the Former Shefond Mobil Mart  
Kewaskum, Wisconsin 53040  
WDNR BRRTS No. 03-67-004616**

Wisconsin Retail Property Management, LLC is the owner of the former Shefond Mobil Mart property located at 1149 Fond du Lac Avenue in Kewaskum, Wisconsin. Wisconsin Retail Property Management, LLC retained Moraine Environmental, Inc. (Moraine) from Grafton, Wisconsin to complete a summary document describing residual soil and groundwater impacts at the above-described property. This summary document, known as a Geographic Information System packet, is required by the Department of Natural Resources (DNR) as a condition of final site closure for the previously identified petroleum contamination at this site.

As required by DNR regulations, on behalf of Wisconsin Retail Property Management, LLC, Moraine is notifying you of the extent of residual gasoline contamination that remains in the soil at and around this property. We are further informing you that we have received conditional closure from the DNR for the completed environmental actions and intend to incorporate natural attenuation into the final remedy for the site.

Soil contamination that appears to have originated on the property located at 1149 Fond du Lac Avenue has migrated beneath a portion of the adjacent United States Highway 45 property. The extent of the soil contamination beneath United States Highway 45 is depicted on the "Extent of Soil Contamination Map, which is provided in Attachment A to this letter for your reference.

Closure means that the Department of Natural Resources will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the soil contamination is not on your property, neither you nor any subsequent party responsible for maintenance of your property will be held responsible

for investigation or cleanup of this groundwater contamination, as long as you and any subsequent responsible parties comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to the property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' Publication No. RR - 589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination," you may visit <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

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

Mr. David Volkert, Project Manager / Hydrogeologist  
Wisconsin Department of Natural Resources  
Bureau of Remediation and Redevelopment  
141 NW Barstow, Room 180  
Waukesha, WI 53188

At the time of final case closure, all properties within the site boundaries where soil contamination exceeds Chapter NR 720 Residual Contaminant Levels will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination above Chapter NR 720 Residual Contaminant Level Standards was found at the time that the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' Internet web site.

When the Department grants final case closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

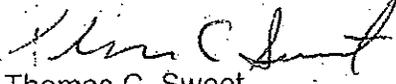
If you need more information, you may contact our office at 1402 7<sup>th</sup> Avenue in Grafton, Wisconsin. Moraine's phone number is (262) 377-9060. Alternately, you may contact the Department of Natural Resources at 141 NW Barstow in Waukesha, Wisconsin. The phone number for the Department of Natural Resources office is (262) 574-2166.

This notice can be forwarded to any additional persons, departments or officials responsible for maintaining the affected property, right of way or affected utilities. Please be advised to protect people who may excavate or otherwise come in contact with contaminated soil at and near the subject property. Any contaminated soil or

groundwater disturbed in work in the right-of-way adjacent to the subject property may require regulated treatment or disposal.

If you have any questions or comments, please call our office at (262) 377-9060. Thank you for your assistance with this matter.

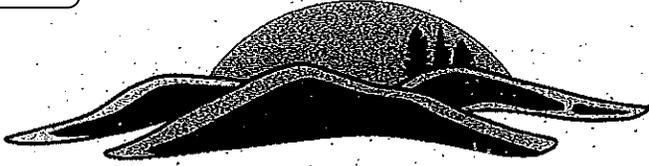
Sincerely,  
**Moraine Environmental, Inc.**



Thomas C. Sweet  
President

cc: Dave Volkert, Department of Natural Resources

F:\WORD\Mswteh47\4796 Notice of Soil Contamination to the Department of Transportation.doc



## Moraine Environmental, Inc.

Design • Engineer • Construct

December 16, 2011

Project Reference No. 4796

Mr. Andy Pesch, President  
Village of Kewaskum  
204 First Street  
Kewaskum, WI 53040

Dear Mr. Pesch:

**RE: Notice of Residual Soil Contamination  
Clinton Street Adjacent to the Former Shefond Mobil Mart  
Kewaskum, Wisconsin 53040  
WDNR BRRTS No. 03-67-004616**

Wisconsin Retail Property Management, LLC is the owner of the former Shefond Mobil Mart property located at 1149 Fond du Lac Avenue in Kewaskum, Wisconsin. Wisconsin Retail Property Management, LLC retained Moraine Environmental, Inc. (Moraine) from Grafton, Wisconsin to complete a summary document describing residual soil and groundwater impacts at the above-described property. This summary document, known as a Geographic Information System packet, is required by the Department of Natural Resources (DNR) as a condition of final site closure for the previously identified petroleum contamination at this site.

As required by DNR regulations, on behalf of Wisconsin Retail Property Management, LLC, Moraine is notifying you of the extent of residual gasoline contamination that remains in the soil at and around this property. We are further informing you that we have received conditional closure from the DNR for the completed environmental actions and intend to incorporate natural attenuation into the final remedy for the site.

Soil contamination that appears to have originated on the property located at 1149 Fond du Lac Avenue has migrated beneath a portion of the adjacent Clinton Street property. The extent of the soil contamination beneath Clinton Street is depicted on the "Extent of Soil Contamination Map, which is provided in **Attachment A** to this letter for your reference.

Petroleum contaminated soil was identified by the Village of Kewaskum in 2004 during a utility upgrade in this portion of Clinton Street. The finding of contaminated soil beneath Clinton Street was documented in a December 2, 2004 report for this project prepared by BLS Environmental, Inc. from Brookfield, Wisconsin.

Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726 and Chapter NR 746 of the Wisconsin Administrative Code.

Closure means that the Department of Natural Resources will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the soil contamination is not on your property, neither you nor any subsequent party responsible for maintenance of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent responsible parties comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to the property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' Publication No. RR - 589, Fact Sheet "10: Guidance for Dealing with Properties Affected by Off-Site Contamination," you may visit <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

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

Mr. David Volkert, Project Manager / Hydrogeologist  
Wisconsin Department of Natural Resources  
Bureau of Remediation and Redevelopment  
141 NW Barstow, Room 180  
Waukesha, WI 53188

At the time of final case closure, all properties within the site boundaries where soil contamination exceeds Chapter NR 720 Residual Contaminant Levels will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination above Chapter NR 720 Residual Contaminant Level Standards was found at the time that the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' Internet web site.

When the Department grants final case closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact our office at 1402 7<sup>th</sup> Avenue in Grafton, Wisconsin. Moraine's phone number is (262) 377-9060. Alternately, you may contact the Department of Natural Resources at 141 NW Barstow in Waukesha, Wisconsin. The phone number for the Department of Natural Resources office is (262) 574-2166.

This notice can be forwarded to any additional persons, departments or officials responsible for maintaining the affected property, right of way or affected utilities. Please be advised to protect people who may excavate or otherwise come in contact with contaminated soil at and near the subject property. Any contaminated soil or groundwater disturbed in work in the right-of-way adjacent to the subject property may require regulated treatment or disposal.

If you have any questions or comments, please call our office at (262) 377-9060. Thank you for your assistance with this matter.

Sincerely,  
**Moraine Environmental, Inc.**



Thomas C. Sweet  
President

cc: Dave Volkert, Department of Natural Resources

F:\WORD\Mswteh47\4796 Notice of Soil Contamination to the Village of Kewaskum.doc