

GWURR Package Cover Sheet

Site Name A & F IGA

Site Address 402 South Main St., Adams, WI

BRRTS # 03-01-000528 Date of Closure Decision 9/15/97

Tax Parcel # Adams Co. # 201-367

- Groundwater Use Restriction
- Location map
- Detailed site map
- Groundwater flow/isoconcentration maps
- Geologic cross sections
- Latest table(s) of analytical results (soil results included only if soil deed restriction is incorporated into groundwater use restriction document)
- Closure letter(s)

372060

GROUNDWATER USE RESTRICTION

VOL 1586 PAGE 56

Declaration of Restrictions

REGISTER'S OFFICE ADAMS COUNTY WI RECEIVED FOR RECORD	} SS
OCT 20 1997	
AT 4:00 P.M. IN VOL 1586	
OF Mr. PAGE 56-57	
J. M. Helgeson REGISTER	

IN RE: Lots 10, 11, and 12 of Block Two (2) Railway Addition,  
City of Adams, Adams County, Wisconsin.

STATE OF WISCONSIN )  
 ) ss:  
COUNTY OF ADAMS )

WHEREAS, A & F Foodliner, Inc., a Wisconsin Corporation, is the owner of the above-described property.

WHEREAS, one or more Petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards exists on this property at the following location: The lands described at the heading of this Declaration of Restrictions, where there presently exists residual contamination in groundwater at levels exceeding the NR 140 enforcement standard for maphthalene and chloromethane and the preventive action limit for total xylenes.

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, to determine what specific prohibitions or requirements

W.P. \$12cha.

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 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 groundwater use restriction is no longer binding.

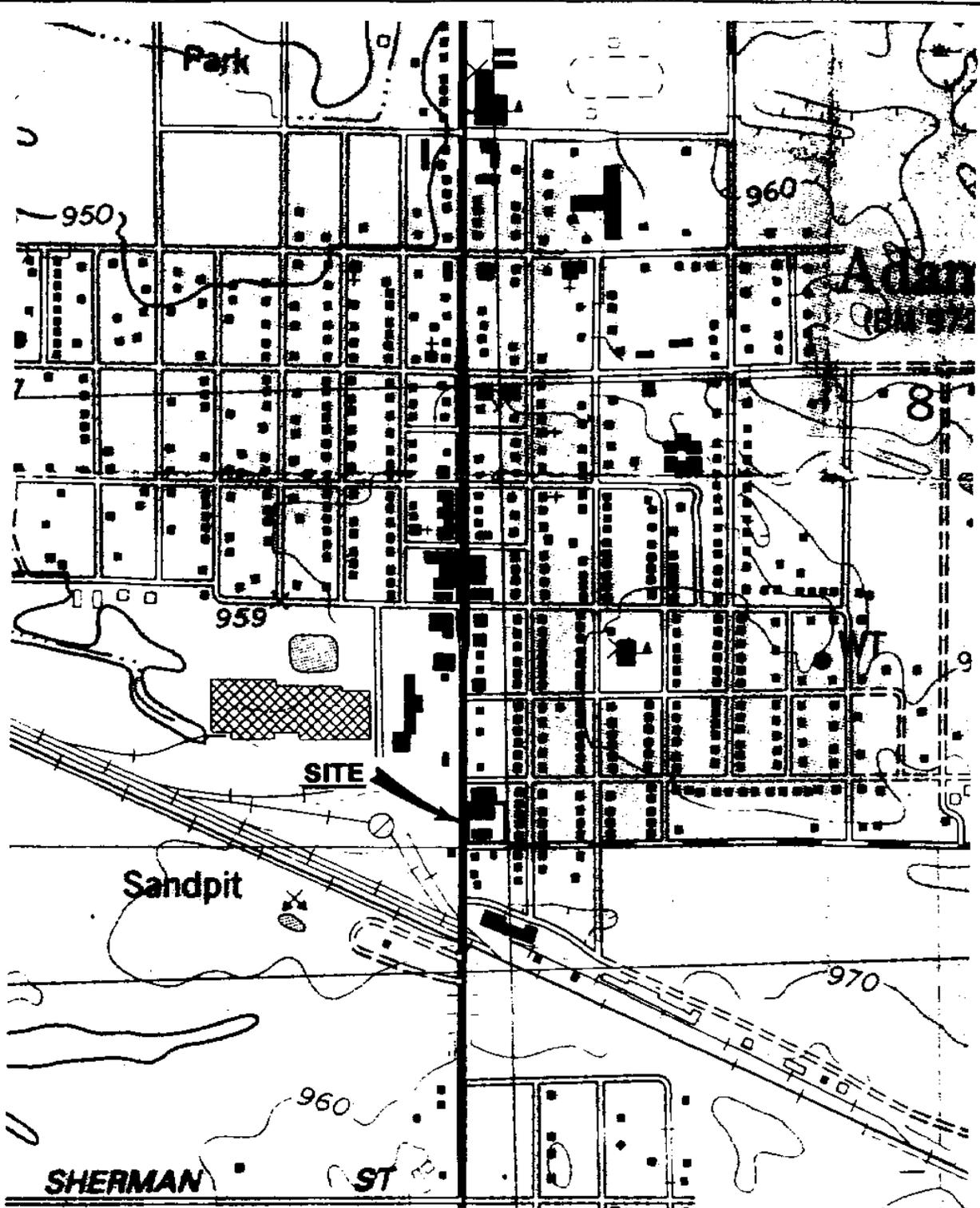
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 17<sup>th</sup> day of October, 1997.

Linda K. Shepard  
Linda K. Shepard, President and Secretary of  
A & F Foodliner Inc., A Wisconsin Corp.

Subscribed and sworn to before me this 17<sup>th</sup> day of October, 1997.

Charles A. Pollex  
Charles A. Pollex  
Notary Public, State of Wisconsin  
My Commission is Permanent

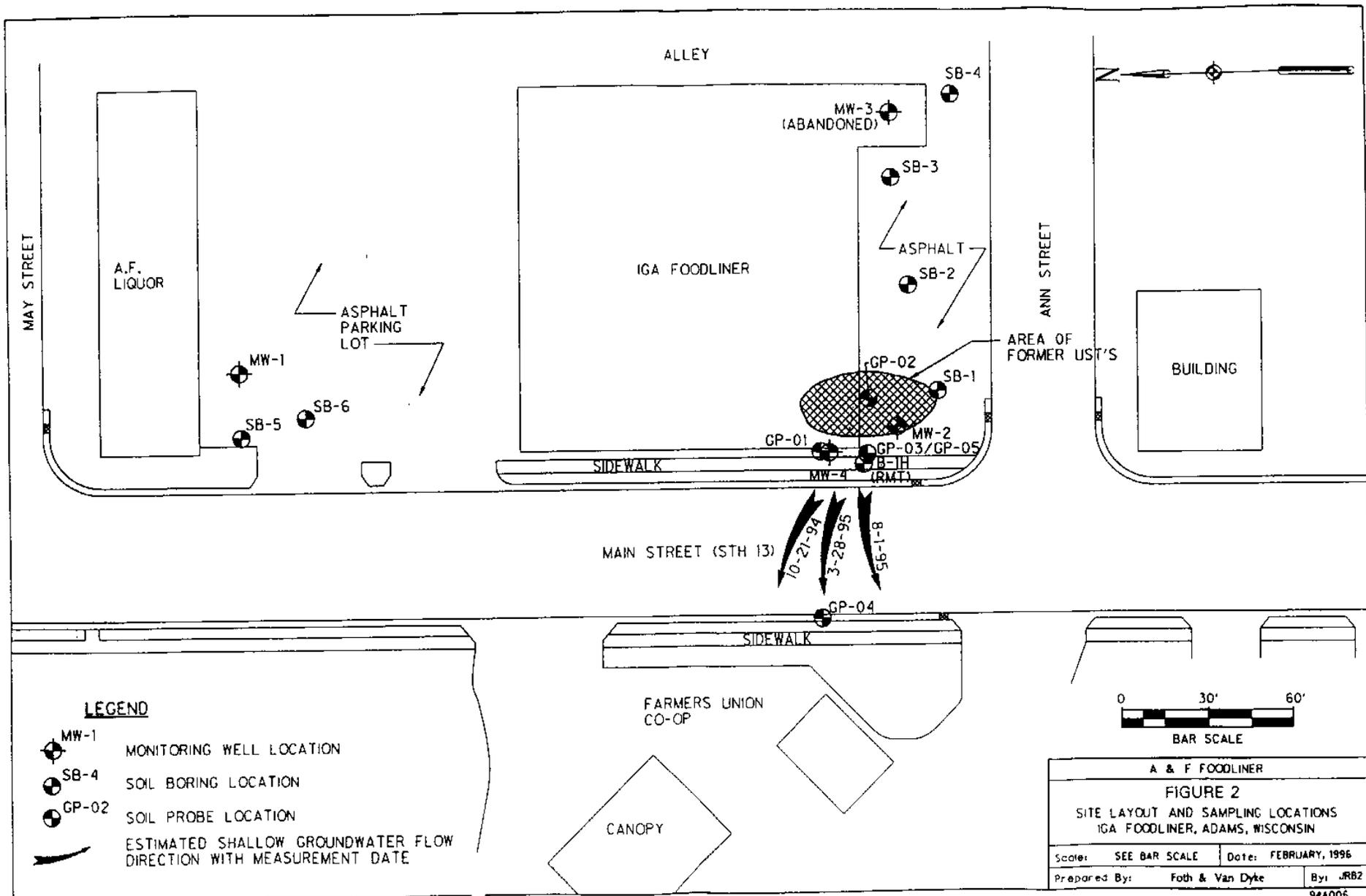
DRAFTED BY:  
Attorney Charles A. Pollex  
PO Box 98  
Friendship, WI 53934-0098

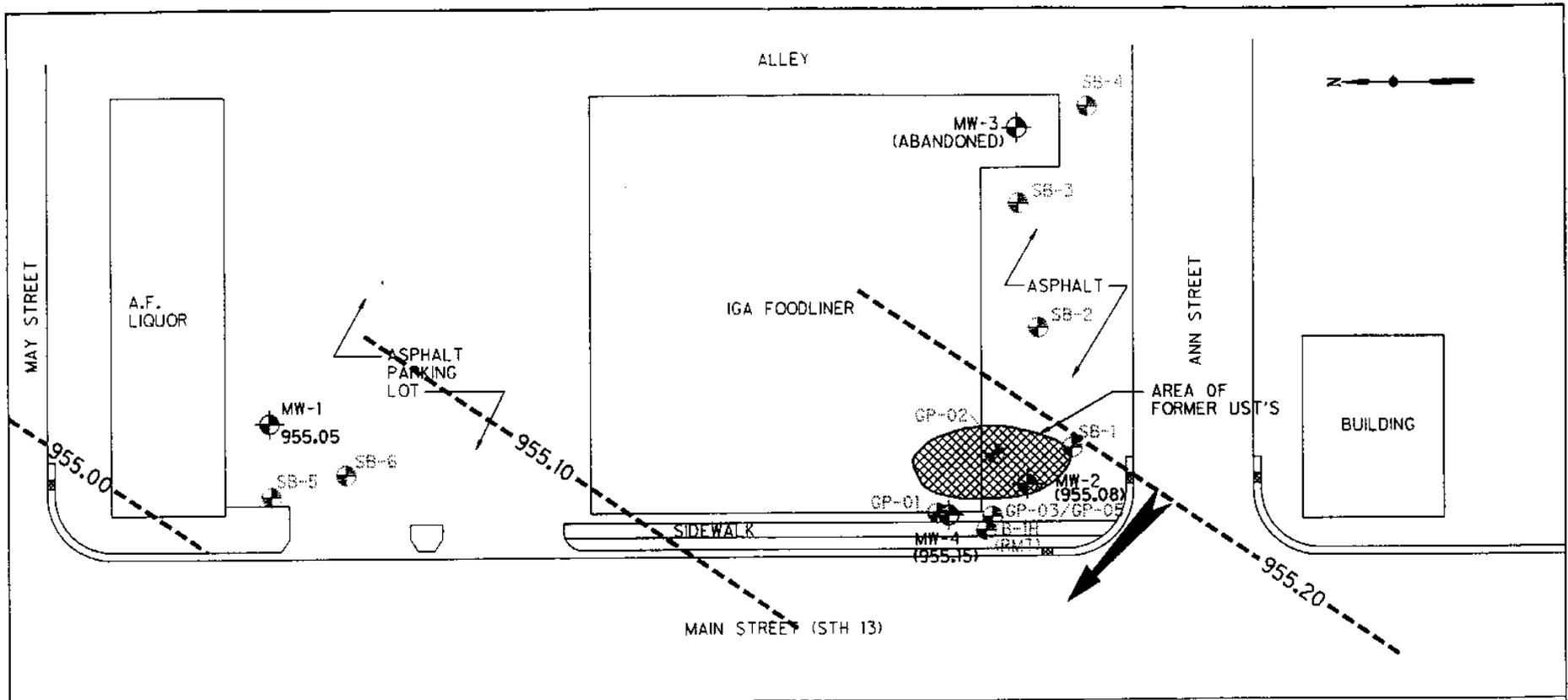


**SOURCE: USGS 7.5 MIN. QUADRANGLE  
ADAMS, WISCONSIN**

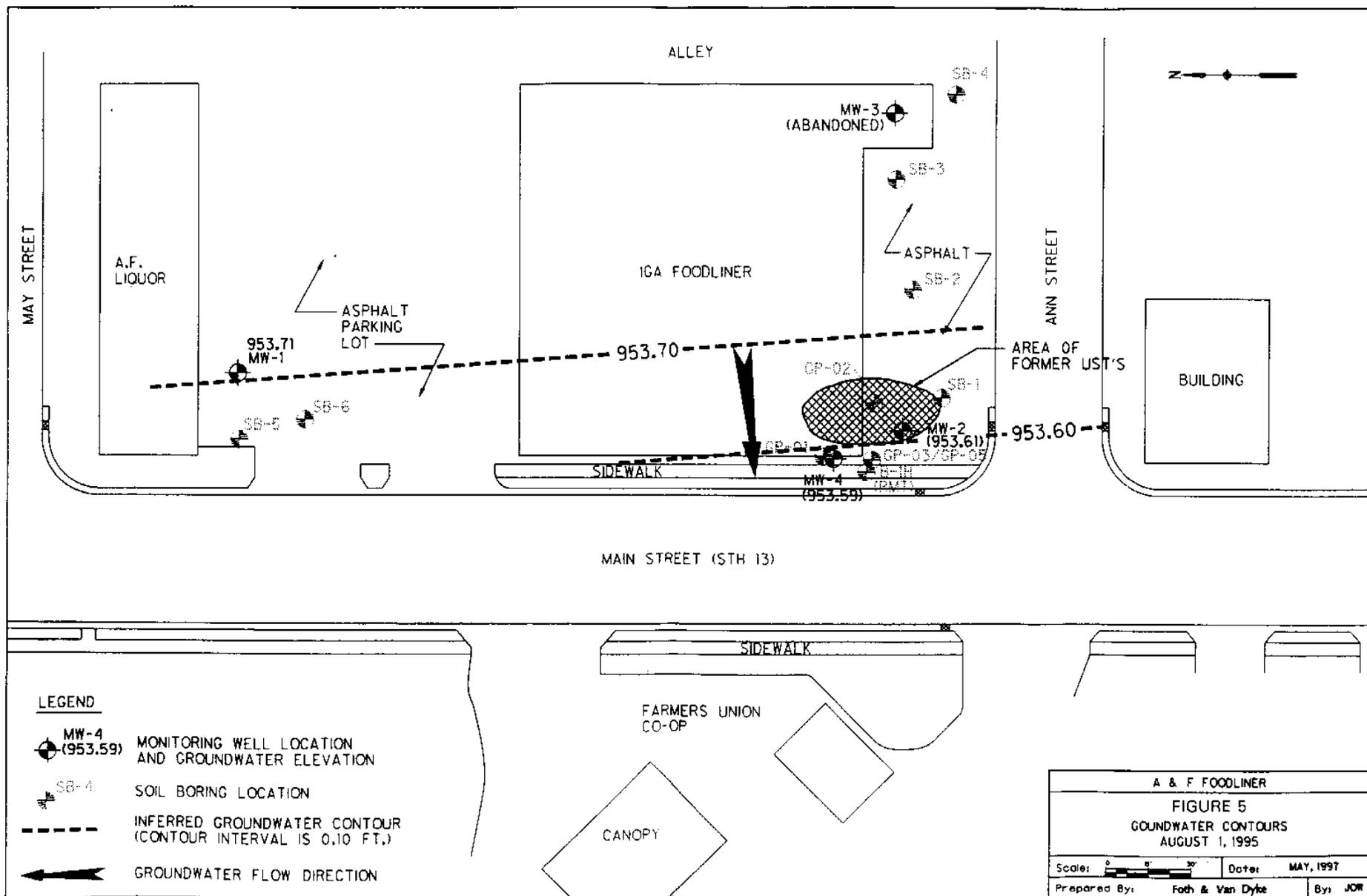


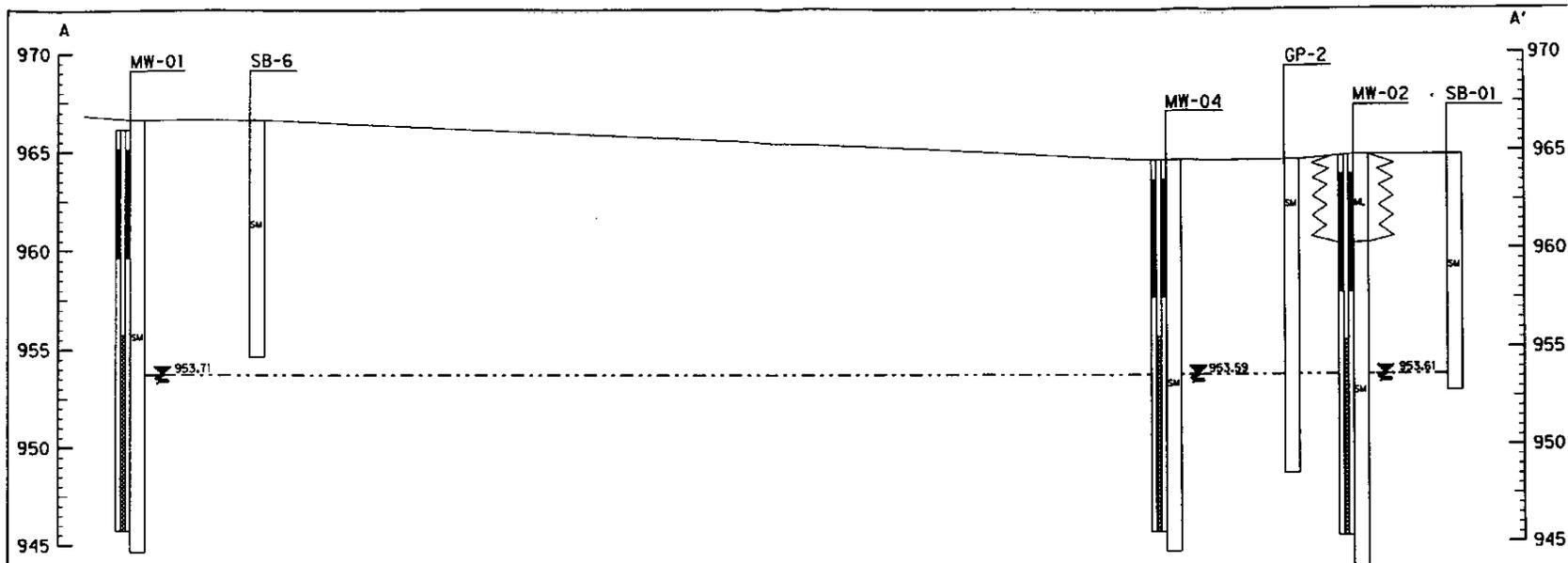
<b>FIGURE 1</b>	
<b>IGA GROCERY STORE SITE LOCATION MAP 402 SOUTH MAIN STREET ADAMS, WISCONSIN</b>	
SCALE: <b>NOT TO SCALE</b>	DATE: <b>JUNE, 1981</b>
PREPARED BY: <b>FOTH &amp; VAN DYKE</b>	BY: <b>R.J.Z.</b>



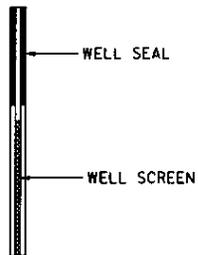


<b>LEGEND</b>		<p>FARMERS UNION CO-OP</p> <p>CANOPY</p>	
	<p>MW-4 (955.15)</p> <p>MONITORING WELL LOCATION AND GROUNDWATER ELEVATION</p>		
	<p>SB-4</p> <p>SOIL BORING LOCATION</p>		
	<p>INFERRED GROUNDWATER CONTOUR (CONTOUR INTERVAL IS 0.10 FT.)</p>	<p>Scale: 0 5' 30'</p> <p>Date: MAY, 1997</p>	
	<p>GROUNDWATER FLOW DIRECTION</p>	<p>Prepared By: Fath &amp; Van Dyke</p> <p>By: JOW</p>	<p>94A006</p>



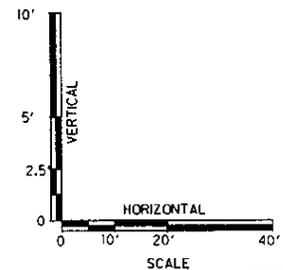
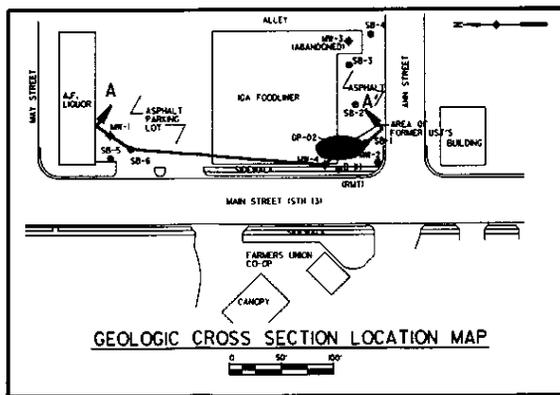


**WELL CONSTRUCTION DETAIL**



**LEGEND**

- SM - FINE SILTY SAND
- ML - SANDY SILT
- 953.71 - AUGUST 1, 1995 WATER TABLE



A & F FOODLINER	
<b>FIGURE 6</b>	
GEOLOGIC CROSS SECTION LOCATION MAP	
Scale: AS SHOWN	Date: MAY, 1997
Prepared By: Foth & Van Dyke	By: JOW
94A006	

**Table 3**  
**Groundwater Analytical Results Summary**  
**Detected VOCs, GRO and DRO**  
**IGA Foodliner**  
**Adams, Wisconsin**

Sample Location	Sampling Date	Benzene (µg/L)	Ethylbenzene (µg/L)	1,2,4-TMB (µg/L)	1,3,5-TMB (µg/L)	m- & p-xylene (µg/L)	o-xylene (µg/L)	Naphthalene <sup>1</sup> (µg/L)	Toluene (µg/L)	Chloromethane (µg/L)	Dichlorodifluoromethane (µg/L)
<b>Monitoring Well Samples</b>											
MW-1	03/28/95	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	10/21/94	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	01/31/92	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	<1.0	NA	NA
	10/31/91	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	<1.0	NA	NA
	08/26/91	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	<1.0	NA	NA
	06/11/91	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	<1.0	NA	NA
MW-2	03/28/95	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	10/21/94	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	01/31/92	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	<1.0	NA	NA
	10/31/91	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	<1.0	NA	NA
	08/26/91	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	<1.0	NA	NA
	06/11/91	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	<1.0	NA	NA
MW-3	06/11/95	<1.0	<1.0	NA	NA	<1.0*	<1.0*	NA	11	NA	NA
MW-4	03/28/95	<5.0	<5.0	430	150	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
	10/21/94	<1.0	<1.0	180	75	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	01/31/92	<10	58	NA	NA	88*	88*	NA	<10	NA	NA
	11/02/91	<1.0	2.0	NA	NA	2.0*	2.0*	NA	<1.0	NA	NA
<b>Geoprobe Samples</b>											
GP04	05/15/96	0.084	0.067	0.078	<0.028	0.29	0.099	<0.056	0.48	0.042	0.091
GP05	05/15/96	<5.0	16	3,900	1,300	400	55	160	<5.2	12	<9.2

**Table 3 (Continued)**

Sample Location	Sampling Date	Benzene ( $\mu\text{g/L}$ )	Ethylbenzene ( $\mu\text{g/L}$ )	1,2,4-TMB ( $\mu\text{g/L}$ )	1,3,5-TMB ( $\mu\text{g/L}$ )	m- & p-xylene ( $\mu\text{g/L}$ )	o-xylene ( $\mu\text{g/L}$ )	Naphthalene <sup>1</sup> ( $\mu\text{g/L}$ )	Toluene ( $\mu\text{g/L}$ )	Chloromethane ( $\mu\text{g/L}$ )	Dichlorodifluoromethane ( $\mu\text{g/L}$ )
<b>Quality Assurance/Quality Control Samples</b>											
Duplicates:											
GP404	05/15/96	0.090	0.069	0.083	<0.028	0.31	0.096	<0.056	0.52	0.048	0.096
MW-404	03/28/95	<5.0	<5.0	450	160	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
MW-404	10/21/94	<1.0	<1.0	190	73	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Trip Blank											
	05/15/96	<0.020	<0.028	<0.035	<0.028	<0.050	<0.054	<0.056	<0.021	<0.031	<0.037
	03/28/95	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	10/21/94	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
<b>Wisconsin Groundwater Quality Standards, NR 140.10</b>											
PAL		0.5	140	NE	NE	(124)	(124)	8	68.6	0.3	200
ES		5	700	NE	NE	(620)	(620)	40	343	3	1,000

**Table 3 (Continued)**

Sample Location	Sampling Date	n-Butyl-benzene (µg/L)	sec-Butyl-benzene (µg/L)	Isopropyl-benzene (µg/L)	n-Propyl-benzene (µg/L)	p-Isopropyl-toluene (µg/L)	1,4-Dichloro-benzene (µg/L)	Tetrachloro-ethene (µg/L)	GRO (µg/L)	DRO (µg/L)
<b>Monitoring Well Samples</b>										
MW-1	03/28/95	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	240
	10/21/94	<1.0	<1.0	<1.0	<1.0	<1.0	3.3	<1.0	<50	<100
	01/31/92	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/31/91	NA	NA	NA	NA	NA	NA	NA	NA	NA
	08/26/91	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/11/91	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW-2	03/28/95	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	74	480
	10/21/94	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	260
	01/31/92	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/31/91	NA	NA	NA	NA	NA	NA	NA	NA	NA
	08/26/91	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/11/91	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW-3	06/11/91	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW-4	03/28/95	29	6.0	<5.0	16	29	<5.0	<5.0	3,100	2,200
	10/21/94	17	3.4	1.8	76	18	<1.0	<1.0	1,300	1,700
	01/31/92	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11/02/91	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Geoprobe Samples</b>										
GP04	05/15/96	<0.033	<0.029	<0.023	<0.044	<0.036	<0.052	0.16	<10	<97
GP05	05/15/96	36	15	43	110	20	<13	<7.8	15,000	13,000
<b>Quality Assurance/Quality Control Samples</b>										
<b>Duplicates:</b>										
GP404	05/15/96	<0.033	<0.029	<0.023	<0.044	<0.036	<0.052	0.17	<10	<97
MW-404	03/28/95	32	6.7	<5.0	17	5.1	<5.0	<5.0	3,000	1,800
MW-404	10/21/94	18	3.7	1.7	73	19	<1.0	<1.0	1,600	1,300
Trip Blank	05/15/96	<0.033	<0.029	<0.023	<0.044	<0.036	<0.052	<0.031	NA	NA
	03/28/96	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA
	10/21/94	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA

**Table 3 (Continued)**

Sample Location	Sampling Date	n-Butylbenzene (µg/L)	sec-Butylbenzene (µg/L)	Isopropylbenzene (µg/L)	n-Propylbenzene (µg/L)	p-Isopropyltoluene (µg/L)	1,4-Dichlorobenzene (µg/L)	Tetrachloroethene (µg/L)	GRO (µg/L)	DRO (µg/L)
<b>Wisconsin Groundwater Quality Standards, NR 140.10</b>										
PAL		NE	NE	NE	NE	NE	15	0.5	NE	NE
ES		NE	NE	NE	NE	NE	75	5	NE	NE

- TMB = Trimethylbenzene
- VOC = Volatile organic compound
- GRO = Gasoline range organics
- DRO = Diesel range organics
- PAL = Preventive action limit
- ES = Enforcement standard
- < = Constituent was not identified above the detection limit shown
- µg/L = Micrograms per liter
- NE = Groundwater quality standard has not been established
- ( ) = Groundwater quality standard has been established for total xylenes
- NA = Analysis was not performed
- \* = Value represents total xylenes concentration
- ‡ = USEPA Method 8260 concentration value

**Table 4**  
**Groundwater Analytical Results Summary**  
**Detected PAH Compounds<sup>1</sup>**  
**IGA Foodliner - 402 South Main Street**  
**Adams, Wisconsin**

Sampling Location	Sampling Date	Benzo (a) anthracene (µg/L)	Fluorene (µg/L)	Naphthalene (µg/L)	1-Methyl Naphthalene (µg/L)	2-Methyl Naphthalene (µg/L)	Phenanthrene (µg/L)
<b>Monitoring Well Samples</b>							
MW-1	03/28/95	<0.03	<0.10	<0.5	<0.5	<0.5	<0.10
MW-2	03/28/95	<0.03	<0.10	<0.5	<0.5	<0.5	<0.10
MW-4	03/28/95	<0.20	2.45	<4.0	14	22	<0.80
<b>Geoprobe Samples</b>							
GP04	05/15/96	<0.050	<0.084	<0.036	<0.088	<0.068	<0.060
GP05	05/15/96	0.095	0.27	210	510	370	0.57
<b>Quality Assurance/Quality Control Samples</b>							
Duplicates:							
GP404	05/15/96	<0.050	<0.084	<0.036	<0.088	<0.068	<0.060
MW-404	03/28/95	<0.20	2.67	<4.0	18	26	<0.80
<b>Wisconsin Groundwater Quality Standards, NR 140.10</b>							
PAL		NE	80	8	NE	NE	NE
ES		NE	400	40	NE	NE	NE

PAH = Polynuclear aromatic hydrocarbon  
µg/l = Micrograms per liter  
PAL = Preventative action limit  
ES = Enforcement standard  
NE = No established standard  
< = Compound was not identified above the detection limit shown  
<sup>1</sup> = USEPA Method 8310 concentration values



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary

Box 7921  
101 South Webster Street  
Madison, Wisconsin 53707-7921  
TELEPHONE 608-266-2621  
FAX 608-267-3579  
TDD 608-267-6897

SEP 25 1997

MR WAYNE KOTLOWSKI  
2381 COUNTY HWY Z  
FRIENDSHIP WI 53934

SUBJECT: Closeout of IGA Foodliner Site, Adams, Case No. 03-01-000528

Dear Mr. Kotlowski:

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above-named site has been remediated to the extent practicable under current site conditions. Therefore, the Department considers the case "closed," having determined that no further action is necessary on the site at this time. However, due to the presence of residual contamination in groundwater at levels exceeding the NR 140 enforcement standard for maphthalene and chloromethane and the preventive action limit for total xylenes, a condition of the closeout of the case is that the owner sign and record a groundwater use restriction for the property within 30 days after receipt of this letter. To document that this condition has been complied with, the property owner must submit to the Department a copy of the recorded deed restriction, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the deed restriction to the property owner. The deed restriction may be amended in the future with the approval of DNR if conditions change at the site and the residual contamination is remediated. A model groundwater use restriction is enclosed.

The monitoring wells and/or boreholes that were installed as part of your investigation and remedial action, must be properly abandoned in accordance with the Department of Natural Resources Administrative Code Chapter NR 141.25. Documentation substantiating proper abandonment (Form 3300-5W) should be forwarded to me, and at that time the case will be considered closed.

The Department appreciates the actions you have undertaken to restore the environment. If you have any questions, please feel free to call me at (608) 267-7593.

Sincerely,

Cynthia L. Bartolerio, P.G., Hydrogeologist  
Remediation & Redevelopment Program  
West Central Region  
Enclosure

cc: Steven Laszewski, Foth & Van Dyke, 2737 South Ridge Road, Green Bay, WI 54307-9012