

GWURR Package Cover Sheet

Site Name Petersons Stanley Oil Co.

Site Address 105 East Maple St., Stanley, WI 54768

BRRTS # 03-09-000711 ^{PDF} Date of Closure Decision 10/27/99

Parcel I.D./Tax Parcel # Chippewa Co. # 22905-2534-0650-0000
22905-2534-0625-0000

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)

446077.0937500 X
498825.0625000 Y

DOCUMENT NO. 54618 WARRANTY DEED

Fredrick A. Seefeldt and Marjorie L. Seefeldt, husband and wife
conveys and warrants to Stanley Oil Company, a Wisconsin Corporation

the following described real estate in Chippewa County, State of Wisconsin:

Registers Office }
Chippewa County WI } ss.
Received for Record
the 24 day of Aug
A.D. 1995 at 10:30 o'clock a.m.
and recorded in vol. 812
of Records Page 714
Marge L. Seefeldt
Register
By Jeanne M. Helbert
Deputy

Return to:
Atty Thomas Starr 10:00 pd

Tax Parcel No.

Two parcels of land located in the SE 1/4 of the SW 1/4 of Sec. 25, Twp. 29 North, Range 5 West, described as follows:

Commencing at a stake 33 feet East of the one-eighth stake between the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 and on the Section line between Sections 25 and 36, Twp. 29 North of Range 5 West; thence North 8° West 137 feet to a state on the East side of Broadway Street in the City of Stanley; thence East 2° North on the South side of Elizabeth Street 198 feet; thence South 8° East to the Section line; thence West along the Section line between Sections 25 and 36 to the place of beginning.

Beginning at a point 231 feet East of the SW corner of the SE 1/4 of the SW 1/4 which is the point of beginning; running thence East 95 feet; thence North to the Soo Line right-of-way; thence Westerly along the Soo line right-of-way to a point 231 feet East of the West line of said SE 1/4 of the SW 1/4; thence South to the point of beginning.

This deed is given in Satisfaction of an original land contract, dated May 31, 1983 and recorded in the Chippewa County Register, of Deeds Office on June 2, 1983 in Volume 542 of Records Page 654, as Document Number 433197.

Exception to warranties: Easements and restrictions of records, if any.

This is not homestead property.

TRANSFER
FEE
\$ 180.00

Dated this 15th day of August, 1995.

Fredrick A. Seefeldt (SEAL) Marjorie L. Seefeldt (SEAL)
Fredrick A. Seefeldt Marjorie L. Seefeldt

AUTHENTICATION

Signature(s) of Fredrick A. Seefeldt and Marjorie L. Seefeldt
authenticated this 15th day of August, 1995.

Thomas A. Starr
Thomas A. Starr
TITLE: Member State Bar of WI

This Instrument was Drafted By:
Attorney Thomas A. Starr
P.O. Box 81
Boyd, WI 54726

Document # 601062

Recorded

NOV. 05, 1999 AT 11:00AM

Signed: *Marge L. Geissler*

MARGE L. GEISSLER

REGISTER OF DEEDS

CHIPPEWA COUNTY, WI

Fee Amount: \$14.00



DOCUMENT NUMBER

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Two parcels of land located in the SE 1/4 of the SW 1/4 of Section 25, Twp. 29 North, Range 5 West, described as follows:

Commencing at a stake 33 feet East of the one-eighth stake between the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 and on the Section line between Sections 25 and 36, Twp. 29 North of Range 5 West; thence North 8° West 137 feet to a state on the East side of Broadway Street in the City of Stanley; thence East 2° North on the South side of Elizabeth Street 198 feet; thence South 8° East to the Section line; thence West along the Section line between Sections 25 and 36 to the place of beginning.

Beginning at a point 231 feet East of the SW corner of the SE 1/4 of the SW 1/4 which is the point of beginning; running thence East 95 feet; thence North to the Soo Line right-of-way; thence Westerly along the Soo Line right-of-way to a point 231 feet East of the West line of said SE 1/4 or the SW 1/4 ; thence South to the point of beginning.

STATE OF WISCONSIN)
) ss
COUNTY OF CHIPPEWA)

Name and Return Address

Bill Peterson Thomas Starr
Peterson Oil Attorney at Law
105 East Maple Street PO Box 81
Stanley, WI 54768 Boyd WI 54726

22905-2534-0650-0000

22905-2534-0625-0000

Parcel Identification Number (PIN)

WHEREAS, the Stanley Oil Company Inc. is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. Benzene contaminated groundwater above NR 140 enforcement standards exists on this property, as well as petroleum contaminated soils above NR 720 soil cleanup standards, as of the date that this Declaration of Restriction is signed. Attachment 1 shows the approximate area of remaining soil and groundwater contamination.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil 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.

Anyone who removes any or all of the contaminated soil on this property must handle the soil as a solid waste and transport and dispose of the soil in a manner consistent with solid waste regulations. If future investigation of the soil indicates the remaining concentrations are in compliance with NR 720 soil cleanup standards or applicable

standards at that time, this requirement may be waived upon approval from the Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment, or its successor agency.

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

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

By signing this document, Paul Peterson and Thomas Smith assert that they are duly authorized to sign this document on behalf of the Stanley Oil Company, Inc. IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9th day of November, 1999.

Signature: *Paul B. Peterson*
Printed Name: Paul B. Peterson
Signature: *Thomas Smith*
Printed Name: Thomas Smith

Subscribed and sworn to before me
this 4th day of November, 1999.
[Signature]
Notary Public, State of Wisconsin
My commission expires is permanent.

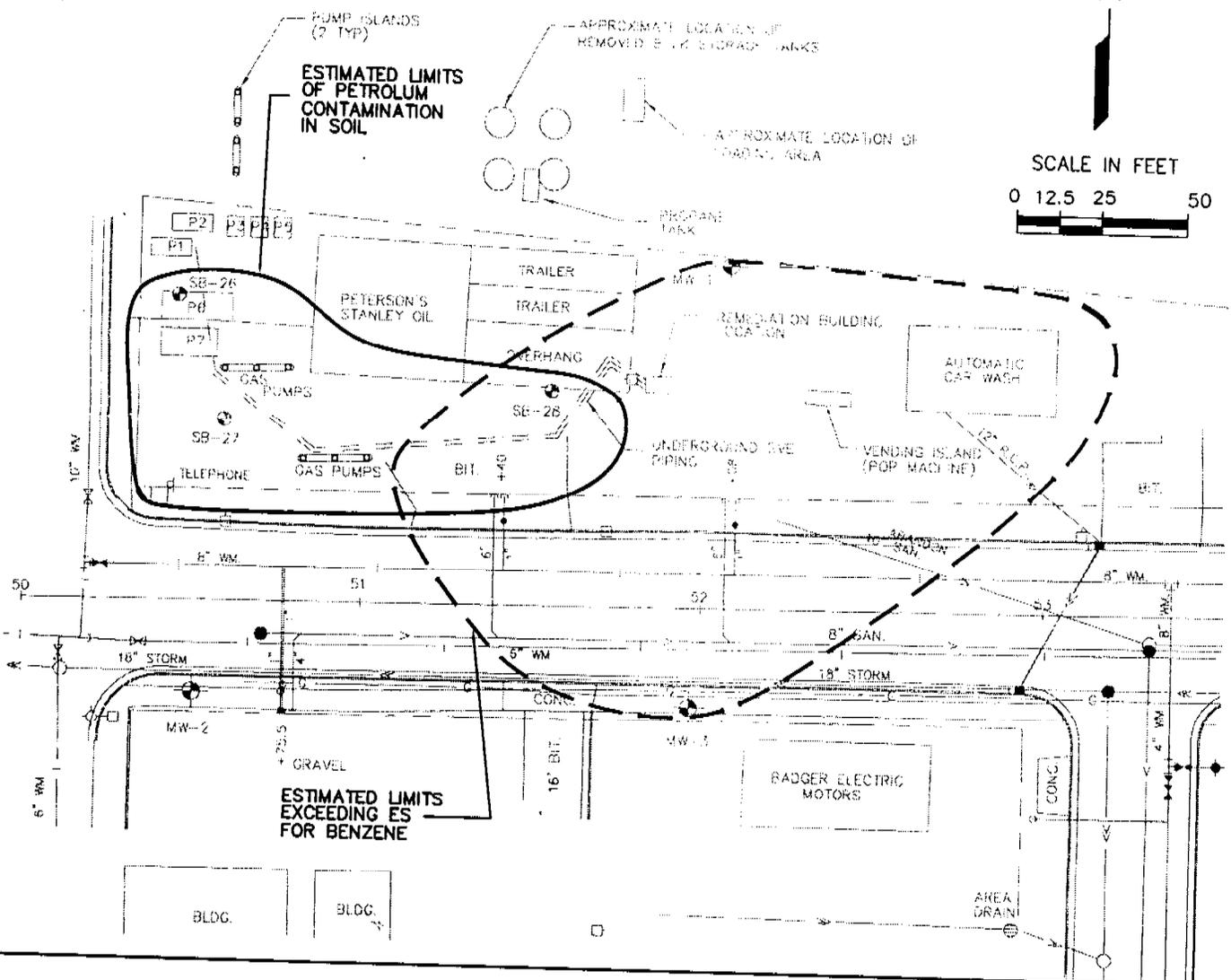
This document was drafted by Brian L. Kent, Short Elliott Hendrickson Inc., 421 Frenette Drive, Chippewa Falls, WI 54729.

ATTACHMENT #1

Document # 601062



SCALE IN FEET
0 12.5 25 50



LEGEND:

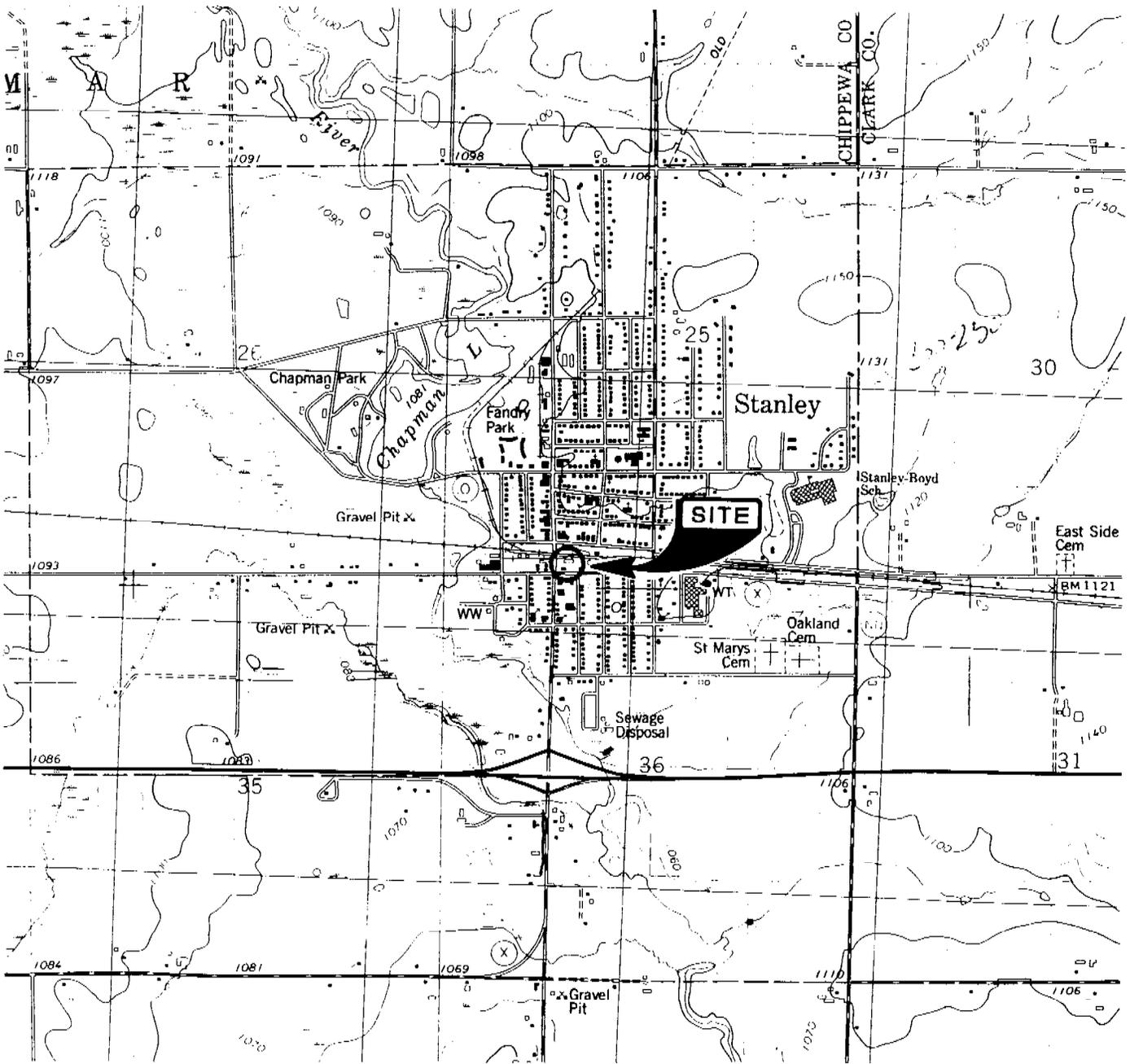
- MW-1 GROUNDWATER MONITORING WELL LOCATION AND NUMBER
- SB-27 SOIL BORING LOCATION AND NUMBER
- UNDERGROUND STORAGE TANK
- LIGHT POLE
- UNDERGROUND GAS LINE
- UTILITY POLE
- MANHOLE
- TREE

1	09/29/99		JLE	09/99	BLK	09/99				
NO.	DATE	ISSUE/REVISIONS	DRAWN BY		DESIGN		FIELD REVIEW		QC CHECK	
			PETERSON'S STANLEY OIL DEED RESTRICTION			FIGURE 1 ESTIMATED LIMITS EXCEEDING ES FOR BENZENE			PROJ. NO. STANL3125 DATE 09/29/99	1 1

REPRODUCED FROM
USGS STANLEY QUADRANGLE
 WISCONSIN - CHIPPEWA CO. 7.5 MINUTE SERIES
 1979



SCALE IN FEET
 0 500 1000 2000



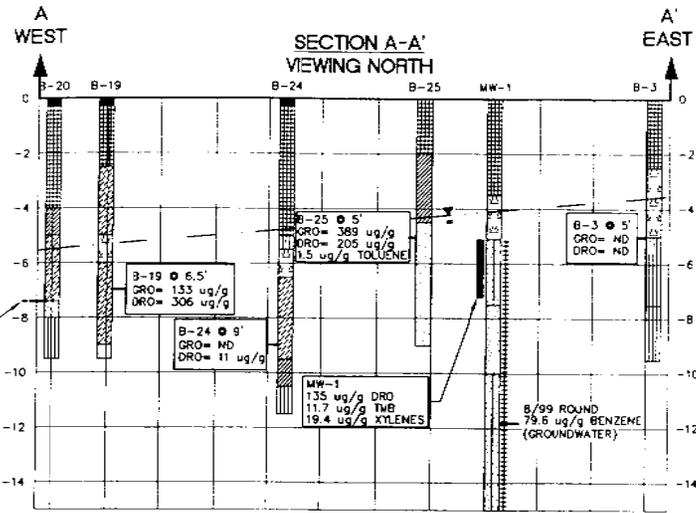
1	09/14/99	CASE CLOSURE	JLE	09/99	BLK	09/99			REC	9/99
NO.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK				



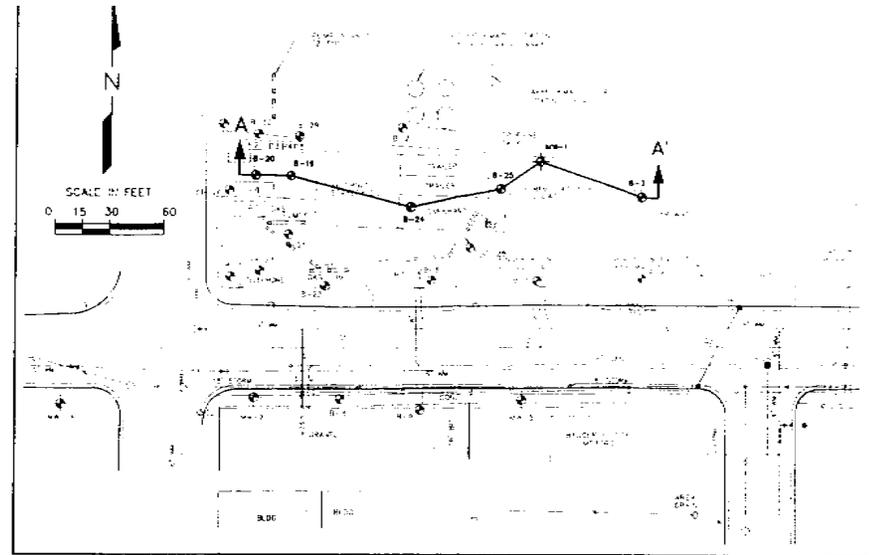
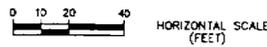
**PETERSON'S STANLEY OIL
 CASE CLOSURE**

**FIGURE 1
 SITE LOCATION**

PROJ. NO. STANL3125	1
DATE 09/14/99	
8	



B-20 @ 7.5'
GR0= 172 ug/g
DRO= 56.2 ug/g
12.4 ug/g XYLENES



NOTES

- ELEVATIONS ARE SHOWN IN REFERENCE TO SITE DATUM.
- FOR THE PURPOSE OF ILLUSTRATING SUBSURFACE CONDITIONS ON THE CROSS SECTIONS, SOME OF THE BORING LOGS HAVE BEEN SIMPLIFIED. FOR A DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT INDIVIDUAL BORINGS, REFER TO SOIL BORING LOGS.
- HORIZONTAL DISTANCES ARE MEASURED WITH RESPECT TO THE CENTER OF EACH SOIL BORING LOCATION.
- GROUNDWATER ELEVATIONS ARE BASED ON MEASUREMENTS OBTAINED BY SEH ON 08/05/99.

LEGEND:

- PRE-REMEDIATION LABORATORY SOIL SAMPLE INTERVAL
- PRE-REMEDIATION LABORATORY RESULTS

LEGEND

- ASPHALT
- FILL (SAND AND GRAVEL)
- CLAY
- SILTY SAND
- SAND
- SILT
- PEAT
- ORGANIC CLAY/ SILT
- AVERAGE WATER TABLE ELEVATION
- WELL SCREEN INTERVAL

DRAWN: ALBERTSON, J. HARRIS, AND P. BARNETT

1	06/13/99	CASE CLOSURE	A.E.	09/99	B.K.	06/99			3/26	9/99
NO.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK				



PETERSON'S STANLEY OIL
CASE CLOSURE

FIGURE 4
PRE-REMEDIATION GEOLOGIC
CROSS SECTION - A-A'

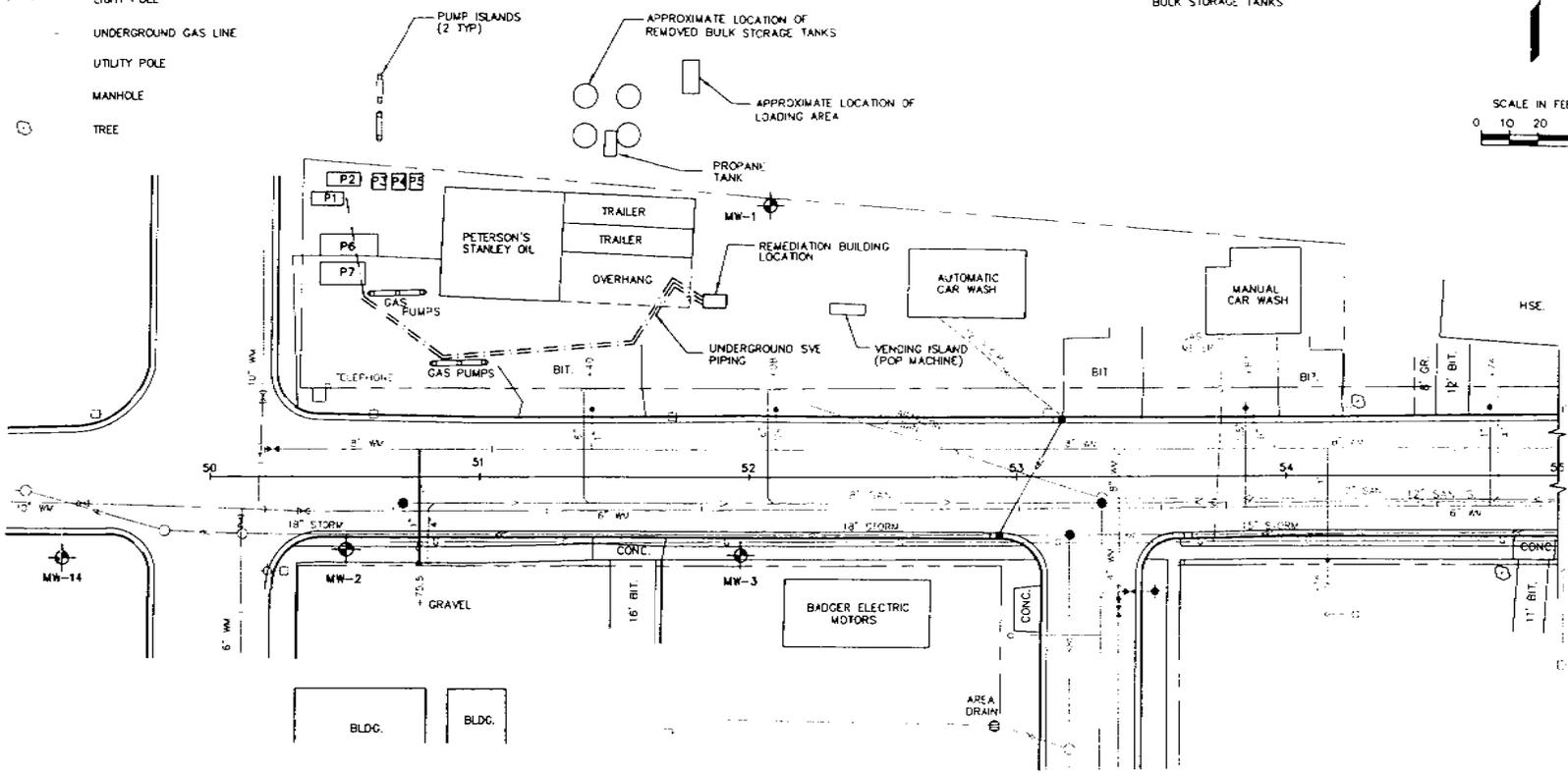
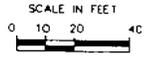
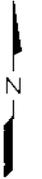
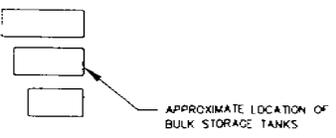
PROJ. NO.
STANL3125
DATE
09/13/99
4
B

LEGEND:

- MW-1 GROUNDWATER MONITORING WELL LOCATION AND NUMBER
- UNDERGROUND STORAGE TANK
- LIGHT POLE
- UNDERGROUND GAS LINE
- UTILITY POLE
- MANHOLE
- TREE

NOTES:

1. LOCATION OF MW-14 IS APPROXIMATE.



DRAWING PREPARED BY: JEFFREY L. STANLEY
CHECKED BY: JEFFREY L. STANLEY
DATE: 09/14/99

1	09/14/99	CASE CLOSURE	JE	09/99	BLK	08/99			TEG	9/99
REL.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK				

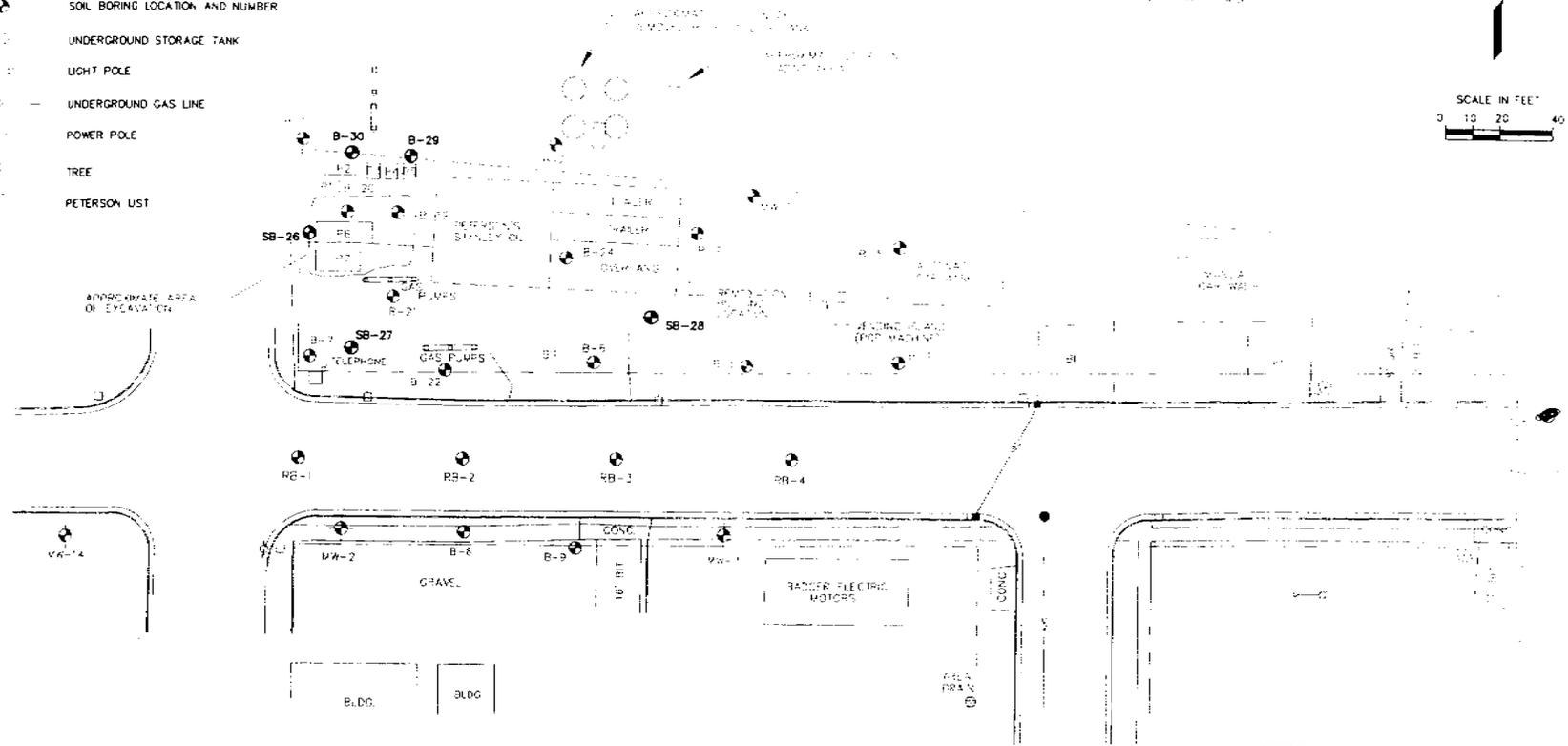


PETERSON'S STANLEY OIL
CASE CLOSURE

FIGURE 2
SITE PLAN-
EXISTING CONDITIONS

PROJ. NO	2
STANL3125	
DATE	
09/14/99	8

- SB-25 ● POST-REMEDIATION SOIL SAMPLE LOCATION AND NUMBER
- MW-1 ● GROUNDWATER MONITORING WELL LOCATION AND NUMBER
- B-1 ● SOIL BORING LOCATION AND NUMBER
- UST ● UNDERGROUND STORAGE TANK
- LP ● LIGHT POLE
- UGL ● UNDERGROUND GAS LINE
- PP ● POWER POLE
- T ● TREE
- PL ● PETERSON UST



NOTES:

1. LOCATION OF MW-14 IS APPROXIMATE.

DRAWING PREPARED BY: J. WILSON
CHECKED BY: J. WILSON
DATE: 09/14/98

1	09/14/98	CASE CLOSURE	JW	09/98	SLK	08/99			JWC	09/98
NO.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK				



PETERSON'S STANLEY OIL
CASE CLOSURE

FIGURE 6
POST-REMEDIATION SOIL
SAMPLE LOCATIONS

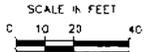
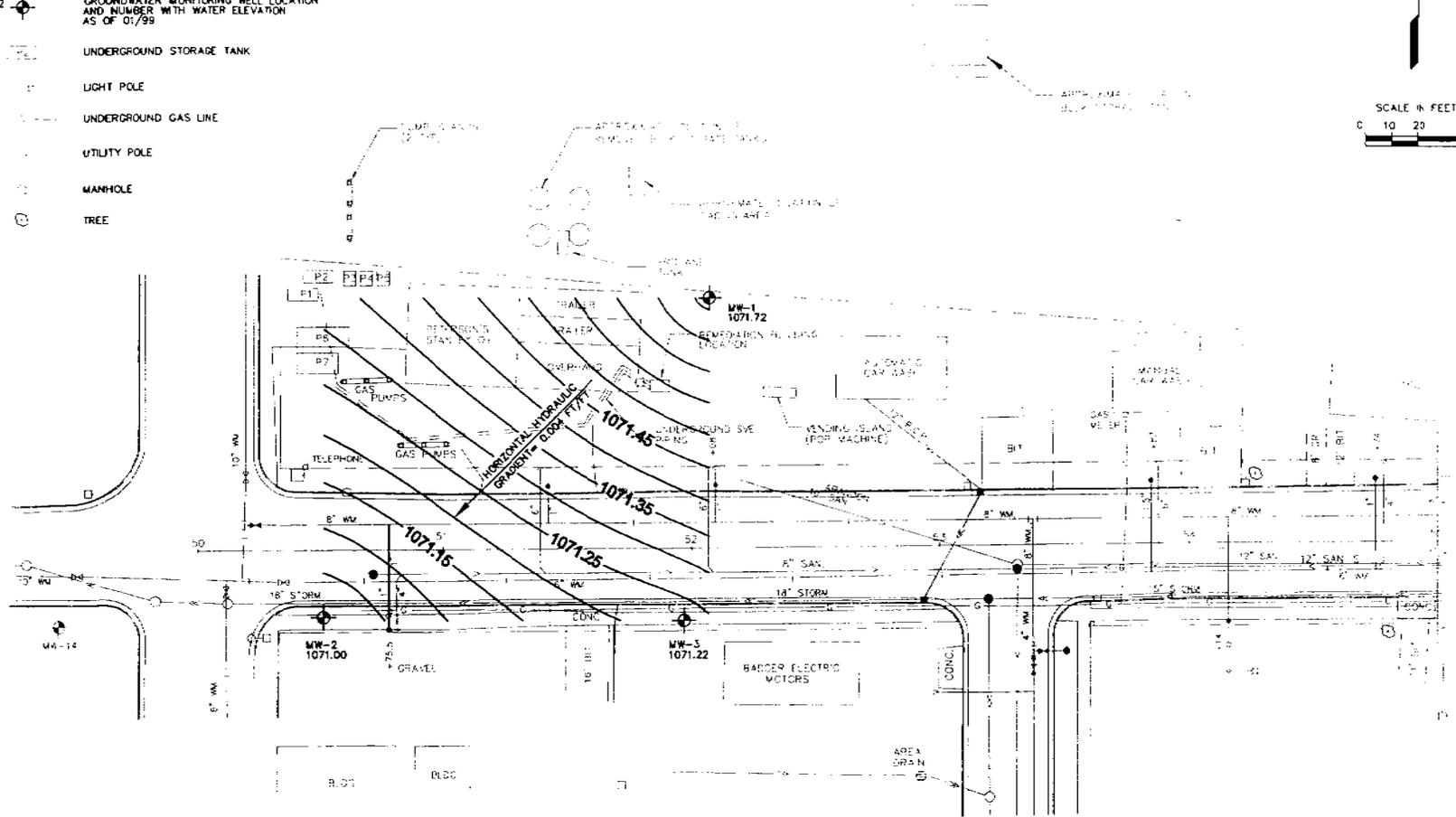
PROJECT NO. STANL3125	6
DATE 09/14/98	
	8

LEGEND:

- 1071.15 — GROUNDWATER ELEVATION CONTOUR
CONTOUR INTERVAL = 0.05 FT
- MW-1
1071.72 — GROUNDWATER MONITORING WELL LOCATION
AND NUMBER WITH WATER ELEVATION
AS OF 01/99
- UNDERGROUND STORAGE TANK
- LIGHT POLE
- UNDERGROUND GAS LINE
- UTILITY POLE
- MANHOLE
- TREE

NOTES:

1. LOCATION OF MW-14 IS APPROXIMATE.



DRAWN BY: J. J. JAMES
 CHECKED BY: J. J. JAMES
 DATE: 09/14/99

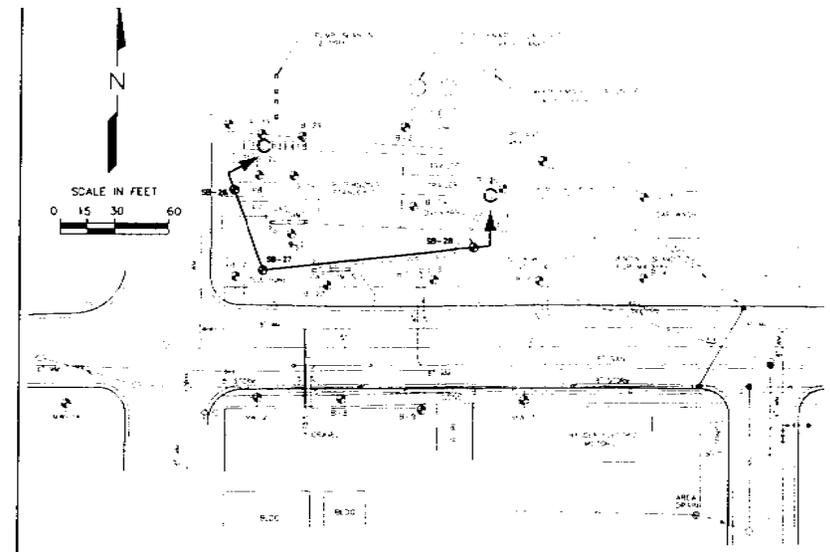
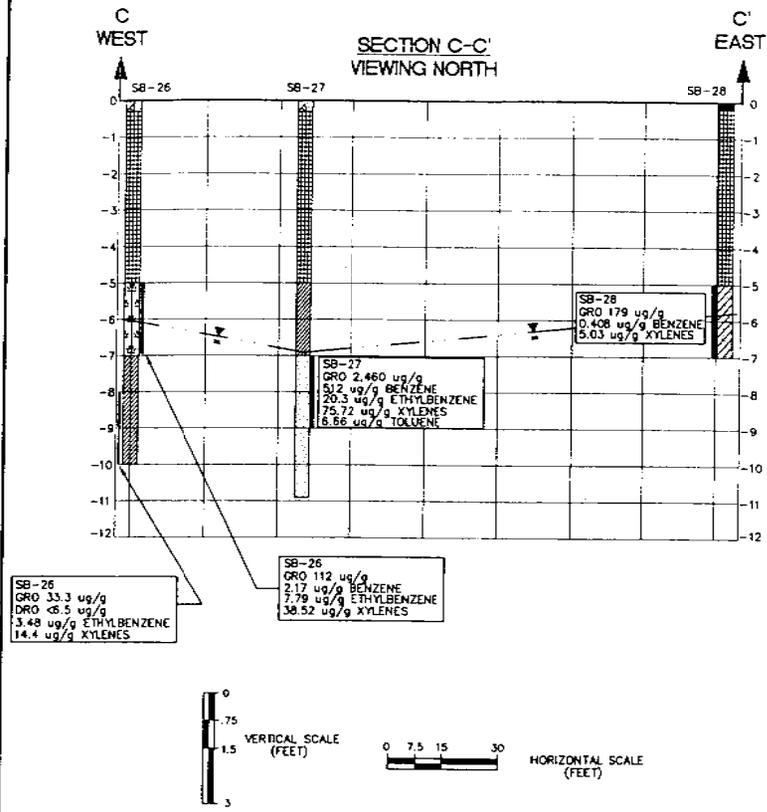
1	09/14/99	CASE CLOSURE	JJ	09/99	BJK	09/99		SCALE	1/16"
NO.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK			



PETERSON'S STANLEY OIL
CASE CLOSURE

FIGURE 8
GROUNDWATER
ELEVATION CONTOURS

PROJ. NO.
STANL3125
DATE
09/14/99



NOTES:

- ELEVATIONS ARE SHOWN IN REFERENCE TO SITE DATUM.
- FOR THE PURPOSE OF ILLUSTRATING SUBSURFACE CONDITIONS ON THE CROSS SECTIONS, SOME OF THE BORING LOGS HAVE BEEN SIMPLIFIED. FOR A DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT INDIVIDUAL BORINGS, REFER TO SOIL BORING LOGS.
- HORIZONTAL DISTANCES ARE MEASURED WITH RESPECT TO THE CENTER OF EACH SOIL BORING LOCATION.

LEGEND

- = ASPHALT/ CONCRETE
- = FILL
- = CLAY
- = CLAYEY SAND
- = SAND
- = PEAT
- = CONCRETE

LEGEND

- POST-REMEDIATION LABORATORY SOIL SAMPLE INTERVAL
- POST-REMEDIATION LABORATORY RESULTS
- AVERAGE WATER TABLE ELEVATION

DRAWN BY: J.E. JACOBSON
 CHECKED BY: J.E. JACOBSON
 DATE: 09/15/99

1	09/15/99	CASE CLOSURE	J.E.	09/98	BL	08/99					
NO.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK					



**PETERSON'S STANLEY OIL
 CASE CLOSURE**

**FIGURE 7
 POST-REMEDIATION GEOLOGIC
 CROSS SECTION - C-C'**

PROJ. NO. STANL3125
DATE 09/15/99

**Table 2
Post Remedial Soil Analytical Results**

Analytical Parameters	ch. NR 720 Soil Cleanup Standards	Boring No./Depth/Date			
		3/8/99			
		SB-26		SB-27	SB-28
		5-7'	8-10'	7-9'	5-7'
GRO (mg/kg)	100	112	33.3	2,460	179
DRO (mg/kg)	100	--	<6.5	--	--
PVOCs (mg/kg)					
Benzene	0.0055	2.17	<0.258	5.12	0.408
Ethylbenzene	2.9	7.79	3.48	20.3	1.36
Methyl tert butyl ether	NSE	<0.662	<0.258	<2.32	<0.30
1,2,4-Trimethylbenzene	NSE	4.53	2.15	121	7.27
1,3,5-Trimethylbenzene	NSE	1.26	0.488	19.9	2.5
Total Xylenes	4.1	38.521	14.4	75.72	5.03
Toluene	1.5	0.765	<0.258	6.66	<0.30

270 = Exceeds ch. NR 720 soil cleanup standards

< = Less than laboratory detection limit

NSE = No standard established

mg/kg = milligrams per kilogram (ppm)

Compiled by: BLK Checked by: JEG



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
TELEPHONE 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

October 27, 1999

Site ID# 03-09-000711

Chippewa County

Mr. Bill Peterson
105 East Maple Street
Stanley, WI 54768

SUBJECT: Conditional Site Closure for the Stanley Oil Company Facility Located at 105 East Maple Street

Dear Mr. Peterson:

On September 24, 1991, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation have been accomplished. Therefore, the site was reviewed by the West Central Region Closeout Committee on October 26, 1999, for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wisconsin Administrative Code.

The Regional Closeout Committee has determined that the requirements in NR 726.05(2)(b), Wisconsin Administrative Code, have been satisfied. Consequently, closure has been granted if a groundwater use restriction which meets the requirements of NR 726.05(8)(am), Wisconsin Administrative Code, is recorded with the County Register of Deeds within thirty (30) days. Upon receipt of this recorded restriction, the Department will consider this site closed having determined that no further action is necessary at this site. If additional information regarding this site indicates that it poses a threat to public health, safety, welfare or the environment, this case may be reopened pursuant to NR 726.09, Wisconsin Administrative Code. A copy of a draft groundwater use restriction was submitted with the close-out form. Due to additional requirements of the committee this document must be modified to reflect the high levels of petroleum contamination that remain in the subsurface soil at this site. Furthermore, the deed restriction must notify anyone that removes this contaminated soil of the need to handle that soil as a solid waste and transport and dispose of that soil in a manner consistent with solid waste regulations.

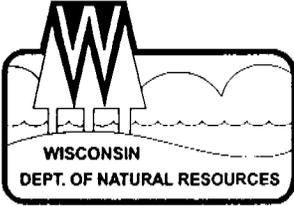
If you have any questions concerning this letter, please contact me at (715) 839-3775.

Sincerely,

John R. Grump
Hydrogeologist

c: Bill Evans
Brian Kent, SEH





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

December 29, 1999

Site ID# 03-09-000711
Chippewa County

Mr. Bill Peterson
Stanley Oil Company
105 East Maple Street
Stanley, WI 54768

SUBJECT: Site Closure for the Stanley Oil Company Facility Located at 105 East Maple Street, Stanley, WI.

Dear Mr. Peterson:

I have received copies of the well abandonment forms for the former monitoring wells associated with this site. This site is now closed.

Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wisconsin Administrative code. Therefore, the Department considers the case "closed," having determined pursuant to ch. NR 726, Wisconsin Administrative Code, that no further action is necessary at the site.

If you have any questions concerning this letter, please contact me at (715) 839-3775.

Sincerely,

John R. Grump
Hydrogeologist

C: Bill Evans
Brian Kent, SEH



Quality Natural Resources Management
Through Excellent Customer Service

