

GWURR Package Cover Sheet

Site Name Knaack Estate

Site Address 306 E. Fifth St., Owen, WI

BRRTS # 03-10-001251 Date of Closure Decision 7/22/99

Tax Parcel # Clark Co. # 265.0176.000

- Groundwater Use Restriction
- Location map
- Detailed site map
- Groundwater flow/~~isoc~~concentration 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)

yes right of way

yes off site (MWR)

482469

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: [Legal description of the property as it appears on the most recent deed]

Lot Six (6) and Seven (7), Block Twenty-three (23), in the Village (now City) of Owen, Clark County, WI

STATE OF WISCONSIN)
) ss
COUNTY OF Grant) [County where this document is signed]

RECORDED ON 08/09/99
AT 8:30 A.M. IN VOL. 608
OF RECORDS PAGE 106
CLARK COUNTY WI BY;

Les Hagedorn

Recording Area *pd 14⁰⁰ @ # 3819*

Name and Return Address

State Bank of Withee
P.O. Box E
Withee, WI 54498

265.0176.000

Parcel Identification Number (PIN)

WHEREAS, William K. Dolphin is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Benzene (2300 ug/l), ethylbenzene (710 ug/l), toluene (5300 ug/l), and xylenes (1100 to 2600 ug/l), sampled on May 4, 1999, have contaminated groundwater above NR 140 enforcement standards which exist on the Knaack Estate property in monitoring well number seven which is located in the source area where there was an underground petroleum tank. See attached map showing monitoring well location.

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 groundwater or soil remediation activities on the property at the present time.

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

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in NR 809 is restricted by NR 811 and NR 812, Wis. Adm. Code. 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 on this property unless applicable requirements are met.

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

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

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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 3rd day of August, 1999.

Signature: William H Dolphin
Printed Name: WILLIAM H DOLPHIN

Subscribed and sworn to before me
this 3rd day of August, 1999

Laurie Richardson
Notary Public, State of WI
My commission 10-17-99

Drafted by:
Jack Eslien

LEGEND

	MONITORING WELL (B-HA)
	SOIL BORING
	GEOPROBE
	CONTROL POINT
	OVERHEAD ELECTRIC CABLE
	UNDERGROUND ELECTRIC CABLE
	UNDERGROUND GAS CABLE
	SANITARY SEWER
	WATERMAIN
	RAILROAD PROPERTY LINE
	DITCH
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	LIGHT POLE
	POWER POLE
	TREE

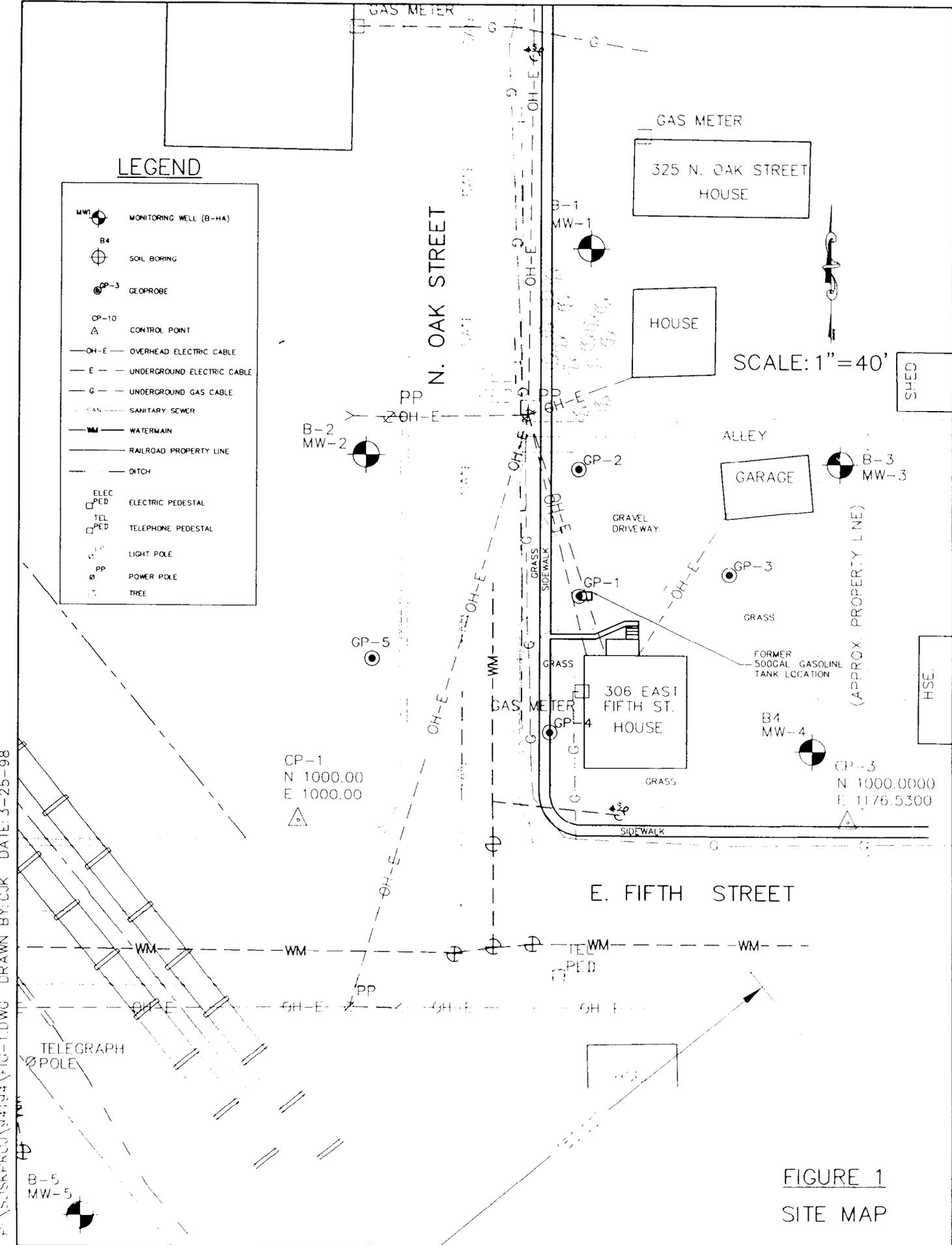


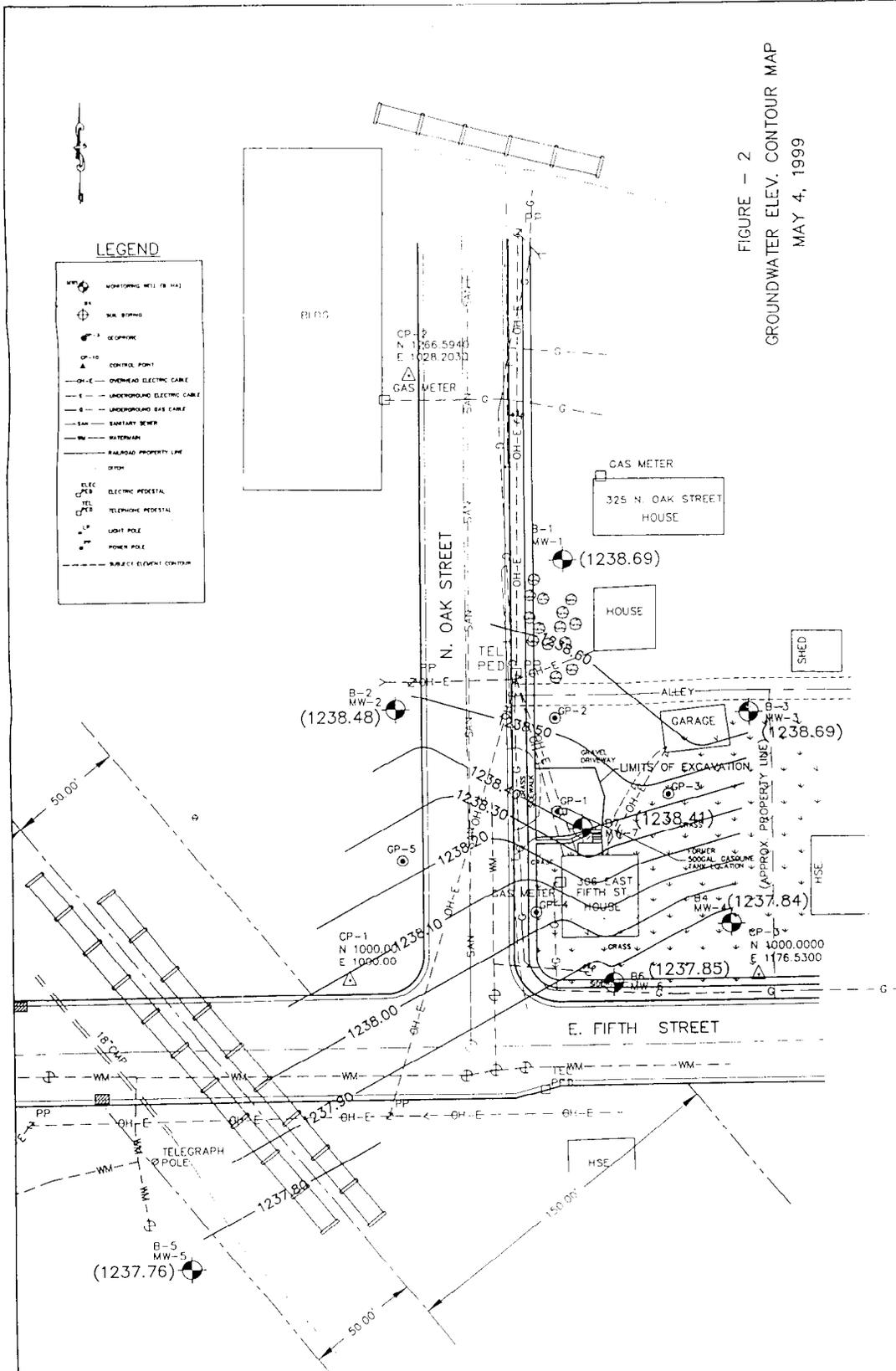
FIGURE 1
SITE MAP

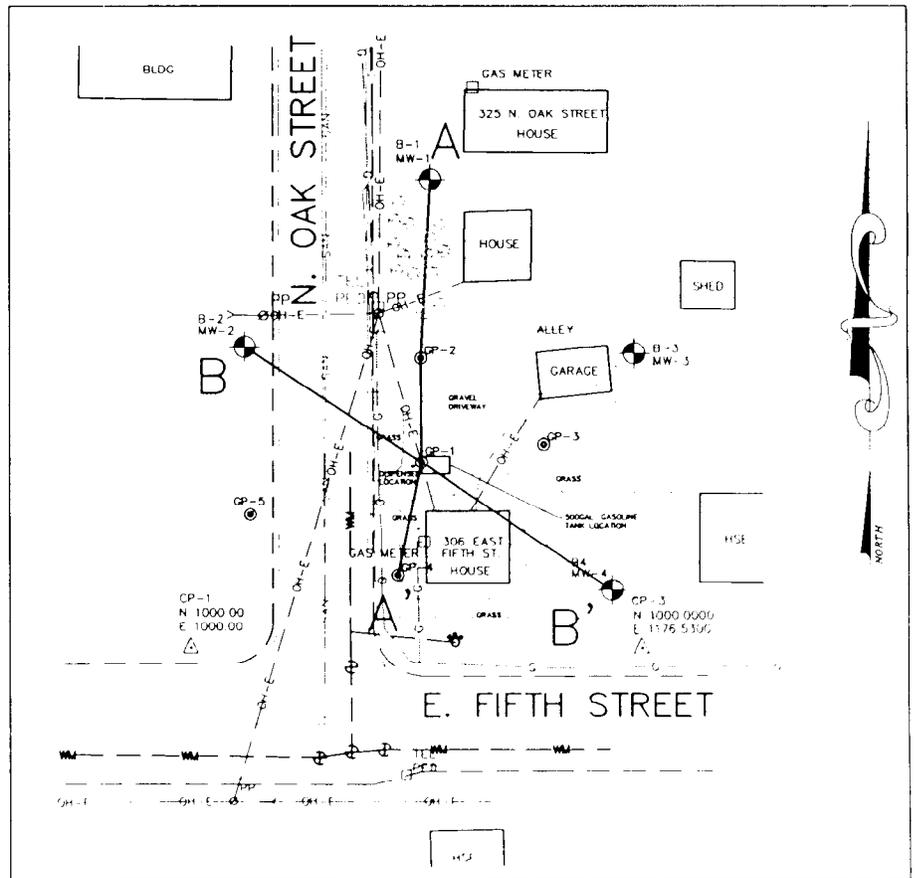
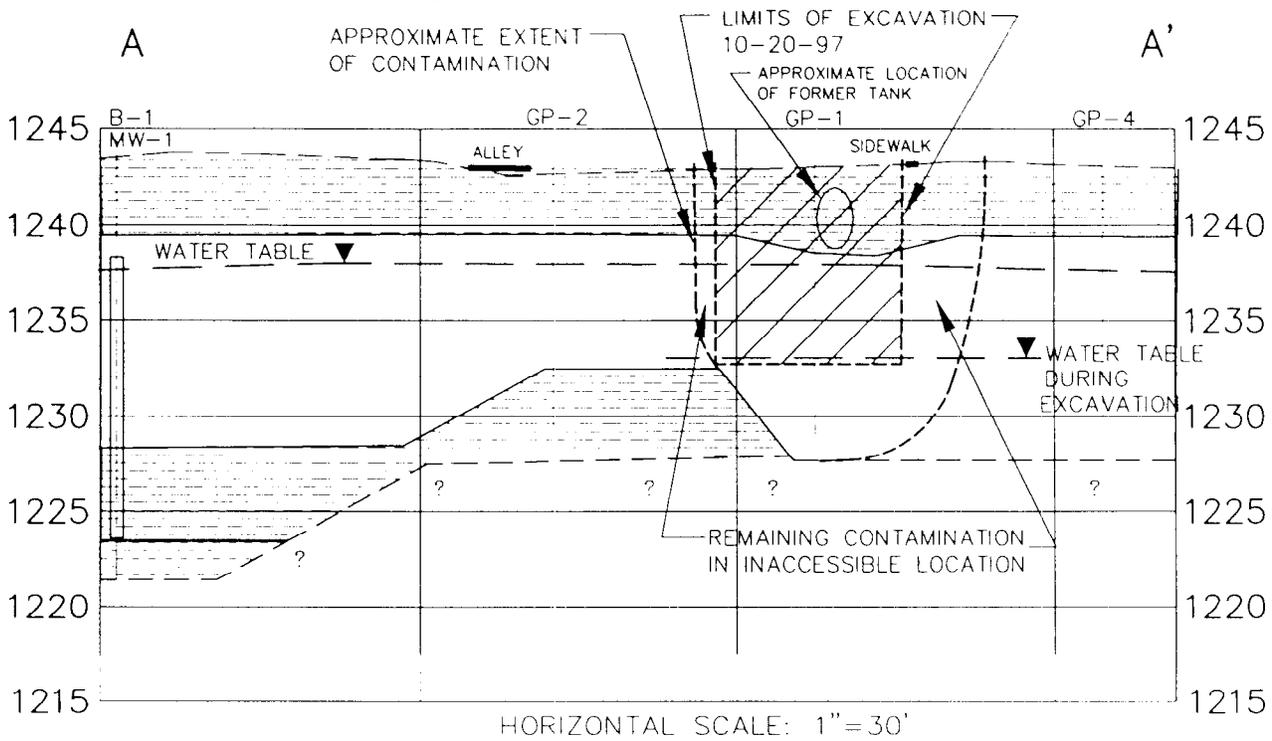
P:\SOCKPROJ\94194\FIG-1.DWG DRAWN BY: CJK DATE: 3-25-98

FIGURE - 2
GROUNDWATER ELEV. CONTOUR MAP
MAY 4, 1999

LEGEND

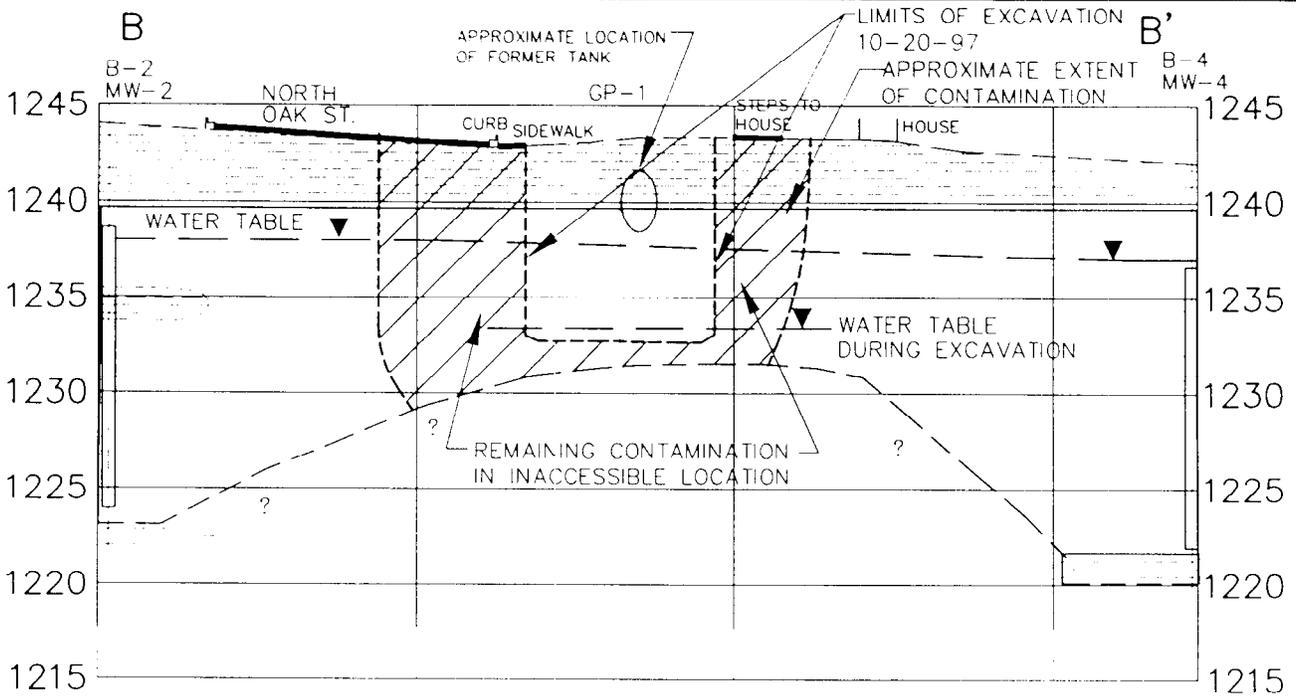
	MONITORING WELL (B-1, B-2, B-3, B-4, B-5)
	SAN. SEWER
	GEOPHONE
	CONTROL POINT
	OVERHEAD ELECTRIC CABLE
	UNDERGROUND GAS CABLE
	SANITARY SEWER
	WATERMAIN
	RAILROAD PROPERTY LINE
	DITCH
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	LIGHT POLE
	POWER POLE
	SUBJECT ELEMENT CONTOUR





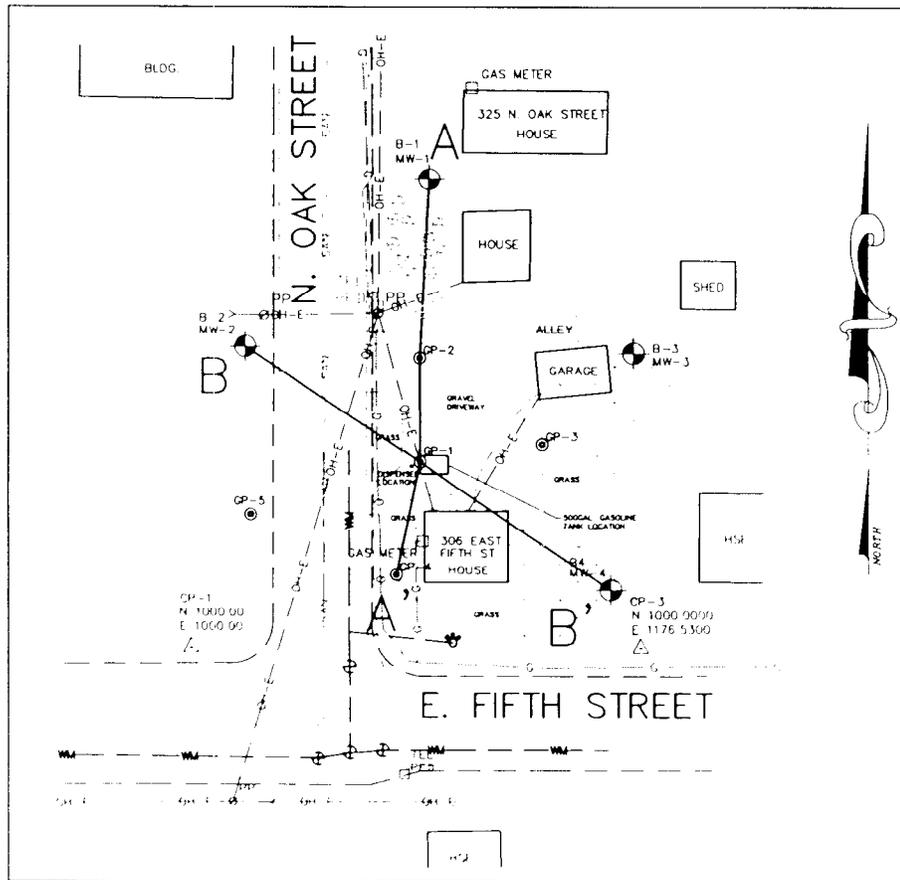
SITE MAP

FIGURE-6
POST-REMEDIATION GEOLOGIC CROSS-SECTION A-A'



HORIZONTAL SCALE: 1"=30'

-  SAND
-  SILT
-  CLAY



SITE MAP

FIGURE-7
POST-REMEDIAL GEOLOGIC CROSS-SECTION B-B'

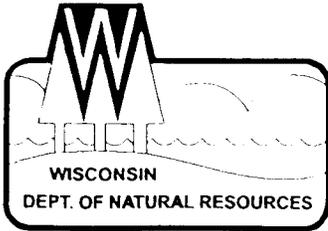
Knaack Estate

Benzene ug/l

Sampling Date	MW1	MW2	MW3	MW4	MW5	MW6	MW7
9/6/95			1.5		1.6		
12/14/95		1.9	1.6		1.6		
3/13/96			2.3				
7/9/96	0.6	1.1	1				
11/5/96	1.1	1.2	1.5				
2/17/97			0.96				
5/19/97		0.38					
8/8/97	0.56	0.56	0.83	0.23	0.79		
11/12/98	0.36	0.92					0 4000
2/9/99	NA	NA	NA	NA	NA		0 4000
5/4/99	* 0.59	* 1.3	* 0.64		0	0	0 2300

MW7

	Benzene	Ethylben.	Toluene	1,2,4Trim.	1,3,5Trim	Xylenemp	Xylene o
12/12/98	4000	880	4000	770 *	96	3200	1300
2/9/99	4000	1000	4000	1100 *	320	3800	1500
5/4/99	2300	710	5300	670	200	2600	1100



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

July 22, 1999

Ms. Joan Welker
N14361 Cardinal Ave.
Owen, WI 54460

UID# 03-10-001251

SUBJECT: Closure of Knaack Estate with Groundwater Use Restriction

Dear Ms. Welker:

I have reviewed the additional remedial investigative documentation regarding the site investigation of the petroleum-contaminated soil and groundwater at the Knaack Estate property located at 306 East Fifth Street, Owen, Wisconsin. Two additional monitoring wells were installed and two more rounds groundwater sampling were completed. Results of groundwater sampling indicate that high levels of petroleum constituents remain in the source area and that the contaminated plume is stationary. There are indications that contamination of the groundwater is decreasing due to natural attenuation. The last groundwater sampling round collected on May 4, 1999 by your consultant, identifies NR140 enforcement exceedences of benzene, ethylbenzene, toluene, and xylenes in the source monitoring well. Therefore, the site will be closed with a groundwater use restriction. A copy of the groundwater use restriction form is enclosed. You will need to take it to the Register of Deeds office to have the legal description of the property placed on the form and be recorded. You will need to send me a copy of the registered restriction and copies of the monitoring well abandonment forms. A copy of this letter will be sent to your consultant to let them know they are to proceed with proper well abandonment. Also, a check made out to the Wisconsin Department of Natural Resources for \$750 is required as a closure review fee. This is refundable through the PECFA program. Upon receipt of the above copies and the closure review check, I will send you a letter confirming closure.

Should you wish to obtain "clean closure" of the property, you will need to remediate to below NR140 groundwater standards. This further remedial action on your part will likely not be reimbursable by the PECFA program.

Please call me at (715) 839-3738 if you have any questions regarding this matter.

Sincerely,

Jack Eslien
Hydrogeologist

C: Ms. Evelyn Fisher, BHA, 330 Forth St., P.O. Box 8000, Wausau, WI 54402-8000

