

GWURR Package Cover Sheet

Site Name Tony's Lake View Tavern  
Site Address N6232 CTH G, Mauston, WI  
BRRTS # 03-29-001238 Date of Closure Decision 12/11/97  
Tax Parcel # Juneau Co. # 29-012-1527

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

INDEXED

ENTERED

GROUNDWATER USE RESTRICTION

347285

Register's Office )  
Juneau County Wis. ) SS  
Received for Record

Document No.:

Legal Description: See attached Exhibit "B"

FEB 25 1998

Return To:

*Jefferson Law Office*  
*16<sup>00</sup> EX*

at 1:15 P.M. and Recorded  
in Vol. 489 of Records Page  
555-558  
*Christie L. Bunker*  
REGISTER OF DEEDS

Tax Parcel I.D. No.: 29-012-1527

Declaration of Restrictions

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF Juneau )

WHEREAS, Mark A. Navis and Wendy A. Navis, husband and wife, are the owners of the above-described property.

WHEREAS, gasoline discharges have occurred at this property. Gasoline contaminated groundwater above NR 140 enforcement standards exists on this property at the following location(s):

Shaded area of the map attached hereto depicts the contaminated area  
and  
marked as Exhibit "A"

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 as the shaded area of the map attached hereto and marked as Exhibit "A" 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 prohibitions or requirements are applicable and to obtain DNR approval, 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 restrictions can be extinguished, an affidavit can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 23<sup>rd</sup> day of February, 1998.

Signature: Mark A. Navis  
Mark A. Navis

Signature: Wendy A. Navis  
Wendy A. Navis

State of Wisconsin }  
County of Juneau } ss



Personally came before me this 23<sup>rd</sup> February, 1998, the above named Mark A. Navis and Wendy A. Navis to me known & seen the persons who executed the foregoing instrument and acknowledge the same.

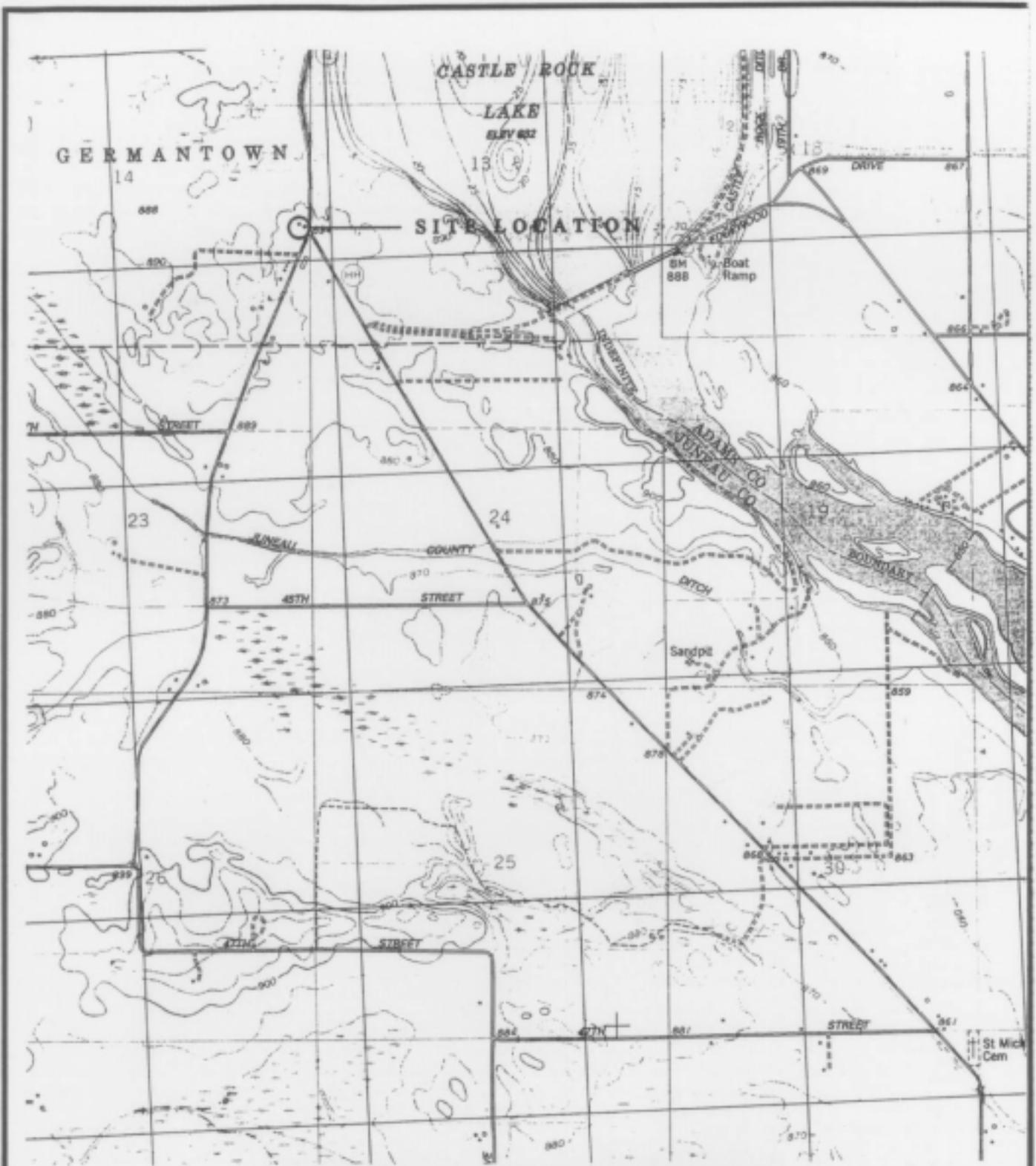
Denise E. McDeanna  
\*Denise E. McDeanna  
Notary Public Juneau County, Wis.  
My Commission is permanent. If not, state expiration date: 12-31-00



## EXHIBIT "B"

A piece or parcel of land in the Northeast Quarter of the Southeast Quarter (NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) of Section Fourteen (14), Township Sixteen (16) North, Range Four (4) East, containing three acres and described as follows: Said parcel of land starting on the east section line at a point on said line two (2) rods north of the Southeast corner of said Northeast Quarter of Southeast Quarter (NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ), running thence North on said section line a distance of 32 rods, thence west at right angles with said section line a distance of 15 rods, thence south parallel with said section line a distance of 32 rods, thence east at right angles a distance of 15 rods to the place of beginning, Juneau County, Wisconsin.

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) of Section Fourteen (14), Township Sixteen (16) North, Range Four (4) East, more particularly described as follows: Starting on the east section line 33 feet north of the Southeast corner of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , thence North 528 feet on the east section line, thence west 247.5 feet at right angles to the east section line to the point of beginning (P.O.B.), thence West 150 feet, thence South parallel to the East section line 528 feet, thence East 150 feet, thence North 528 feet to the point of beginning, Juneau County, Wisconsin.



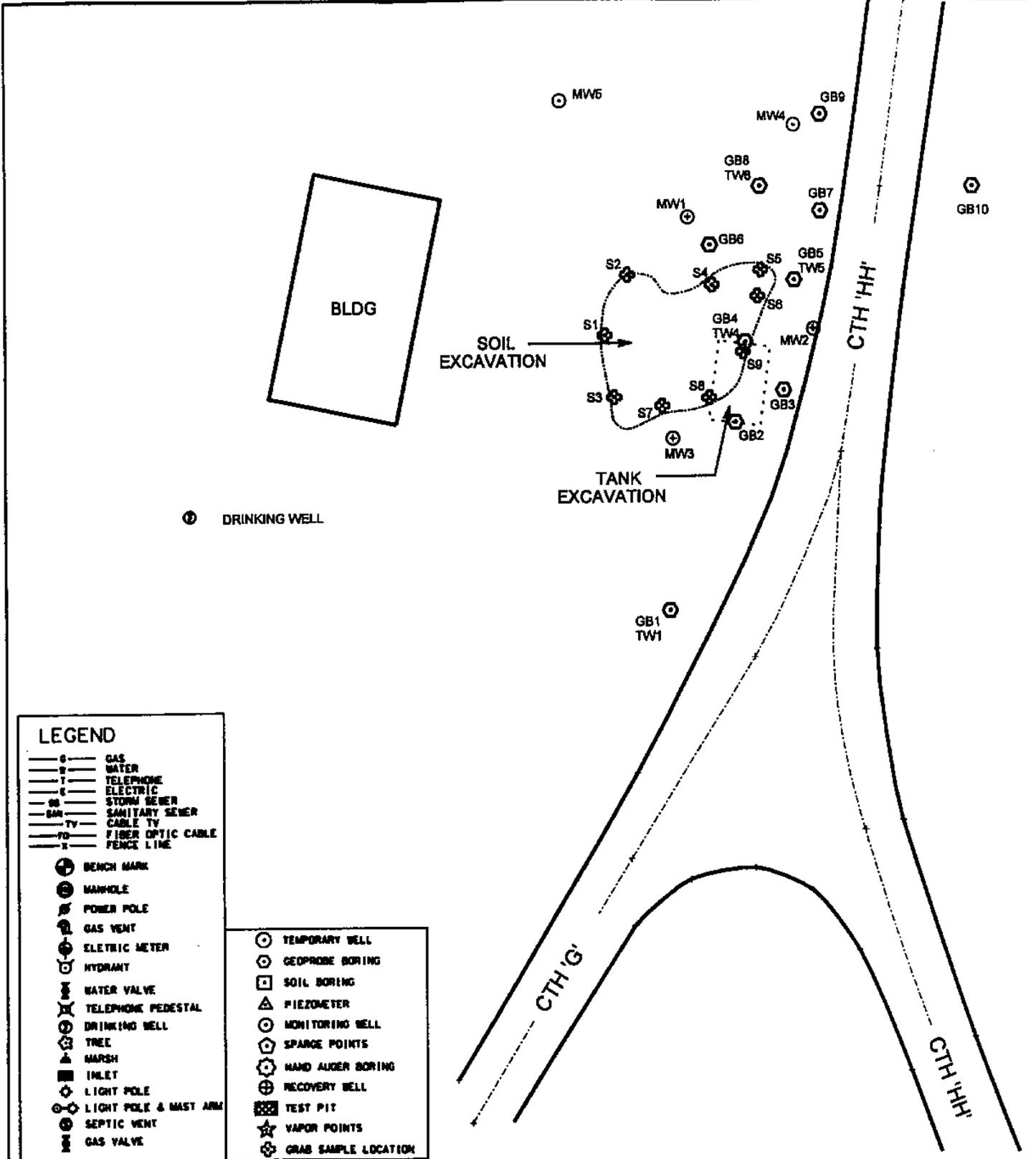
Round Bluff, Wisconsin USGS 7.5 Minute Quadrangle Map

**FIGURE 1 - USGS 7.5 MINUTE QUADRANGLE MAP**

JOB NAME: Tony's Lake View Tavern  
 JOB NUMBER: 2316-95  
 ADDRESS: N6242 County Highway G  
 Town of Germantown, Wisconsin

**R**AMAKER  
 & ASSOCIATES, INC.  
 CIVIL & ENVIRONMENTAL ENGINEERS

806 Water Street, Sauk City, WI 53583  
 Tel: 608-643-4100 Fax: 608-643-7999



① DRINKING WELL

LEGEND	
— G —	GAS
— W —	WATER
— T —	TELEPHONE
— E —	ELECTRIC
— SS —	STORM SEWER
— SAN —	SANITARY SEWER
— TV —	CABLE TV
— FO —	FIBER OPTIC CABLE
— F —	FENCE LINE
⊕	BENCH MARK
⊙	MANHOLE
⊙	POWER POLE
⊙	GAS VENT
⊙	ELECTRIC METER
⊙	HYDRANT
⊙	WATER VALVE
⊙	TELEPHONE PEDESTAL
⊙	DRINKING WELL
⊙	TREE
⊙	MARSH
⊙	INLET
⊙	LIGHT POLE
⊙	LIGHT POLE & MAST ARM
⊙	SEPTIC VENT
⊙	GAS VALVE

⊙	TEMPORARY WELL
⊙	GEOPROBE BORING
⊙	SOIL BORING
⊙	PIEZOMETER
⊙	MONITORING WELL
⊙	SPARGE POINTS
⊙	HAND AUGER BORING
⊙	RECOVERY WELL
⊙	TEST PIT
⊙	VAPOR POINTS
⊙	GRAB SAMPLE LOCATION

**RAMAKER & ASSOCIATES, INC.**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 806 WATER STREET SALK CITY, WI 53563  
 TEL: 608-643-4000 FAX: 608-643-1999

DRAWN BY: TDO	PROJECT NO. 2318-95
DESIGNER: RJO	DATE: 5/29/97
CHECKED BY: TJR	SCALE: 1" = 40'

I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer in the State of Wisconsin.

This document contains confidential proprietary information of Ramaker & Associates, Inc. It is to be held in confidence and not used for any other purpose without the written consent of Ramaker & Associates, Inc.

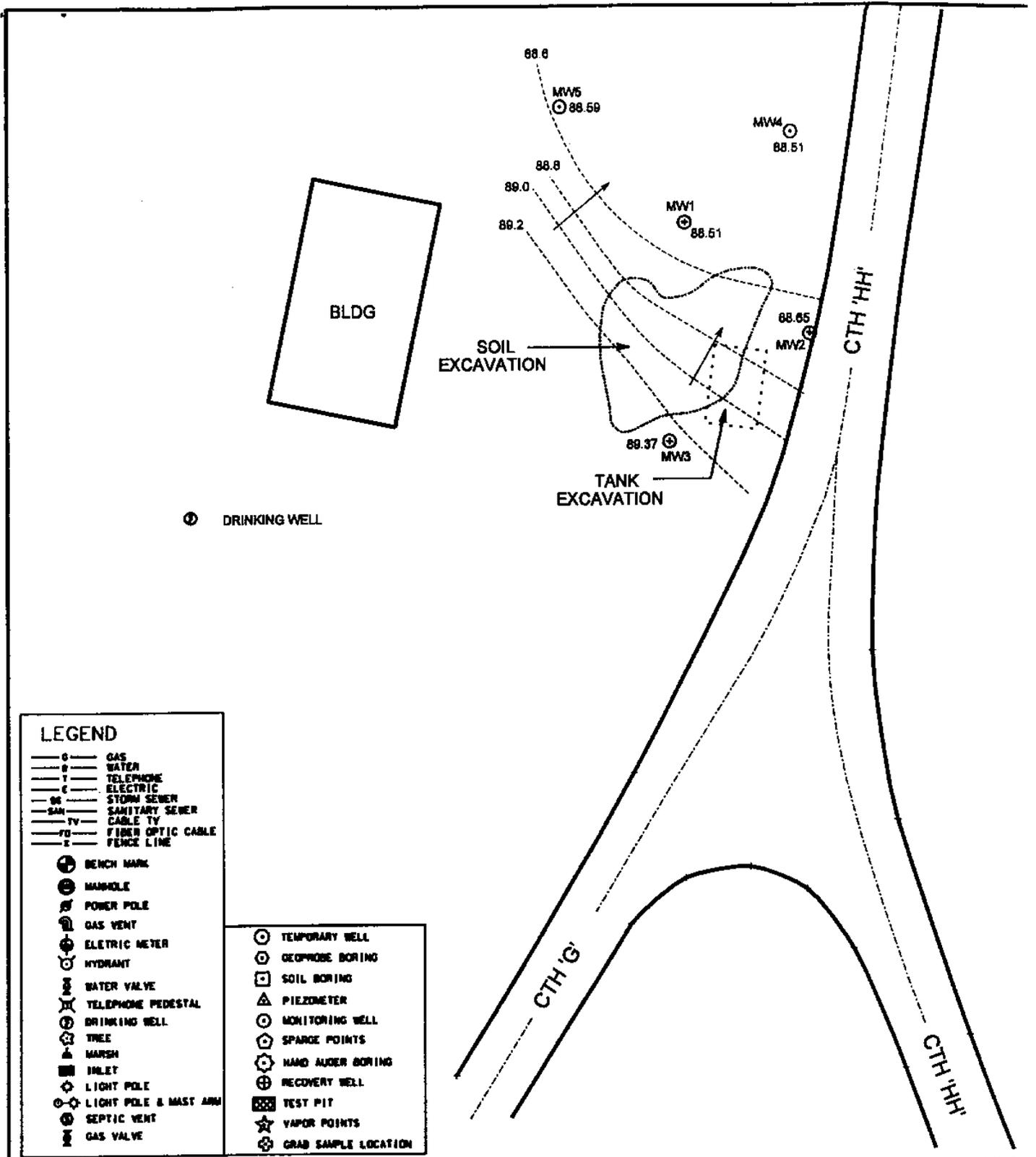
TONY'S LAKEVIEW TAVERN

SITE PLAN

FIGURE

2





⊙ DRINKING WELL

**LEGEND**

— G —	GAS
— W —	WATER
— T —	TELEPHONE
— E —	ELECTRIC
— S —	STORM SEWER
— SAN —	SANITARY SEWER
— TV —	CABLE TV
— FO —	FIBER OPTIC CABLE
— F —	FENCE LINE
⊙	BENCH MARK
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⊙	HAND AUGER BORING
⊙	RECOVERY WELL
⊙	TEST PIT
⊙	VAPOR POINTS
⊙	GRAB SAMPLE LOCATION

**RAMAKER & ASSOCIATES, INC.**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 806 WATER STREET SALK CITY, WI 53583  
 TEL: 608-643-9000 FAX: 608-643-7999

DRAWN BY: TOD	PROJECT NO. 2316-95
DESIGNER: RJO	DATE: 8/12/87
CHECKED BY: TJR	SCALE: 1" = 40'

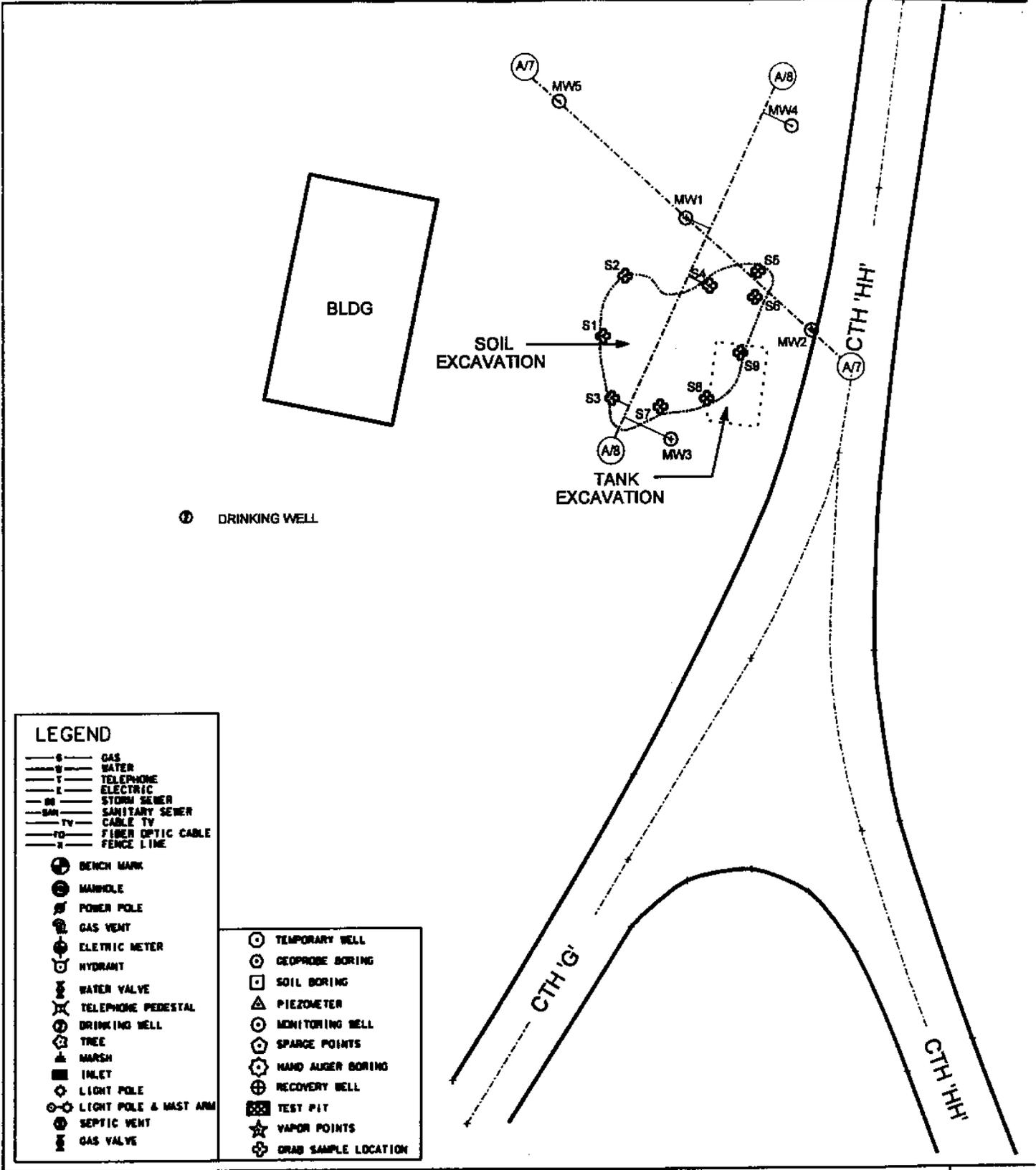
I hereby certify that this plan was prepared by an "as" Engineer or Licensed Professional Engineer, and that I am a duly registered engineer under the laws of the State of Wisconsin.

The designer warrants, on behalf of the professional corporation, that the design and construction of the project shall conform to the applicable codes and standards of practice and that the work shall be completed in accordance with the contract documents.

TONY'S LAKEVIEW TAVERN  
 GROUNDWATER TABLE  
 APRIL 23, 1997

FIGURE  
**5**





⊕ DRINKING WELL

**LEGEND**

- G — GAS
- W — WATER
- T — TELEPHONE
- E — ELECTRIC
- S — STORM SEWER
- SAN — SANITARY SEWER
- C — CABLE TV
- FO — FIBER OPTIC CABLE
- F — FENCE LINE

- ⊕ BENCH MARK
- ⊙ MANHOLE
- ⊙ POWER POLE
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- ⊙ SEPTIC VENT
- ⊙ GAS VALVE

- ⊙ TEMPORARY WELL
- ⊙ GEOPROBE BORING
- ⊙ SOIL BORING
- ⊙ PIEZOMETER
- ⊙ MONITORING WELL
- ⊙ SPARGE POINTS
- ⊙ HAND AUGER BORING
- ⊙ RECOVERY WELL
- ⊙ TEST PIT
- ⊙ VAPOR POINTS
- ⊙ GRAB SAMPLE LOCATION

**RAMAKER & ASSOCIATES, INC.**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 806 WATER STREET SAUK CITY, WI 53583  
 TEL: 608-643-4800 FAX: 608-643-7999

DRAWN BY: TDO	PROJECT NO. 2318-85
DESIGNER: RJO	DATE: 8/12/97
CHECKED BY: TJR	SCALE: 1" = 40'

Horizontal accuracy: every 100 feet was determined by an "as shown" and ground referenced survey with 1/4" of 1" scale of Missouri.

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TONY'S LAKEVIEW TAVERN

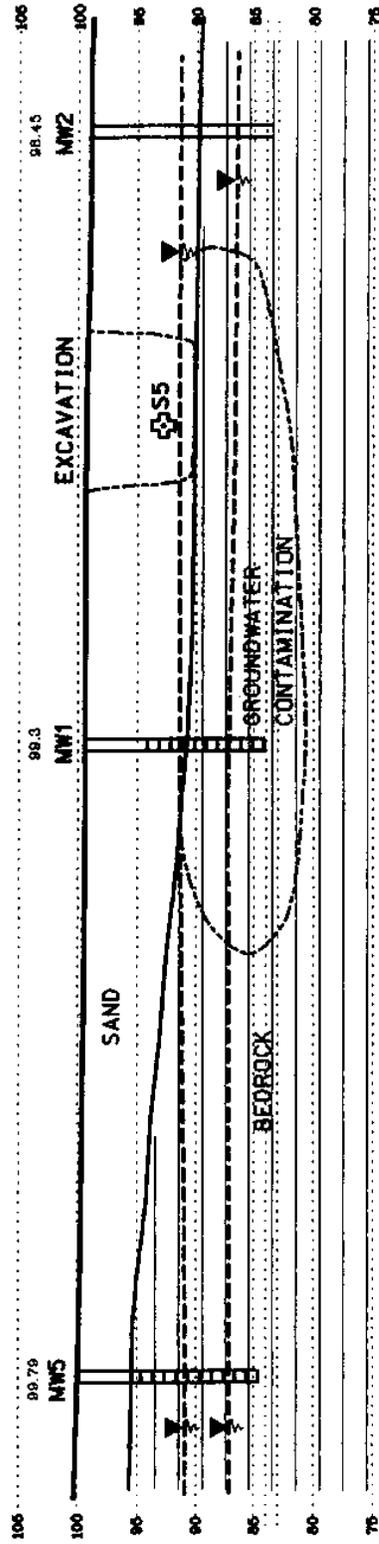
CROSS-SECTION PLAN VIEW

FIGURE 6



# CROSS SECTION A/7-A/7

sk



**R**AMAKER  
**& ASSOCIATES, INC.**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 806 WATER STREET SALK CITY, WI 53563  
 TEL: 608-643-4100 FAX: 608-643-1999

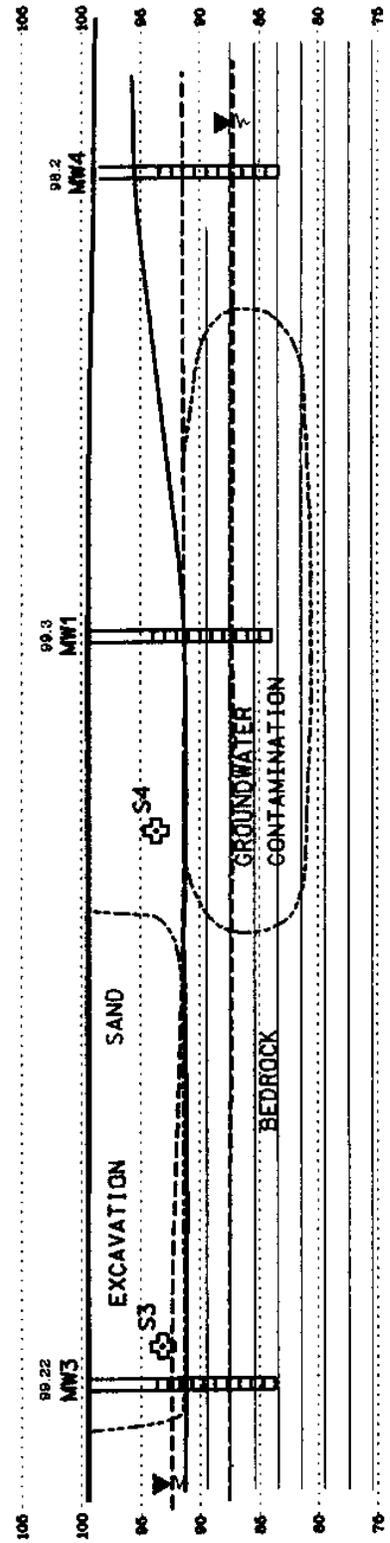
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DRAWN BY:	RJD	PROJECT NO. 2378-95
DESIGNER:	RJD	DATE: 7/09/97
CHECKED BY:	TJR	SCALE: AS NOTED
		SCALE: 1" = 15'

TONY'S LAKE VIEW TAVERN  
 CROSS SECTION A7-A7  
 MAUSTON, WISCONSIN

FIGURE  
7

# CROSS SECTION A/8-A/8



**R**AMAKER  
**& ASSOCIATES, INC.**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 804 WATER STREET SAK CITY, WIS35843  
 TEL: 608-643-4000 FAX: 608-643-7599

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND CONDITIONS.

DESIGN BY:	RJO	PROJECT NO. 2318-96
DESIGNED BY:	RJO	DATE: 7/03/97
CHECKED BY:	T.R.	SCALE: AS NOTED

1" = 7.5' 0 1.5 3 4.5 6 7.5 9 10.5 12 13.5 15

SCALE: 11 B

TONY'S LAKE VIEW TAVERN  
 CROSS SECTION A8-A8  
 MAUJSTON, WISCONSIN

FIGURE  
8

**Groundwater Chemistry Results**  
**Tony's Lake View Tavern**  
**Project #: 2316-95**

Sample No.	Sampling Date	VOC										MTBE										Pesticides										Other										Total VOCs															
		PVC					BTEX					1,2,4					1,3,5					Ethene					Tetrahydro ethene (PCE)					Dichloro ethane					Chloroethane						1,4-Dichloro benzene					n-Propyl benzene					Methyl benzene				
		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na		na	na	na	na	na										
Before Excavation		...										...										...										...										...															
After Excavation		...										...										...										...										...															

**RAMAKER & ASSOC., INC.**  
**Civil & Environmental Engineers**

**LEGEND:**  
 GRD: Gasoline Range Organics  
 MTBE: Methyl Tertiary Butyl Ether  
 VOCs: Volatile Organic Compounds  
 Pesticides: Pesticides  
 Other: Petroleum Volatile Organic Compounds

No PAH or ES has been established for this compound. (n-Propylbenzene in the WDRS is required)  
 Per LUS-1, Appendix A, New, Vol. 1, No. 1, January, 1995.  
 A mass correction factor for p-cumylbenzene was not made.

1/16/2014, 174



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

DEC 22 1997

MR VINCENT MLCUCH  
23 W040 TAMRACK DRIVE  
GLEN ELLYN IL 60137

SUBJECT: Tony's Lake View Tavern, Mauston, Juneau County,  
DNR Case No. 03-29-001238

Dear Mr. Mlcuch:

The above-referenced case was reviewed by the West Central Region Closeout Committee on December 11, 1997. Based on all information contained in the site file and submitted by your consultant, it is the decision of the Committee that no further investigatory or clean-up action is needed at the above-referenced site.

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 xylenes and naphthalene and the preventive action limit for toluene and ethylbenzene, 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.

Sincerely,

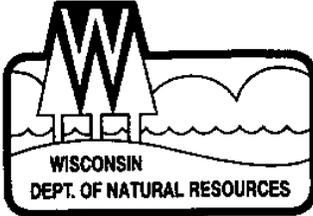
Cynthia L. Koepke, P.G., Hydrogeologist  
Remediation & Redevelopment Program  
West Central Region

Enclosure

cc: Roxanne Ostreng, Ramaker & Associates, 806 Water Street, Sauk City, WI 53583

Quality Natural Resources Management  
Through Excellent Customer Service





**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

MAR 10 1998

MR VINCENT MLCUCH  
23 W040 TAMRACK DRIVE  
GLEN ELLYN IL 60137

SUBJECT: Tony's Lake View Tavern, Mauston, Juneau County,  
DNR Case #03-29-001238

Dear Mr. Mlcuch:

The Department received the monitoring well abandonment forms and groundwater use restriction for the above-referenced case on March 3, 1998. As indicated in our December 22, 1997, close-out letter, this case is now considered closed. Thank you.

Sincerely,

Cynthia L. Koepke, P.G., Hydrogeologist  
Remediation and Redevelopment Program  
West Central Region

cc: Roxanne Ostreng, Ramaker & Assoc., 806 Water Street, Sauk City, WI 53583  
Wendy & Mark Navis, W4297 49<sup>th</sup>, Mauston, WI 53948