

GRCRS Package Cover Sheet

Site Name Rafters Motel

Site Address Hwy 80 and I-90/94 New Lisbon, WV

BRRTS # 03-29-129828 Date of Closure Decision 2/17/00

Closure letter(s)

Groundwater Use Restriction/Warranty Deed

Yes/ No Off-site contamination present? (Include related documents)

Yes/ No Right-of-way contamination present? (Include related documents)

General location map

_____ GPS x-coordinate

_____ GPS y-coordinate

Detailed site map(s)

Groundwater flow map(s)

Latest map(s) showing extent or outline of plume

Latest table(s) of analytical results (soil results included only if soil deed restriction is incorporated into groundwater use restriction document)

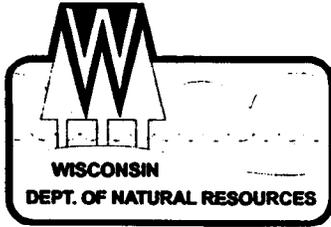
If available:

_____ Legal description

09-016-003 County and Parcel I.D./Tax Parcel No.

_____ Geologic cross sections

_____ Isoconcentrations map(s)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Wisconsin Rapids Office
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494-7859
Telephone 715-421-7800
FAX 715-421-7830

February 2, 2001

BRRTS #03-29-129828

FILE COPY

Mr. Ed Ennis
22225 Fleming Ave.
Tomah, WI 54660-8172

**SUBJECT: Case Closure with Groundwater Use Restriction, The Rafters Motel,
Hwy/ 80 & 190/94, New Lisbon, Wisconsin.**

The Wisconsin Department of Natural Resources (WDNR) west central region has received the monitoring well abandonment forms for the monitoring wells associated with the subsurface environmental assessment conducted by your consultant for the above referenced site, as well as a copy of the groundwater use restriction (with the recording information stamped on it) recorded with the Juneau County Register of Deeds as required by WDNR west central closure committee as conditions for closure of this site. The investigative and remediation documentation provided to the Department, indicates that the extent of the petroleum contamination at the above-named site has been investigated and remediated to the extent practicable, and that natural attenuation will be effective in reducing the mass of residual contamination at this site. Therefore, based on all information contained in the site file and the information included in the well abandonment form and deed affidavit submitted by you, it is the decision of the DNR that, **no further investigatory or clean-up action is needed at the above referenced site at this time and that this site is considered closed.**

You should note that this letter does not constitute Department "certification" under s. 292.15(2)(a)3, Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Also, in 1997 Wisconsin Act 27, the legislature amended s. 292.15, Wis. Stats., creating the new "Voluntary Party Remediation and Exemption from Liability" statute. This statute provides liability protection for persons who did not intentionally or recklessly cause the release of a hazardous substance and who conducts an environmental investigation and cleans up property by restoring the environment to the extent practicable and in accordance with rules promulgated by the Department. Upon completion of the cleanup, the person receives a "certificate of completion" that provides an exemption from the "Hazardous Substance Spills" statute and protection from future liability for the past releases. You must apply for the program by filling out an application

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Through Excellent Customer Service*



February 2, 2001
Mr. Ed Ennis
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BRRTS #03-29-129828

form and fees are charged to cover administrative costs associated with the program. If you are interested in more information about the program or would like an application package, please call Loren Brumberg at the West Central Region Office in Eau Claire at 715-839-3770.

The Department appreciates the actions you have undertaken to restore the environment. If you have any questions, please feel free to call me at (715) 421-7850.

Sincerely,



Tom Hvizdak
Hydrogeologist

c: Jeremy Reynolds, METCO, 520 Fisherman's Rd., La Crosse, WI 54603



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

February 29, 2000

ED ENNIS
22225 FLEMING AVE
TOMAH WI 54660-8172

SUBJECT: Rafters Motel, New Lisbon, Juneau County, DNR Case #03-29-129828

Dear Mr. Ennis:

I am pleased to inform you that the above-referenced case has been conditionally closed by the Wisconsin Department of Natural Resources. The West Central Region Closeout Committee reviewed your closeout request on February 17, 2000. Based on all information contained in the site file and submitted by your consultant, the Committee has decided that no further investigation or clean-up action is needed at the above-referenced site. Please be aware, however, that your closeout will not be considered final until all the conditions discussed below are satisfactorily completed.

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 naphthalene and the preventive action limit for trimethylbenzenes, 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 of receiving this letter. A copy of the Department's close-out letter must be attached to the groundwater use restriction. **You must submit a draft of the restriction to the Department for review before recording the restriction.** 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.



Ed Ennis

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If you have additional relevant information that was not formerly provided to the Department, and which you feel would significantly impact the Department's decision, you may submit that information for our re-evaluation of case closure.

If you have any questions, please call me at 608-267-7593.

Sincerely,



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

Enclosure

cc: Jeremy Reynolds, METCO, 520 Fisherman's Road, La Crosse, WI 54603

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.

By signing this document, Robert J. Bunk asserts that he is duly authorized to sign this document on behalf of Bunkhouse Enterprises Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 3rd day of April, 2000.

BUNKHOUSE ENTERPRISES, INC.

Signature: Robert J. Bunk
Printed Name: — Robert J. Bunk, President —

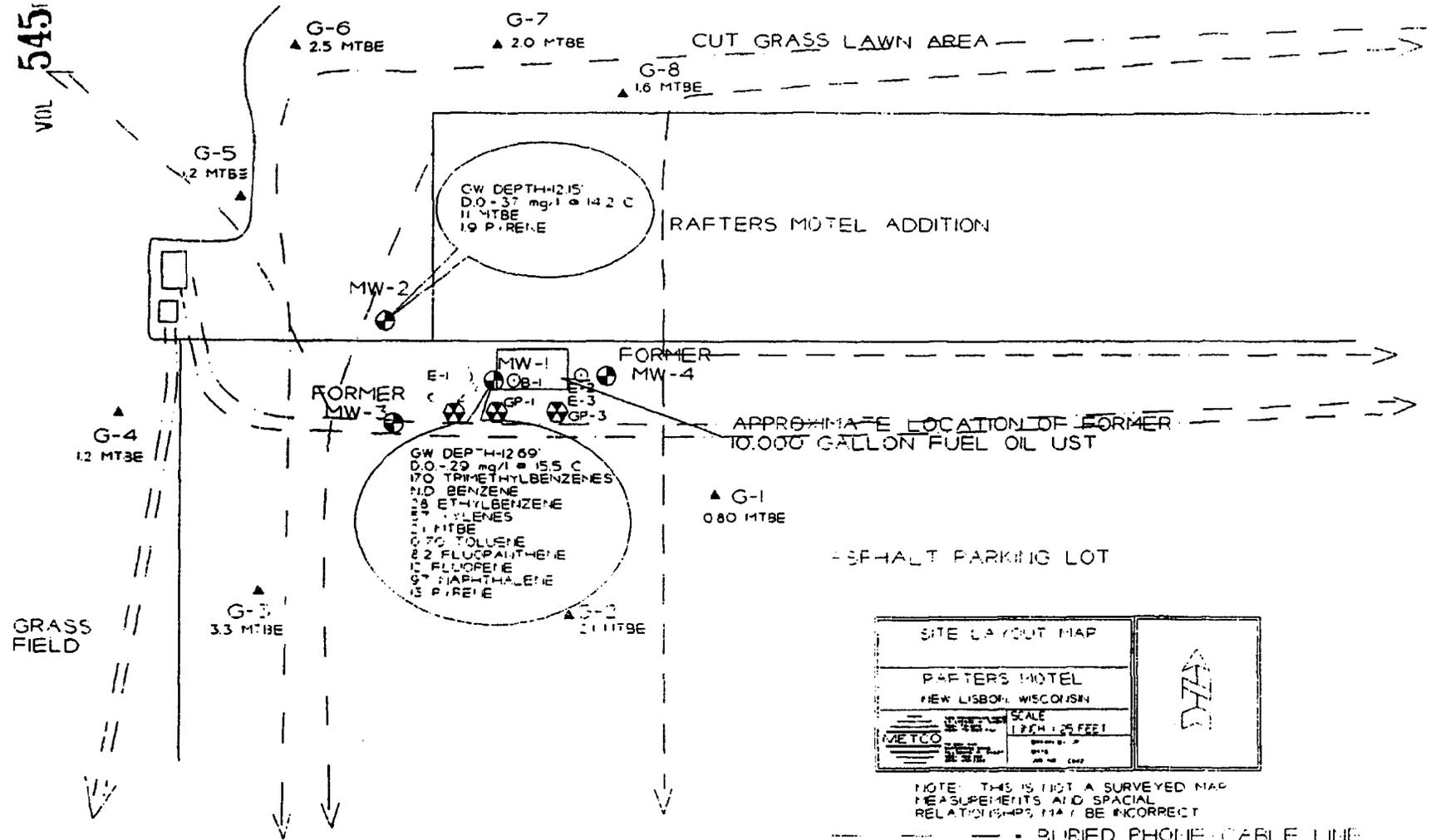


Subscribed and sworn to before me
this 3rd day of April, 2000
Alan M. Cook
Notary Public, State of WI
My commission 6-18-00

This document was drafted by Edmund L. Ennis, based on reports by Metco and comments from the Wisconsin Department of Natural Resources

VOL 545 419

Attachment to ground water use restriction document---Parcel #1 9CSM73



SITE LAYOUT MAP	
RAFTERS MOTEL	
NEW LISBON, WISCONSIN	
SCALE	1" = 20 FEET
METCO	

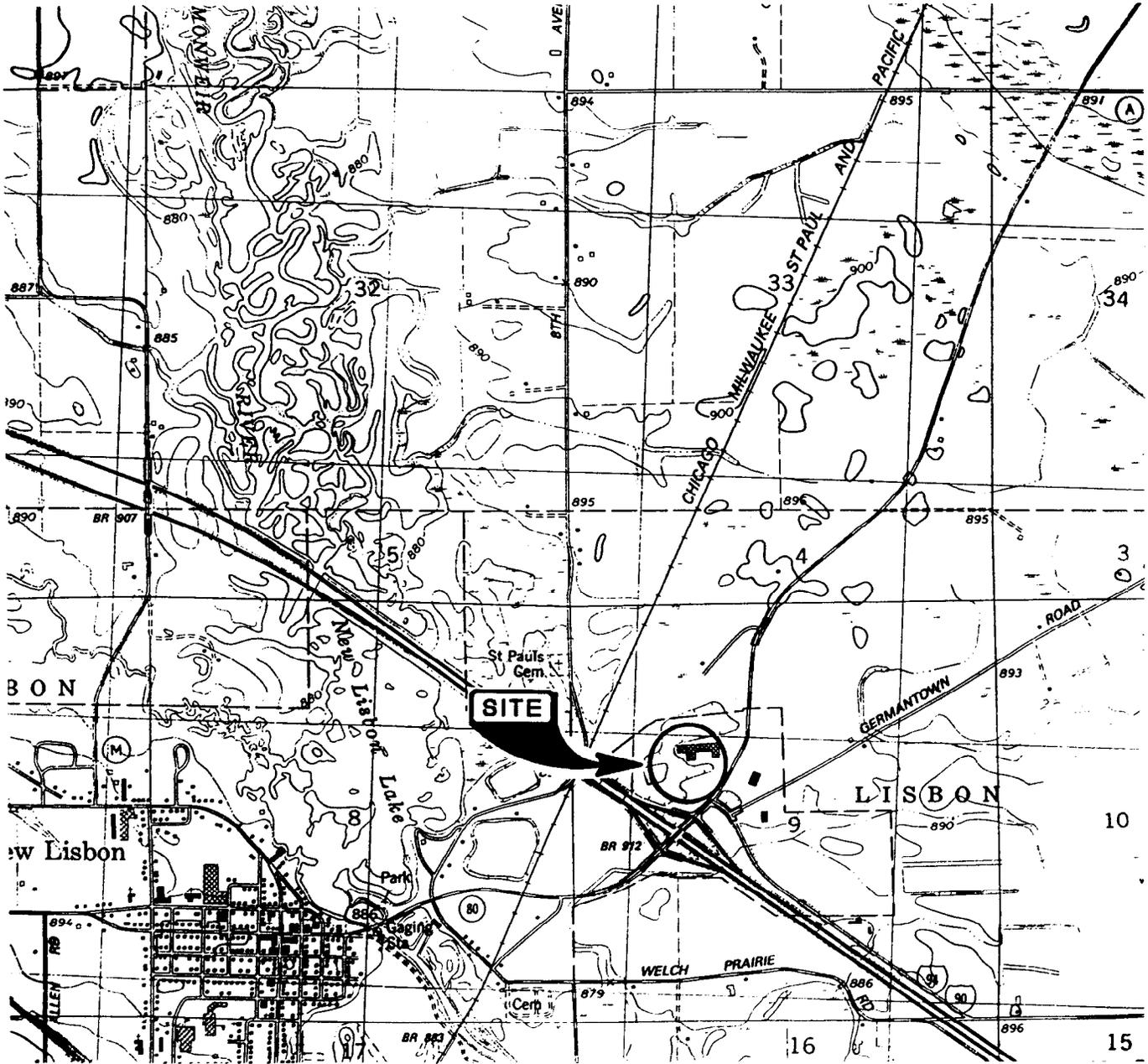
NOTE: THIS IS NOT A SURVEYED MAP
 MEASUREMENTS AND SPACIAL
 RELATIONSHIPS MAY BE INCORRECT

--- BURIED PHONE/CABLE LINE
 - - - BURIED WATER LINE

REPRODUCED FROM
NEW LISBON NORTH QUADRANGLE
 WISCONSIN - JUNEAU COUNTY



SCALE IN FEET
 0 500 1000 2000



1	04/15/98	-	JLE	04/98	BLK	04/98					
NO.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK					

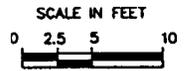


**RAFTERS MOTEL
 CASE CLOSURE**

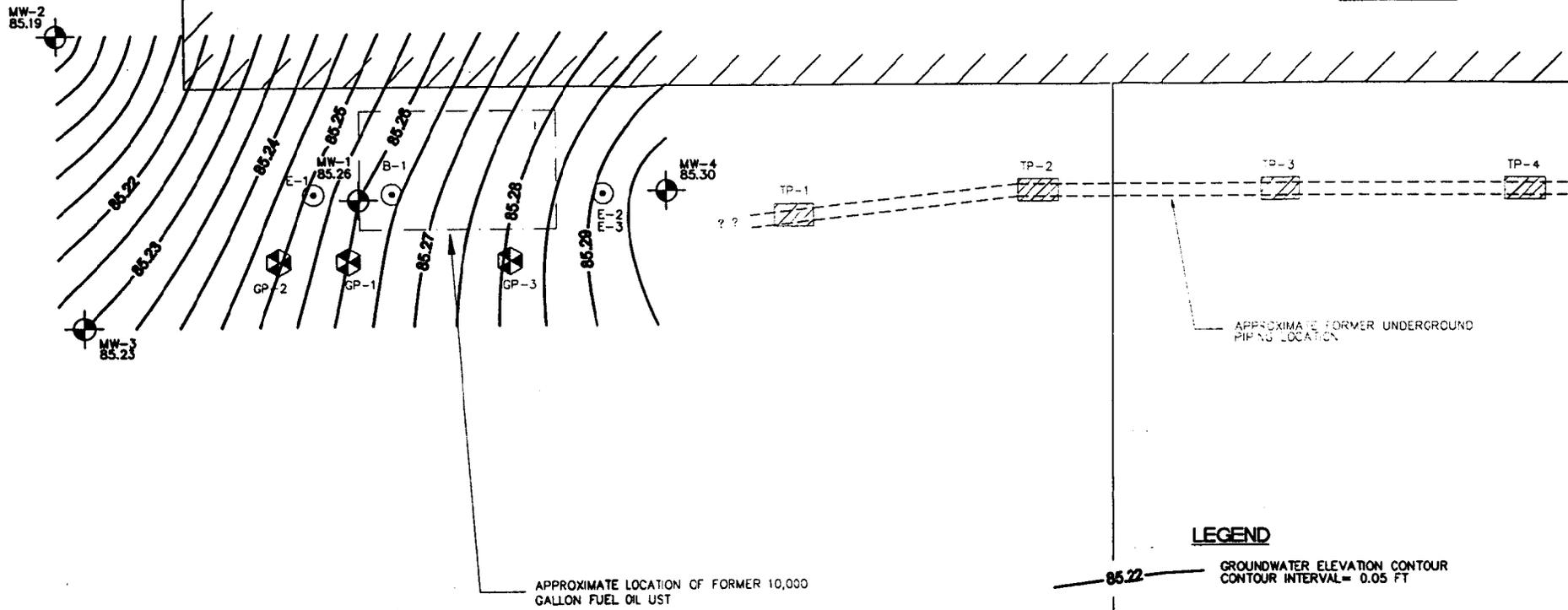
**FIGURE 1
 SITE LOCATION**

PROJ. NO. FRITZ9701	1
DATE 04/15/98	
4	

E:\WASTE\FRITZ\CLOSURE\FS1



MOTEL ADDITION



LEGEND

- 85.22 GROUNDWATER ELEVATION CONTOUR
CONTOUR INTERVAL = 0.05 FT
- MW-2 85.19 MONITORING WELL LOCATION AND NUMBER WITH
WATER ELEVATION AS OF 02/98
- TP-2 TEST PIT LOCATION AND NUMBER
- GP-2 GEOPROBE LOCATION AND NUMBER
- B-1 SOIL BORING LOCATION AND NUMBER

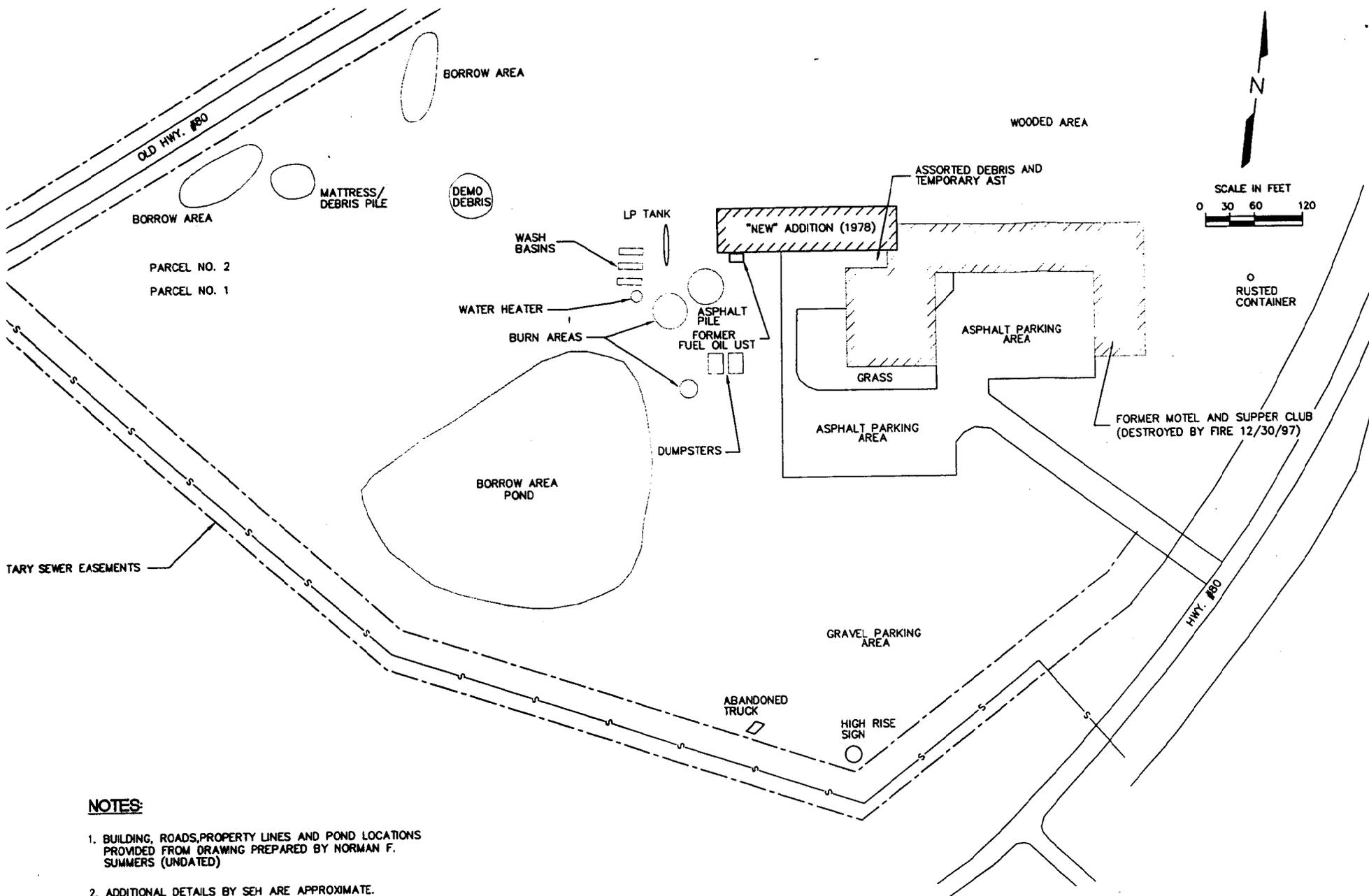
ISSUE/REVISIONS	DATE	BY	DESIGN	FIELD REVIEW	QC CHECK
	01/98				



RAFTERS MOTEL
CASE CLOSURE

FIGURE 4
GROUNDWATER ELEVATIONS
02/98

PROJ. NO. FWT28701	4
DATE 04/18/98	4



NOTES:

1. BUILDING, ROADS, PROPERTY LINES AND POND LOCATIONS PROVIDED FROM DRAWING PREPARED BY NORMAN F. SUMMERS (UNDATED)
2. ADDITIONAL DETAILS BY SEH ARE APPROXIMATE.

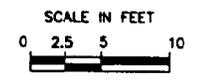
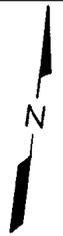
	JE	04/98	BLK	04/98					
ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK					



RAFTERS MOTEL
CASE CLOSURE

FIGURE 2
SITE PLAN -
EXISTING CONDITIONS

PROJ. NO.	2
DATE	04/15/98



MOTEL ADDITION

MW-2
84.76

84.78

84.79

MW-3
84.81

MW-1
84.78

MW-4
84.81

84.78

84.79

84.80

GP-2

GP-1

GP-3

TP-1

TP-2

TP-3

TP-4

APPROXIMATE FORMER UNDERGROUND
PIPING LOCATION

APPROXIMATE LOCATION OF FORMER 10,000
GALLON FUEL OIL UST

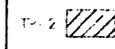
LEGEND

84.78

GROUNDWATER ELEVATION CONTOUR
CONTOUR INTERVAL= 0.05 FT



MONITORING WELL LOCATION AND NUMBER WITH
WATER ELEVATION AS OF 11/97



TEST PIT LOCATION AND NUMBER



GEOPROBE LOCATION AND NUMBER



SOIL BORING LOCATION AND NUMBER

ISSUE/REVISIONS	DATE	BY	DESIGN	FIELD REVIEW	QC CHECK
	04/96	BLK	04/98		



RAFTERS MOTEL
CASE CLOSURE

FIGURE 3
GROUNDWATER ELEVATIONS
11/97

PROJ. NO.
FWT28701
DATE
04/15/98

3
4

GEOPROBE DATA TABLE FOR RAFTERS MOTEL LUST INVESTIGATION
BY METCO

SAMPLING CONDUCTED ON NOVEMBER 2-3, 1999

GROUNDWATER SAMPLES

Sample Location Number	G-1-W	G-2-W	G-3-W	G-4-W	G-5-W	G-6-W	G-7-W	G-8-W	MW-1	MW-2	DUPLICATE	TRIP BLANK
Sample Depth in Feet	11.5-13.5	12.5-14.5	12-14	14-16	10-12	10-12	11-13	12-14	12.69	12.15	==	==
Petroleum Odors	None	None	Possible	None	None	Yes	None	None	Yes	None	==	==
Petroleum Staining	None	None	None	None	None	None	None	None	None	None	==	==
Lab Sample Collected ?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Iron/ppm	==	==	==	==	==	==	==	==	26.8	<0.020	==	==
Nitrate + Nitrite Nitrogen/ppm	==	==	==	==	==	==	==	==	<0.14	<0.14	==	==
Sulfate/ppm	==	==	==	==	==	==	==	==	10.2	12.9	==	==
1,2,4-Trimethylbenzene/ppb	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	140	<0.30	140	<0.30
1,3,5-Trimethylbenzene/ppb	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	31	<0.30	32	<0.30
Benzene/ppb	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Ethylbenzene/ppb	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	28	<0.30	28	<0.30
m&p-Xylene/ppb	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	<0.60	24	<0.60	25	<0.60
Methyl-tert-butyl ether/ppb	0.80	2.1	3.3	1.2	1.2	2.5	2.0	1.6	2.1	1.1	3.0	<0.20
o-Xylene/ppb	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	33	<0.30	33	<0.30
Toluene/ppb	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.70	<0.20	0.70	<0.20
1-Methyl Naphthalene/ppb	==	==	==	==	==	==	==	==	180	<0.17	180	==
2-Methyl Naphthalene/ppb	==	==	==	==	==	==	==	==	200	<0.19	190	==
Acenaphthene/ppb	==	==	==	==	==	==	==	==	<0.75	<0.15	<0.75	==
Acenaphthylene/ppb	==	==	==	==	==	==	==	==	<0.80	<0.16	<0.80	==
Anthracene/ppb	==	==	==	==	==	==	==	==	<0.18	<0.035	<0.18	==
Benzo (a) Anthracene/ppb	==	==	==	==	==	==	==	==	<0.023	<0.0045	<0.023	==
Benzo (a) Pyrene/ppb	==	==	==	==	==	==	==	==	<0.060	<0.012	<0.060	==
Benzo (b) Fluoranthene/ppb	==	==	==	==	==	==	==	==	<0.046	<0.0092	<0.046	==
Benzo (ghi) Perylene/ppb	==	==	==	==	==	==	==	==	<0.13	<0.026	<0.13	==
Benzo (k) Fluoranthene/ppb	==	==	==	==	==	==	==	==	<0.048	<0.0096	<0.048	==
Chrysene/ppb	==	==	==	==	==	==	==	==	<0.18	<0.036	<0.18	==
Dibenzo (a,h) Anthracene/ppb	==	==	==	==	==	==	==	==	<0.60	<0.12	<0.60	==
Fluoranthene/ppb	==	==	==	==	==	==	==	==	8.2	<0.0053	6.5	==
Fluorene/ppb	==	==	==	==	==	==	==	==	12	<0.078	12	==
Indeno (1,2,3-cd) Pyrene/ppb	==	==	==	==	==	==	==	==	<0.13	<0.026	<0.13	==
Naphthalene/ppb	==	==	==	==	==	==	==	==	97	<0.80	88	==
Phenanthrene/ppb	==	==	==	==	==	==	==	==	13	1.4	12	==
Pyrene/ppb	==	==	==	==	==	==	==	==	13	1.9	12	==

Table 2
Groundwater Analytical Results – Investigation

Analytical Parameters	NR 140 Standards		Well No./Sampling Date						
	ES	PAL	GP-1	GP-2	GP-3	MW-1	MW-2	MW-3	MW-4
			4/30/97	4/30/97	4/30/97	5/21/97	5/21/97	5/21/97	5/21/97
DRO (mg/l)	NSE	NSE	--	--	--	11	2.7	1.4	1.0
PVOCs (µg/l)									
Benzene	5	0.5	<u>4.6</u>	--	43	--	--	--	--
Ethylbenzene	700	140	31	--	64	--	--	--	--
Methyl-tert-butyl-ether	60	12	ND	--	ND	--	--	--	--
Toluene	343	68.6	5.9	--	24	--	--	--	--
1,2,4-Trimethylbenzene	NSE	NSE	88	--	150	--	--	--	--
1,3,5-Trimethylbenzene	NSE	NSE	23	--	50	--	--	--	--
Total Xylenes	620	124	80	--	<u>204</u>	--	--	--	--
PAHs¹ (µg/l)									
Acenaphthene	NSE	NSE	ND	1.8	ND	4.3	6.2	2.1	3.9
Acenaphthylene	NSE	NSE	4.2	ND	ND	ND	ND	ND	ND
Benzo(a)Anthracene	NSE	NSE	0.29	ND	ND	ND	ND	ND	ND
Fluorene	400	80	ND	0.18	3	4	ND	ND	ND
1-Methyl Naphthalene	NSE	NSE	81	ND	97	ND	ND	ND	ND
2-Methyl Naphthalene	NSE	NSE	92	ND	100	ND	ND	ND	ND
Naphthalene	40	8	63	ND	150	70	ND	ND	ND
Phenanthrene	NSE	NSE	ND	0.07	ND	5.8	ND	ND	1.9
Pyrene	NSE	NSE	0.6	ND	ND	ND	ND	ND	ND
VOCs² (µg/l)									
Benzene	5	0.5	--	--	--	13	<u>4.8</u>	<u>2.8</u>	<u>1.3</u>
n-Butylbenzene	NSE	NSE	--	--	--	6.9	4.6	ND	1.1
sec-Butylbenzene	NSE	NSE	--	--	--	16	17	8.4	8.5
tert-Butylbenzene	NSE	NSE	--	--	--	ND	0.65	ND	ND
Ethylbenzene	700	140	--	--	--	56	ND	ND	ND
Isopropylbenzene	NSE	NSE	--	--	--	21	3.3	0.47	1.9
p-Isopropyltoluene	NSE	NSE	--	--	--	13	3.2	1.9	1.2
Naphthalene	40	8	--	--	--	<u>32</u>	ND	ND	ND
n-Propylbenzene	NSE	NSE	--	--	--	15	ND	ND	0.67
Toluene	343	68.6	--	--	--	0.92	ND	ND	ND
1,2,4-Trimethylbenzene	NSE	NSE	--	--	--	25	ND	ND	ND
1,3,5-Trimethylbenzene	NSE	NSE	--	--	--	9.9	ND	ND	ND
Total Xylenes	620	124	--	--	--	35	ND	ND	ND

NSE = No standard established

ND = Not detected

-- = Not analyzed for

= Exceeds ch. NR 140 Enforcement Standard (ES)

0.0 = Exceeds ch. NR 140 Preventive Action Limit (PAL)

¹ = PAH list is not complete; PAHs not listed are ND

² = VOC list is not complete; VOCs not listed are ND

Compiled by: GGC Checked by: JCS

4/98 revisions checked by: FJL