

GRCRS Package Cover Sheet

Site Name Rib Mountain Auto McDonalds

Site Address 2100 Business Hwy 515

BRRTS # 03-37-000139 Date of Closure Decision 7/7/98

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)

N/A 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 SW/SW S18 T28N R8E

\_\_\_\_\_ County and Parcel I.D./Tax Parcel No.

N/A Geologic cross sections

N/A Isoconcentrations map(s)



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

February 2, 2001

BRRTS #03-37-000139  
Marathon County

Ms. Loretta Mierow  
Mc Donald's Corporation  
11950 West Lake Park Drive, Suite 100  
Milwaukee, WI 53224-3098

SUBJECT: **RIB MOUNTAIN AUTO/MC DONALD'S -Schofield**  
Final Case Closure

Dear Ms. Mierow:

On June 17, 1998, the above-named site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

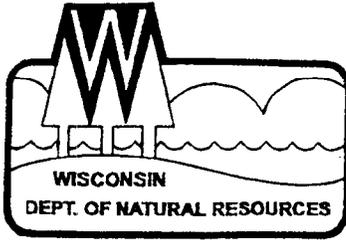
Based on the investigative and remedial documentation, which you provided to the Department, the Department granted conditional closure status to the site, contingent upon your placement of a groundwater use restriction on the property and proper abandonment of all monitoring wells. On February 2, 2001, the Department received a copy of the recorded deed restriction and the completed monitoring well abandonment forms. Therefore, the Department considers the case "closed," having determined, pursuant to ch. NR 726, Wis. Adm. Code, that no further action is necessary at the site.

I appreciate your concern and cooperation in this matter. If you should have additional questions related to this matter please feel free to contact me at (715) 839-1604.

Sincerely,

  
Wendy Anderson  
Engineer

c: Lori Huntoon, Dept. of Commerce, P.O. Box 7838, Madison, WI 53707-7838  
Dale Ziege, RR/3  
FILE  
James Mertes, Giles Engineering Associates, Inc., N8W22350 Johnson Road, Suite A1,  
Waukesha, WI 53186



## 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

July 7, 1998

Ms. Loretta Mierow  
McDonalds Corporation  
11950 West Lake Park Drive, Suite 100  
Milwaukee, WI 53224-3098

FILE REF:

SUBJECT: **Former Zander's Service Station, 2100 Business Highway, Schofield  
DNR Site Number 03-37-000139, PECFA Number 54476-9999-00**

Dear Ms. Mierow:

The WCR Closure Committee considered this case for closure on June 17, 1998. Due to the enforcement standard (ES) exceedance for benzene in monitoring well MWB on April 22, 1997 and only one round of data since that time, the closure committee denied clean closure.

The closure committee however concluded that closure could be granted under the following options:

- Closure with a ground water use restriction on the deed. Your consultant should be able to explain the details for this option. If you decide to proceed in this direction, contact me before any deed instruments are filed, I will provide generic language for the deed instrument.
- Closure after a total of four consecutive rounds of ground water samples from monitoring well MWB demonstrate that the ground water is below the ES. One round (September 16, 1997) already can be used for that. Thus, if you collect three more rounds below the ES, clean closure can be granted. If any of those ground water samples have results between the PAL and ES, the PAL exemption language would be included in the closure letter. If however one of the future samples exceeds the ES, then four consecutive rounds would need to be carried out after that round.

If you determine that you are going to collect more ground water samples for a clean closure, only monitoring well MWB need be sampled. Analytical parameters should be limited to PVOCs without naphthalene.

Please advise me as to which option you intend to pursue. I spoke to your consultant on this and they should be able to answer any questions you have. If you want to have a conference call between your consultant and myself, I am certainly willing to do that to.

Please include the DNR site number (BRRTs Number) on future correspondence and reports and mail to:

George Mickelson  
Wisconsin DNR

*Quality Natural Resources Management  
Through Excellent Customer Service*

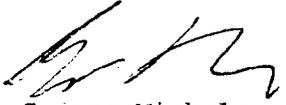


Ms. Loretta Mierow  
July 7, 1998  
Page 2

Mail Code RR/3  
P.O. Box 7921  
Madison, WI 53707-7921

If you have any questions about this letter, please do not hesitate to call.

Sincerely,



George Mickelson, P.G., P.E.  
Remediation Engineer  
Bureau for Remediation and Redevelopment  
(608) 267-0858 FAX (608) 267-2768

cc: Charley Wang - Giles  
Gordon Kline - Commerce

File: C:\03\37\000139\98\_07\_08.LTR



WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. 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, with 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.

Martin W. Chmura  
Jill A. Cameron

By signing this document, \_\_\_\_\_ asserts that he/she is duly authorized to sign this document on behalf of McDonald's Corporation.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 13th day of April, ~~19~~ 2000

Signature: Martin W. Chmura *do*  
Printed Name: MARTIN W. CHMURA  
MANAGING COUNSEL

Attest: [Signature]  
By: JILL A. CAMERON, COUNSEL

Subscribed and sworn to before me  
this 13th day of April, ~~19~~ 2000

[Signature]  
Notary Public, State of Illinois  
My commission 05-14-03



This document was drafted by the Wisconsin Department of Natural Resources.

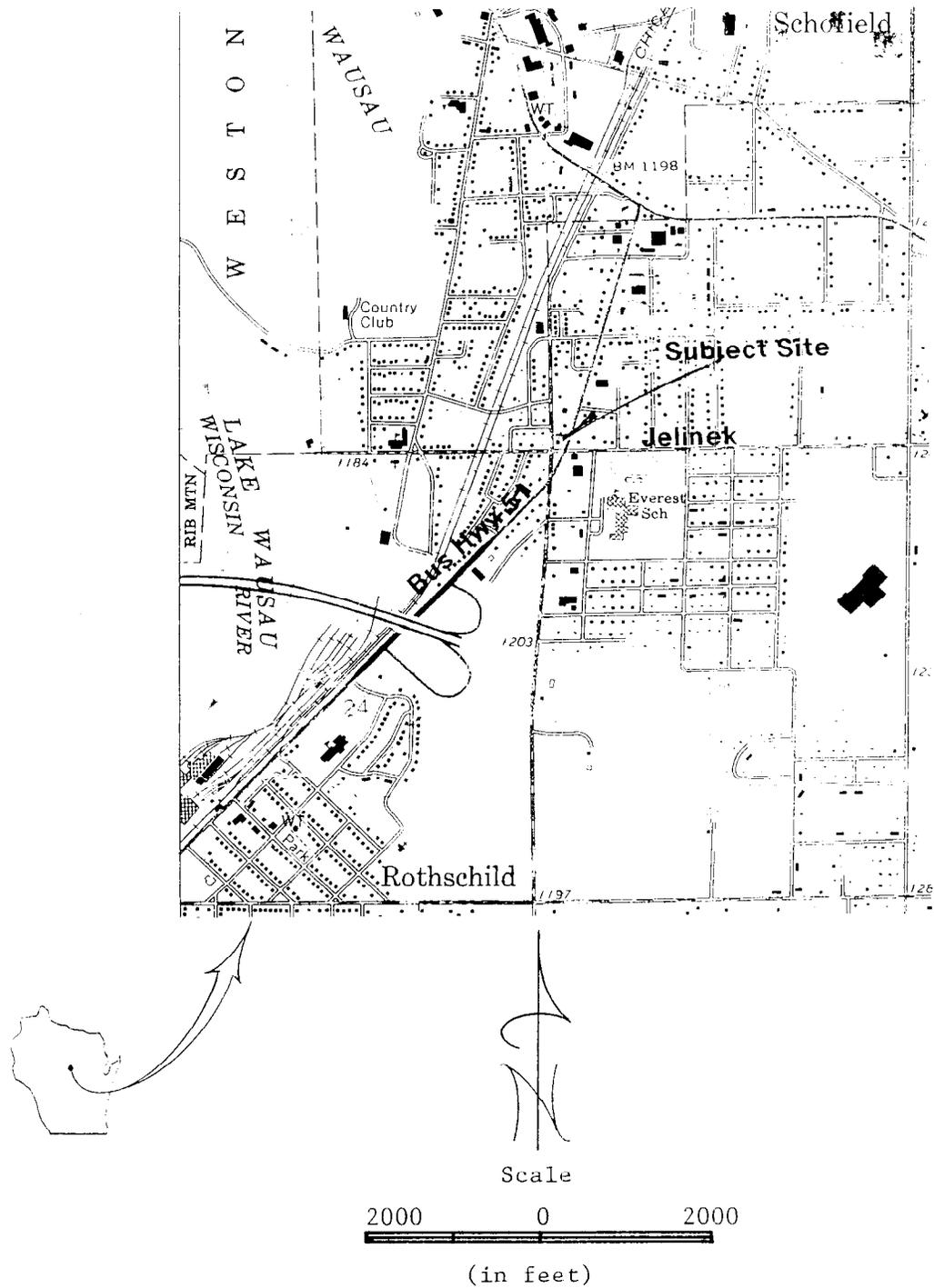
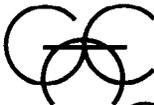
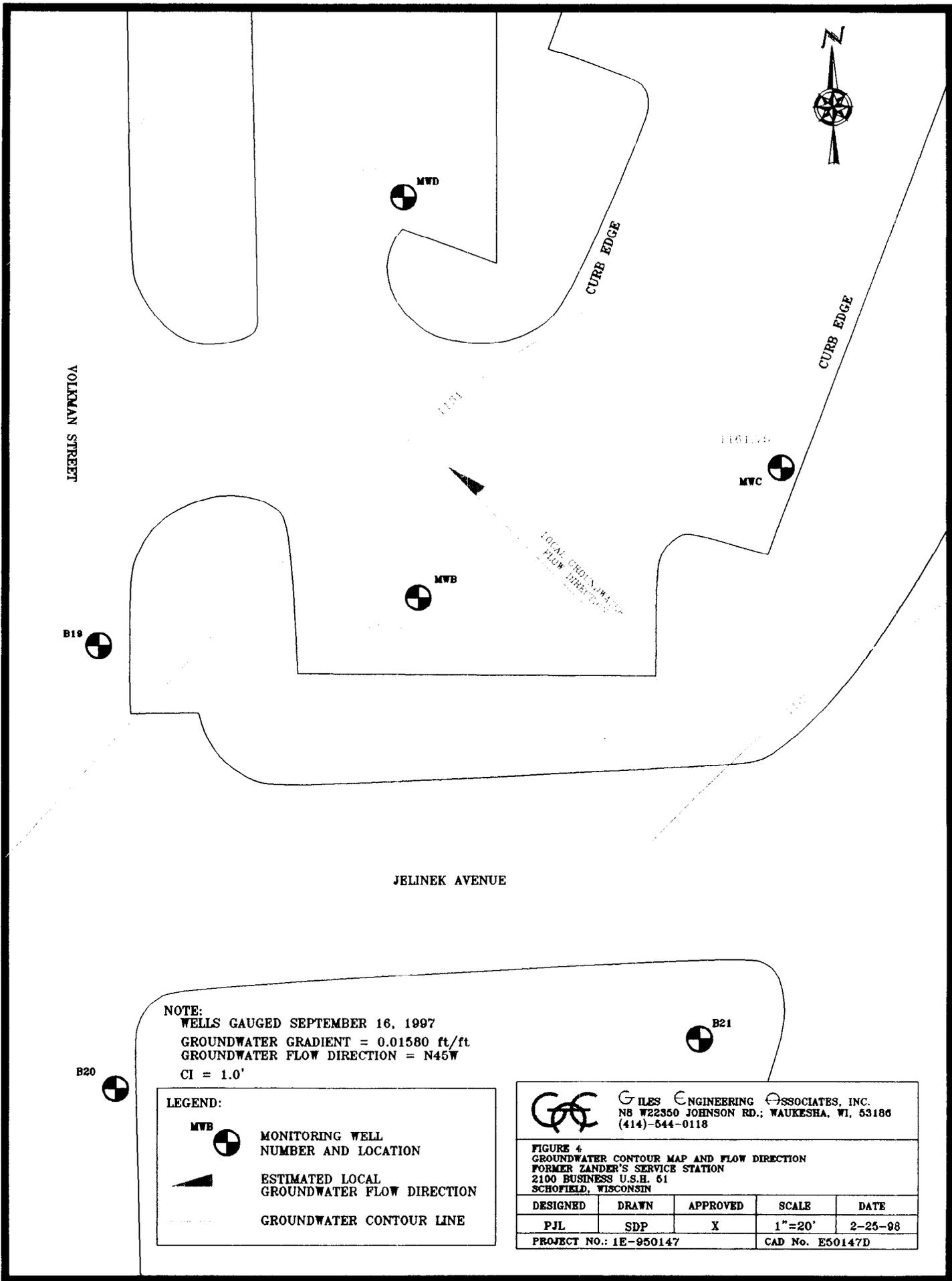


FIGURE 1  
 SITE LOCATION  
 USGS WAUSAU EAST 7.5 MINUTE QUADRANGLE

Former Zander's Service Station  
 2100 Business Hwy 51  
 Schofield, Wisconsin  
 Project No. 1E-950147

  
**GILES ENGINEERING ASSOCIATES, INC.**  
 GEOTECHNICAL, GEOENVIRONMENTAL  
 AND CONSTRUCTION MATERIALS CONSULTANTS



VOIKMAN STREET

MWD

CURB EDGE



MWC

CURB EDGE

MWB

B19

1150  
1160  
EQUAL GROUNDWATER  
FLOW DIRECTION

JELINEK AVENUE

NOTE:  
WELLS GAUGED SEPTEMBER 16, 1997  
GROUNDWATER GRADIENT = 0.01580 ft/ft  
GROUNDWATER FLOW DIRECTION = N45W  
CI = 1.0'

B20

B21

**LEGEND:**

	<b>MWB</b>	MONITORING WELL NUMBER AND LOCATION
		ESTIMATED LOCAL GROUNDWATER FLOW DIRECTION
		GROUNDWATER CONTOUR LINE

GILES ENGINEERING ASSOCIATES, INC.  
N8 W22350 JOHNSON RD.; WAUKESHA, WI. 53186  
(414)-544-0118

**FIGURE 4**  
GROUNDWATER CONTOUR MAP AND FLOW DIRECTION  
FORMER ZANDER'S SERVICE STATION  
2100 BUSINESS U.S.H. 51  
SCHOFIELD, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
PJL	SDP	X	1"=20'	2-25-98
PROJECT NO.: 1E-950147			CAD No. E50147D	

TABLE 3

## GROUNDWATER ANALYTICAL DATA (after soil excavation)

FORMER ZANDER'S SERVICE STATION  
2100 BUSINESS HIGHWAY 51  
SCHOFIELD, WISCONSIN  
PROJECT NO. 1E-950147

Sample Point	Date	GRO (ug/L)	Petroleum Volatile Organic Compounds (PVOC) (ug/L)							N
			Benzene	Ethyl-benzene	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	MTBE	
MWB	7-11-91	NA	2.1	2.2	<1.0	NA	NA	7.0	NA	<1.0
	12-18-91	NA	0.8	<0.2	<0.2	<0.2	<0.2	2.8	<0.2	<1.0
	3-28-92	NA	<0.2	<1.0	<0.5	NA	NA	<1.0	NA	<1.0
	8-26-92	NA	31	21	37	19	9	41	<1.0	<1.0
	2-18-93	NA	<100	<100	180	250	<100	320	<100	<100
	7-9-93	NA	2.6	9.1	17	17	11	30	<1.0	2.3
	6-13-94	220	<1.0	9.9	8.1	12	2.9	30	<1.0	<1.0
	11-13-94	<50	<1.0	8.6	2.1	<1.0	<1.0	38	<1.0	<1.0
	4-22-97	1300	6.2	22.0	3.8	54	16	71	<0.5	4.5
9-16-97	110	<0.16	1.4	<0.36	1.6	<0.34	3.0	<0.2	NA	
MWC	7-9-93	NA	<1.0	4.0	1.4	34	25	58	<1.0	<1.0
	6-13-94	450	<1.0	9.9	2.0	33	16	38	<1.0	<1.0
	11-13-94	330	<1.0	8.6	1.7	16	12	24	<1.0	<1.0
	4-22-97	440	<0.4	1.6	<0.3	15	19	23	<0.5	<0.5
	9-16-97	<50	<0.16	<0.29	<0.36	<0.30	<0.34	1.15	<0.2	NA
MWD	7-9-93	NA	<1.0	1.3	2.4	9.1	<1.0	8.8	<1.0	5.5
	6-13-94	<100	<1.0	<1.0	2.2	1.3	<1.0	2.5	<1.0	<1.0
	11-13-94	<50	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	4-22-97	<50	<0.4	<0.2	<0.3	<0.3	<0.3	<0.5	<0.5	<0.5
	9-16-97	<50	<0.16	<0.29	<0.36	0.36	<0.34	1.15	<0.2	NA
NR 140.10 Groundwater Quality ES and PAL	NS	5	700	343	NS	NS	620	60	40	
	NS	0.5	140	68.6	NS	NS	124	12	8	

GRO Gasoline Range Organics

TMB Trimethylbenzene

MTBE Methyl-tert-butyl ether

NA Not Analyzed

NS No Standard

ES Enforcement Standard

PAL Preventive Action Limit

**Results in green exceed the WDNR PAL****Results in red exceed the WDNR ES**