

GWURR Package Cover Sheet

Site Name Hillsboro Co-op

Site Address P.O. Box 276, Wilton, WI 54670

BRRTS # 03-42-000134 Date of Closure Decision 9/28/99

Tax Parcel # Monroe Co. # 191-200-6-1

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)

483610

RECEIVED

RECORDS

VOL 306 PAGE 547

Document Number

GROUNDWATER USE RESTRICTION

JAN 13 2000

DNR-WCR

Declaration of Restrictions

In Re: Lots one (1) and two (2) of Block G, in the Original Plat of the Village of Wilton, County of Monroe.

STATE OF WISCONSIN )
) ss
COUNTY OF MONROE )

WHEREAS, Hillsboro Farmers Cooperative Warehouse Inc. is the owner of the above-described property.

WHEREAS, one or more gasoline and diesel discharges have occurred at this property. Benzene contaminated groundwater above NR 140 enforcement standards existed on this property in the location of the former well MW2 at a concentration of 580 µg/L on November 17, 1998. Refer to the attached figure.

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 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.

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.

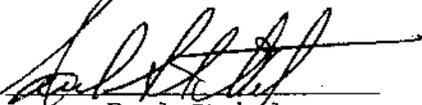
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of 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, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

REGISTER'S OFFICE
County of Monroe, Wis.
Received for record this 6 day of Jan A.D., 2000 at 10:30 o'clock A.M.
D. D. Bunka Register
Hillsboro Farmers Co-op Warehouse
Recording Area
Name and Return Address
Hillsboro Farmers Co-op
PO Box 429
Hillsboro, WI 54634

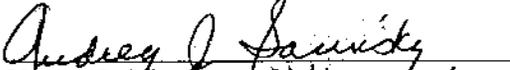
Parcel Identification Number (PIN)

By signing this document, Paul Stekel asserts that he is duly authorized to sign this document on behalf of Hillsboro Farmers Cooperative Warehouse, Inc.

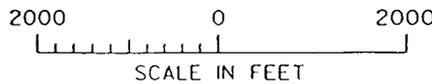
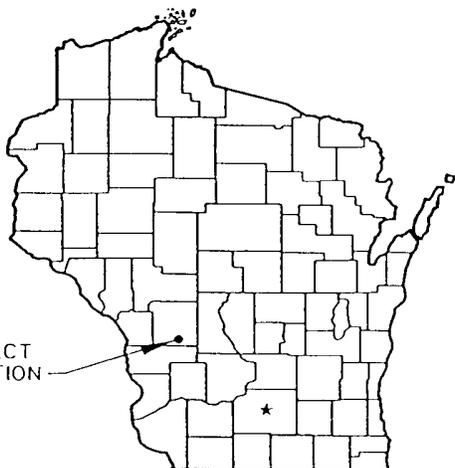
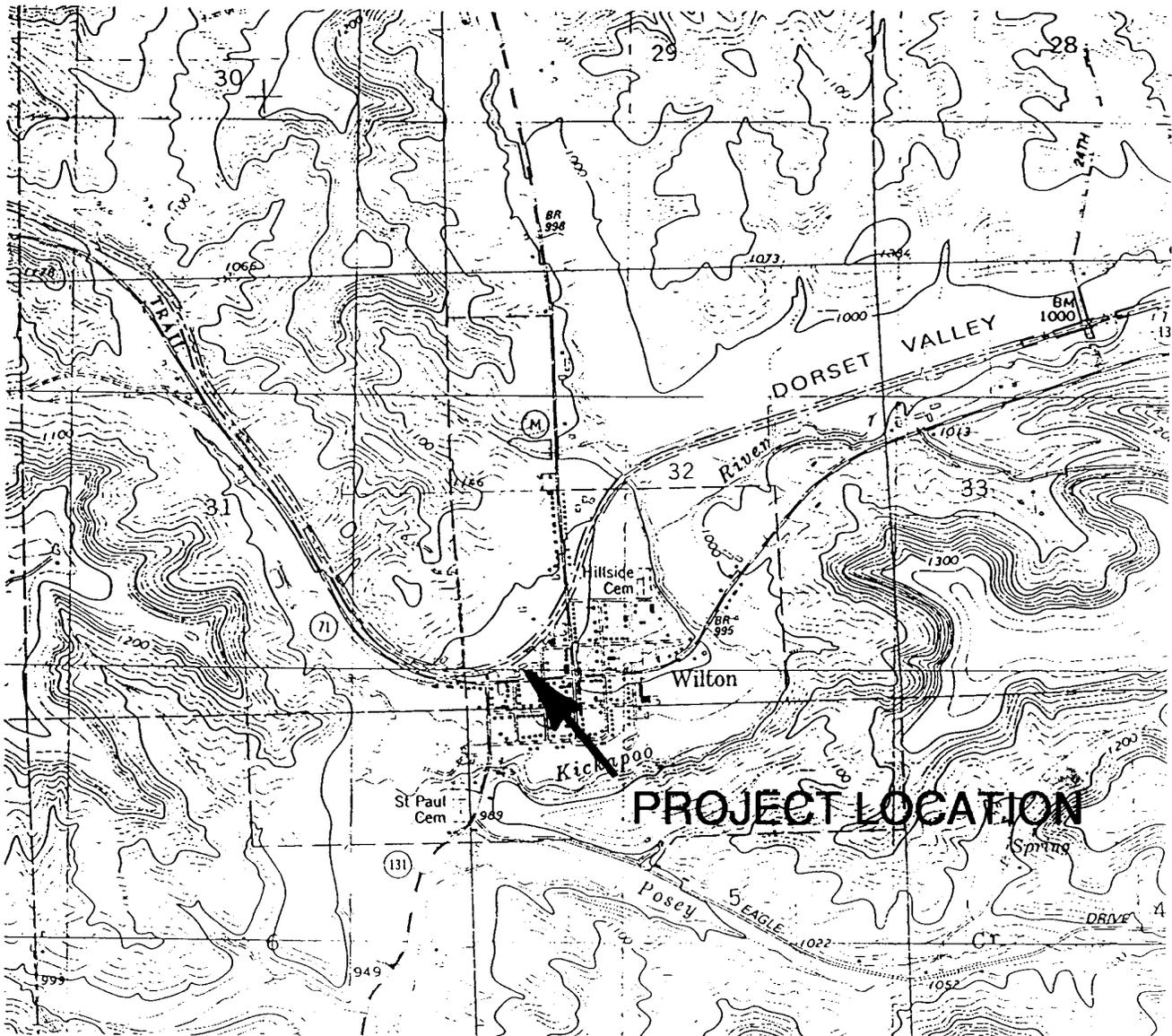
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 6th day of January, ~~1999~~ 2000.

Signature:   
Printed Name: Paul Stekel

Subscribed and sworn to before me this 6th day of January, ~~1999~~ 2000.

  
Notary Public, State of Wisconsin  
My commission 8-24-2003

This document was drafted by Hillsboro Farmers Cooperative, Inc. based on comments from the Wisconsin Department of Natural Resources.



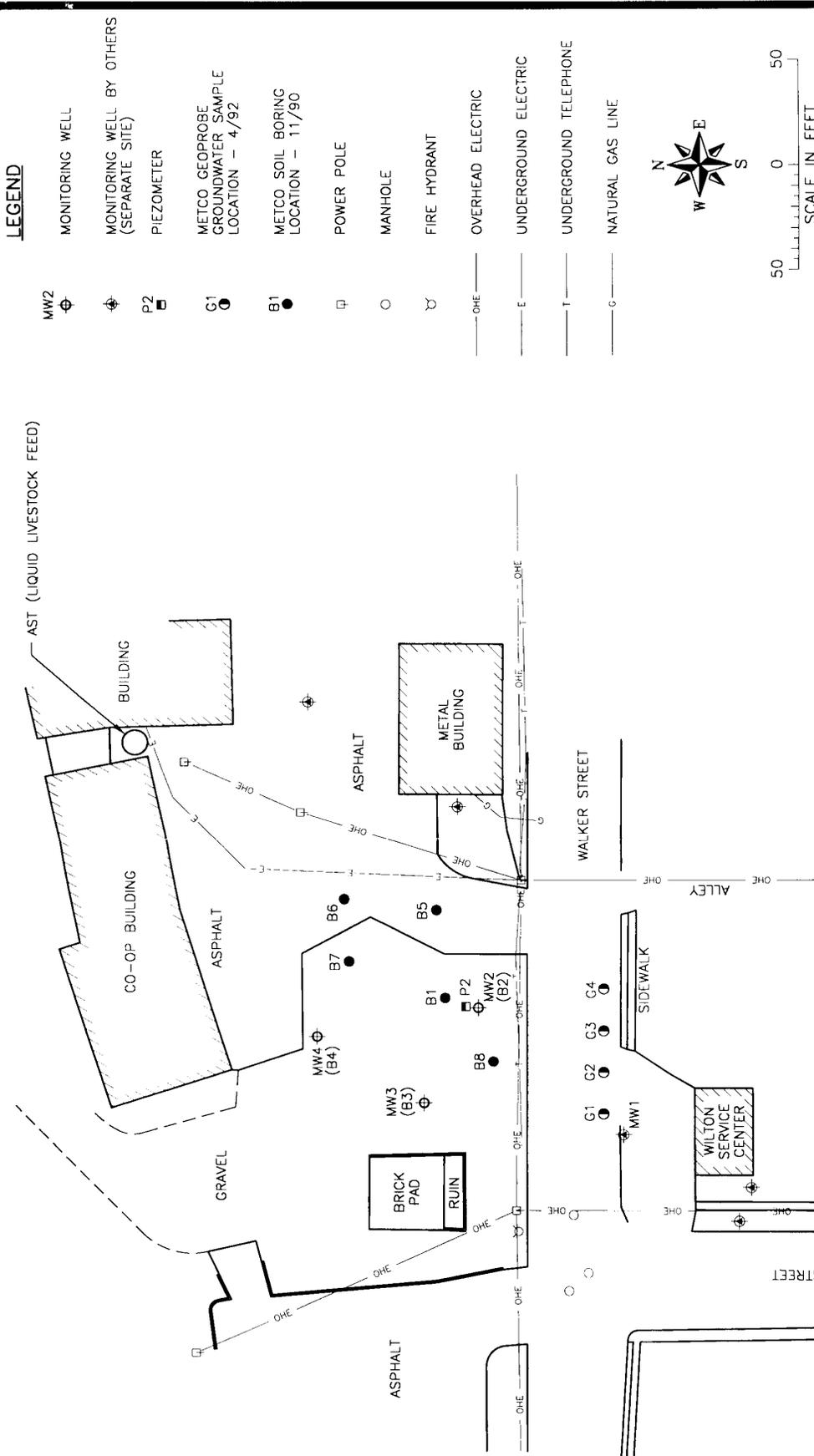
Wilton Quadrangle  
 Wisconsin - Monroe Co.  
 7.5 Minute Series (Topographic)

SE/4 Tomah 15' Quadrangle  
 Contour Interval 20 Feet  
 1983

**MSA**  
 PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL • REMEDIATION  
 DEVELOPMENT • ENVIRONMENTAL  
 1230 South Boulevard Baraboo, WI 53913  
 608-356-2771 1-800-362-4505 FAX: 608-356-2770

**FIGURE 1**  
**SITE LOCATION MAP**  
 HILLSBORO FARMER'S CO-OP  
 WILTON, WISCONSIN



**LEGEND**

- MW2 MONITORING WELL
- MONITORING WELL BY OTHERS (SEPARATE SITE)
- P2 PIEZOMETER
- G1 METCO GEOPROBE GROUNDWATER SAMPLE LOCATION - 4/92
- B1 METCO SOIL BORING LOCATION - 11/90
- POWER POLE
- MANHOLE
- FIRE HYDRANT
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- NATURAL GAS LINE

**FIGURE 2**

**SITE LAYOUT MAP**  
**MONITORING WELL AND**  
**SOIL BORING LOCATIONS**  
 HILLSBORO FARMER'S CO-OP  
 WILTON, WISCONSIN

**MSA**  
 TRANSPORTATION • MUNICIPAL • RECREATION  
 DEVELOPMENT • ENVIRONMENTAL  
 ENGINEERING SERVICES  
 608-358-2771 FAX 608-358-4503 FAX 608-358-2750

Drawn by: RHM  
 Scale: AS NOTED  
 Date: 6-30-99  
 File No: 212014FB

**NOTE:**  
 MW1 IS WILTON SERVICE CENTER WELL. UPGRADIENT OF WILTON SERVICE CENTER AND DOWNGRADIENT OF CO-OP SITE.

**LEGEND**

- MW2 (972.43) 
- MW1 (970.38) 
- P2 
- G1 
- B1 
- 971.5 
-  ESTIMATED GROUNDWATER FLOW DIRECTION
- MONITORING WELL WITH GROUNDWATER ELEVATION ON NOVEMBER 30, 1998
- MONITORING WELL BY OTHERS (SEPARATE SITE) MW1 GROUNDWATER ELEVATION MEASURED ON DECEMBER 9, 1998 BY OTHERS
- PIEZOMETER
- METCO GEOPROBE GROUNDWATER SAMPLE LOCATION - 4/92
- METCO SOIL BORING LOCATION - 11/90
- WATER TABLE CONTOUR WITH ELEVATION

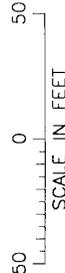
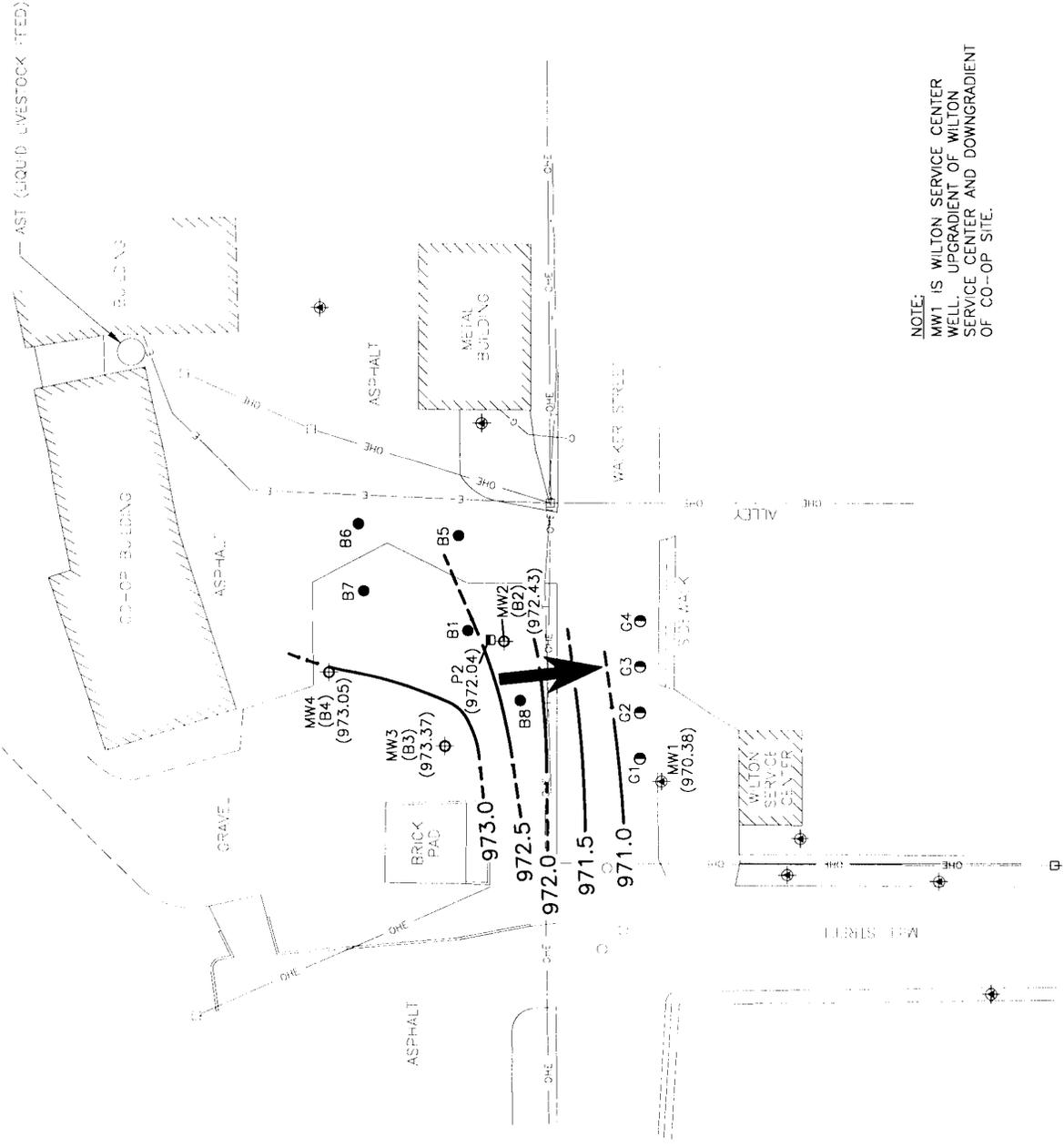


FIGURE 4

**WATER TABLE CONTOURS**  
**NOVEMBER 30, 1998**  
 HILLSBORO FARMER'S CO-OP  
 WILTON, WISCONSIN

**MSA**  
 TRANSPORTATION • MUNICIPAL • REDEMPTION  
 DEVELOPMENT • ENVIRONMENTAL  
 1230 South Broadway, Berwyn, WI 53513  
 608-366-2171 • 1-800-967-6657 Fax: 608-366-2170  
 DRAWN BY: RHM DATE: 7-19-98 SHEET: 4  
 CHECKED BY: \_\_\_\_\_ SCALE AS NOTED FILE NO: 212014DD



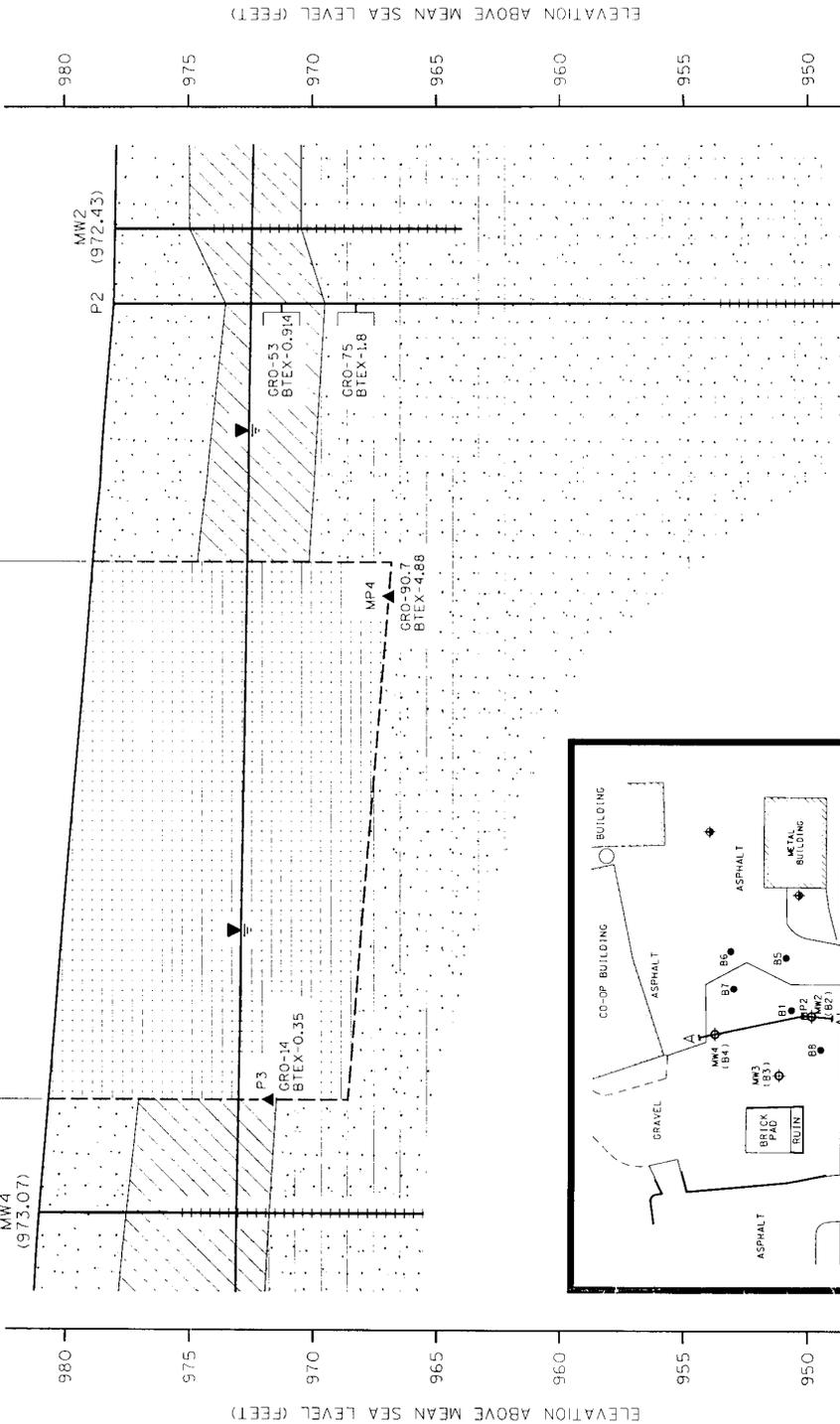
**NOTE:**  
 MW1 IS WILTON SERVICE CENTER WELL. UPGRADIENT OF WILTON SERVICE CENTER AND DOWNGRADIENT OF CO-OP SITE.

A  
NORTH

A'  
SOUTH

GRAVEL SURFACE

OCTOBER 1996 EXCAVATION



ELEVATION ABOVE MEAN SEA LEVEL (FEET)

ELEVATION ABOVE MEAN SEA LEVEL (FEET)

**LEGEND**



FILL



SILTY SAND



CLAYEY SILT



SANDSTONE  
BEDROCK

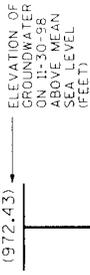
GROUNDWATER  
ELEVATION ON  
11-30-98



SOIL SAMPLE LOCATION



WELL I.D.

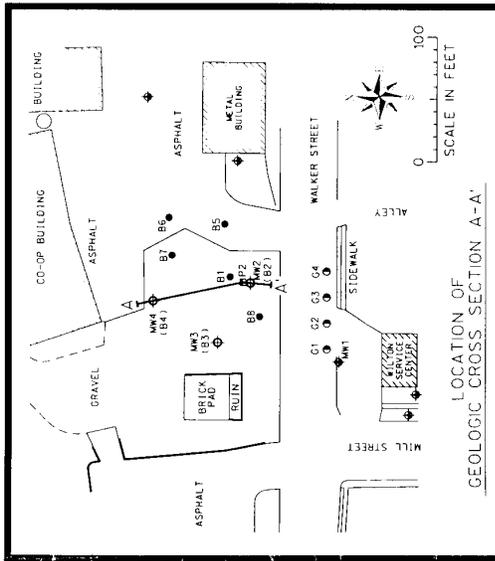


MW2 (972.43)

ELEVATION OF  
GROUNDWATER  
ON 11-30-98  
ABOVE MEAN  
SEA LEVEL  
(FEET)

SCREENED INTERVAL  
IN WELL

- B - Benzene
- T - Toluene
- E - Ethylbenzene
- X - Total Xylenes
- GRO - Gasoline Range Organics



LOCATION OF  
GEOLOGIC CROSS-SECTION A-A'

FIGURE 15-

**POST-EXCAVATION  
GEOLOGIC CROSS SECTION**  
HILLSBORO FARMERS' CO-OP  
WILTON, WISCONSIN



TRANSPORTATION, MINERAL, ENVIRONMENTAL  
ENGINEERING, ARCHITECTURAL,  
ENVIRONMENTAL, HYDROLOGICAL,  
LIFE SCIENCE, BUSINESS, WILSON  
600-505-5711 1-800-585-4058 Fax 600-505-5770

DRAWN BY: RHM DATE: 7-20-99 SHEET: 1 OF 1  
CHECKED BY: SCALE: AS NOTED PROJECT NO.: 922014CE

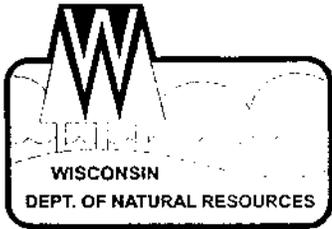
**Groundwater Monitoring Results  
Wilton Co-Op, Wilton, Wisconsin**

	SAMPLING DATE	Benzene	Ethyl Benzene	Toluene	Xylenes	1,3,5-TMB	1,2,4-TMB	MtBE	GRO	DO (mg/L)	Nitrate (mg/L)	Sulfate (mg/L)	Iron (mg/L)	
NR 140 ES NR 140 PAL MW1		5	700	343	620			60						
		0.5	140	68.6	124			12						
	30-Oct-90	460	430	400	980				10000					
	27-May-92	52.8	<0.2	2.7	22.3	5.8	14.7	45.4	361					
	29-Sep-92	170	100	6.3	18.5	<2.0	<2.0	<2.0	660					
	29-Jul-93	53.4	38.4	1.1	1.5	<1.0	5.8	<1.0	150					
	22-Mar-95	150	120	4.0	6.2	<3.0	75.0	<3.0	640					
	21-Oct-96	Excavation								660				
	04-Nov-97	11	0.49	<0.39	<1.1	<0.33	<0.32	<0.14	520					
	10-Feb-98	18	0.70	0.14	<0.25	<0.10	0.15	<0.25						
MW2	22-Jan-91	2129	59	14	655		160	<5.0	5400					
	15-Feb-96	1100	830	<5.0	13	220								
	21-Oct-96	Excavation												
	23-Oct-96	1430	642	<2.0	13	69	37	<3.0	4230					
	03-Feb-97	1300	1400	<1.0	60	330	280	<15	7000	0.7				
	10-Feb-98	800	650	5	6	110	18	15	3500	2.1	<0.14	161	1.4	
	20-May-98	1200	900	<1.0	240	120	220	<10	5500	0.6	0.180	391	1.2	
	05-Aug-98	1100	720	<5.0	32	60	32	<5.0	3200	0.4	<0.14	292	1.8	
	17-Nov-98	580	670	<3.6	<157	270	440	<45	5700		0.12	70		
	MW3	22-Jan-91	<0.04	<0.04	<0.17	<0.05		<1.0	<1.0	<100				
15-Feb-96		<1.0	<1.0	<1.0	<1.0	<1.0								
21-Oct-96		Excavation												
23-Oct-96		<0.2	<0.2	<0.2	<0.3	<0.3	<0.4	<0.3	<30					
03-Feb-97		<0.2	<0.2	<0.2	<0.3	<0.3	<0.4	<0.3	<30	3.0				
10-Feb-98		<0.2	<0.3	<0.2	<0.9	<0.3	<0.3	<0.2	<30	6.5	18.3	38.3	0.2	
20-May-98		<0.3	<0.3	<0.2	<0.3	<0.3	<0.3	<0.2	<30	0.6	39.3	83.9	1.2	
05-Aug-98		<0.20	<0.30	<0.20	<0.30	<0.30	<0.30	<0.20	<30	3.4	5.90	292	0	
17-Nov-98		<0.35	<0.39	<0.36	<1.57	<0.44	<0.47	<0.45	<20		37	38		



SAMPLING DATE	1-Methyl Naphthalene	2-Methyl Naphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) Anthracene	Benzo (a) Pyrene	Benzo (b) fluoranthene	Benzo (g,h,i) perylene	Benzo (k) fluoranthene	Chrysene	benzo (a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d) pyrene	Naphthalene	Phenanthrene	Pyrene
NR 140 ES					3000	0.2	0.2	0.2			0.2		400	400		40		250
NR 140 PAL					600	0.02	0.02	0.02			0.02		80	80		8		50
MW2	13-Mar-96	51	<2.4	<4.4	<0.32	<0.12	<0.12	<0.099	<0.32	<0.084	<0.16	<0.14	<0.62	<0.62	<0.058	6.4	<0.26	<0.16
	13-Mar-96	46	<2.4	<4.4	<0.32	<0.12	<0.14	<0.099	<0.32	<0.084	<0.16	<0.14	<0.62	<0.62	<0.058	6.4	<0.26	<0.16
MW3	13-Mar-96	<0.24	<0.24	<0.25	<0.032	<0.012	<0.014	<0.0099	<0.032	<0.0084	<0.016	<0.014	<0.062	<0.062	<0.0058	<0.24	<0.026	<0.016
MW4	13-Mar-96	<0.24	<0.24	<0.25	<0.032	<0.012	<0.014	<0.0099	<0.032	<0.0084	<0.016	<0.014	<0.062	<0.062	<0.0058	<0.24	<0.026	<0.016

All concentrations are in ug/L.  
 Shaded values exceed the Wisconsin Administrative Code NR 140 PAL  
 Values in BOLD exceed the Wisconsin Administrative Code NR 140 ES  
 ES = WAC NR 140 Enforcement Standard concentration  
 Excavation occurred on 10-21-96  
 Blank - data not obtained  
 MW-1 is on Wilton Service Center property and was sampled by Central Wisconsin Engineers and Fluid Management



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

September 30, 1999

File Ref: BRRTS #03-42-000134

Hillsboro Farmers Co-op  
Paul Steckel, General Manager  
Box 429  
Hillsboro, WI 54634

Subject: Conditional Site Closure, Hillsboro Farmers Co-op, Wilton, WI

Dear Mr. Steckel:

On October 26, 1990, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-referenced site was required to be investigated and remediated. We have since been informed that the required work has been completed and have received your request for closure, together with the appropriate fee.

On September 28, 1999, the above-referenced site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for closure under Chapter NR 726, Wisconsin Administrative Code. The contamination on the site property appears to have been remediated to the extent practicable under site conditions. Therefore, the Department considers the case "conditionally closed," having determined that no further action is necessary on the site at this time if the following conditions are met:

GROUNDWATER USE RESTRICTION The latest groundwater analytical results for the above-referenced property indicate exceedances of Chapter NR 140, Wisconsin Administrative Code, standards. Therefore, a groundwater use restriction which meets the requirements of Section NR 726.05(8)(am), Wisconsin Administrative Code, must be recorded with the County Register of Deeds within 45 days of the date of this letter.

A sample of a groundwater use restriction is enclosed for your convenience. Site specific information should be inserted, **a site map attached**, and a draft sent or faxed to me for review by Department legal staff. Following our review, I will contact you to advise you to proceed. You will then be required to file the final draft with the County Register of Deeds. To document that this condition has been met, you must submit to the Department a copy of the recorded groundwater use restriction, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the document to you.

**MONITORING WELL ABANDONMENT** All monitoring wells at the site must be properly abandoned in compliance with Chapter NR 141, Wisconsin Administrative Code, **except** the well nest at MW-2/P2 and MW-1 on the Wilton Service Center property. **The Department requests that you postpone the abandonment of these wells and pursue an agreement for transferring responsibility to an active site directly east and adjacent to the Hillsboro Co-op site.** The responsible party for this site is Allen Martin of Martin Bulk Milk Service, 610 Main Street, Wilton.

Documentation of well abandonment for MW-3 and MW-4 must be submitted to us on forms provided by the Department once this task has been completed. Please be certain that the abandonment contractor identifies the site completely on the forms and that the forms are sent to my attention. Abandonment forms not completely filled out or not sent directly to me may not reach me, and I will not be able to complete the closure of your case. **NOTE: MONITORING WELLS SHOULD BE ABANDONED ONLY AFTER ALL OTHER CONDITIONS OF CLOSURE ARE MET.**

**NOTICE OF REMAINING SOIL CONTAMINATION** Residual soil contamination remains at 8-12 feet below ground surface on the east and south sidewalls of an excavation performed in the area of the former tank basin. If the residual contamination is excavated, the property owner at that time will be required to sample and analyze the excavated material in order to properly store, treat, or dispose of it.

As soon as the above conditions have been met, a final case closure letter will be sent to you. The Department appreciates the actions you have undertaken to protect human health and the environment at this site. If you have any questions, please feel free to contact me at (715) 839-3748.

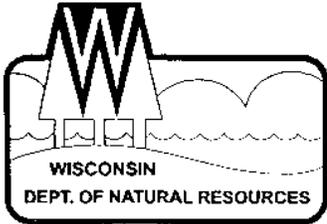
Sincerely,



Mae Willkom  
Hydrogeologist

Encl Sample groundwater use restriction

Cc: Kristi Du Bois, P.E., MSA Professional Services, 1230 South Boulevard, Baraboo, WI 53913-2791  
Allen Martin, Martin's Bulk Milk Service, 610 Main Street, Wilton, WI 54670  
Joe Winch, MAXIM Technologies, 555 South 72<sup>nd</sup> Avenue, Wausau, WI 54401  
**FILE**  
Dale Ziege, WDNR, Madison, RR/3  
Lori Huntoon, WI Dept. of Commerce, P.O. Box 7838, Madison, WI 53707-7838



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

April 10, 2000

File Ref: BRRTS #03-42-000134

Hillsboro Farmers Co-op  
Paul Steckel, General Manager  
Box 429  
Hillsboro, WI 54634

Subject: Site Closure, Hillsboro Farmers Co-op, Wilton, WI

Dear Mr. Steckel:

On September 28, 1999, 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, 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 April 5, 2000, the Department received a copy of the recorded groundwater use restriction and copies of the monitoring well abandonment forms, as documented in correspondence received from MSA Professional Services, Inc. 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. However, please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

If you should have additional questions related to this matter please feel free to contact me at (715) 839-3748. Thank you for helping to protect health and the environment in Wisconsin.

Sincerely,

Mae Willkom  
Hydrogeologist

Cc: Kenneth Gradall, P.G., MSA Professional Services, 1230 So. Boulevard, Baraboo, WI 53913-2791  
Dale Ziege, WDNR, Madison, RR/3  
Lori Huntoon, WI Dept. of Commerce, P. O. Box 7838, Madison, WI 53707-7838