

GRCRS Package Cover Sheet

Site Name Paape, Elizabeth & Michelle

Site Address 505 W. Depot St., Marshfield, WI

BRRTS # 02-72-000299 Date of Closure Decision 8/19/99

Closure letter~~(\*)~~

Groundwater Use Restriction/~~Warranty Deed~~

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

/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)

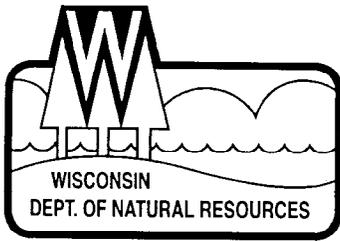
If available:

\_\_\_\_\_ Legal description

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

Geologic cross sections

\_\_\_\_\_ Isoconcentrations map(s)



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Scott A. Humrickhouse, Regional Director

Wisconsin Rapids Service Center  
473 Griffith Avenue  
Wisconsin Rapids, Wisconsin 54494  
Telephone 715-421-7800  
FAX 715-421-7830

September 19, 2001

BRRTS #02-72-000299

Ms. Karen Kubisiak  
Wood County Treasurer  
400 Market Street  
Wisconsin Rapids, WI 54495

**FILE COPY**

SUBJECT: Case Closure with Groundwater Use Restriction,  
Former Paape Property, 505 West Depot Street, Marshfield, Wisconsin

Dear Ms. Kubisiak:

On September 12, 2001, the Wisconsin Department of Natural Resources (WDNR) west central region received the monitoring well abandonment forms for the wells associated with the subsurface environmental assessment and cleanup conducted by your consultant for the above referenced site and a copy of the groundwater use restriction (with the recording information stamped on it) recorded with the Wood County Register of Deeds as required by WDNR west central closure committee as conditions for closure of this site. Based on all information contained in the site file and the information included in the well abandonment forms and deed restriction submitted by your consultant, it is the decision of the DNR that, **no further investigatory or clean-up action is needed at the above referenced site and that this site is considered closed.**

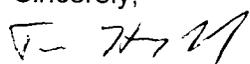
You should note that this letter does not constitute Department "certification" under s. 292.15(2)(a)3, Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Also, in 1997 Wisconsin Act 27, the legislature amended s. 292.15, Wis. Stats., creating the new "Voluntary Party Remediation and Exemption 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 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.

September 19, 2001  
Ms. Karen Kubisiak - Wood County Treasurer  
Page 2

BRRTS #03-72-000299

Thank you for your efforts to cleanup Wisconsin's environment. If you should have any questions regarding this letter please contact me at (715) 421-7850.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Hvizdak". The signature is stylized and cursive.

Tom Hvizdak  
Hydrogeologist

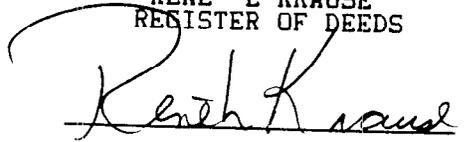
c: Dave Lyshek, Ramaker & Assoc., 1120 Dallas St., Sauk City, Madison, WI 53583

859722

REGISTER OF DEEDS  
WOOD COUNTY  
RECORDED ON

03-07-2000 10:52 AM

RENE' L KRAUSE  
REGISTER OF DEEDS



REC. FEE 14.00  
TRAN. FEE:  
PAGES: 3

53

Document Number GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Lots 12, 13, 14, 15, in Block 46, First Addition to the Village  
Plat of Marshfield, now City of Marshfield, Wood County,  
Wisconsin

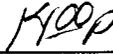
STATE OF WISCONSIN )  
 ) ss  
COUNTY OF WOOD

WHEREAS, Wood County, is the owner of the above described  
property, also known as 505 West Depot Street, Marshfield, Wood  
County, Wisconsin.

Recording Area (See attached Siteplan)

Name and Return Address

Stauber, Juncer & Wolfgram S.C.  
114 W. Fifth Street  
P. O. Box 1178  
Marshfield, WI 54449-7178



33-00747

Parcel Identification Number (PIN)

WHEREAS, one or more petroleum discharges have occurred at this property. As identified during the latest groundwater sampling event performed on 3/27/99, Benzene was detected at a concentration of 16.6 micrograms per liter (ug/L), which is above the ch. NR140, Wis. Adm. Code enforcement standard for this compound in groundwater monitoring well MW2. MW2 is located down-gradient of the former location of the above ground storage tanks (ASTs). It is anticipated that similar impacts are located at the former location of the ASTs. The attached siteplan identifies the location of MW2 as well as the former AST locations.

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. NR140 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. NR811 and ch. NR812. 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:

**COPY**

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.

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 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 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.

By signing this document, Anthony C. Ruesch asserts that he/she is duly authorized to sign this document on behalf of Wood County.

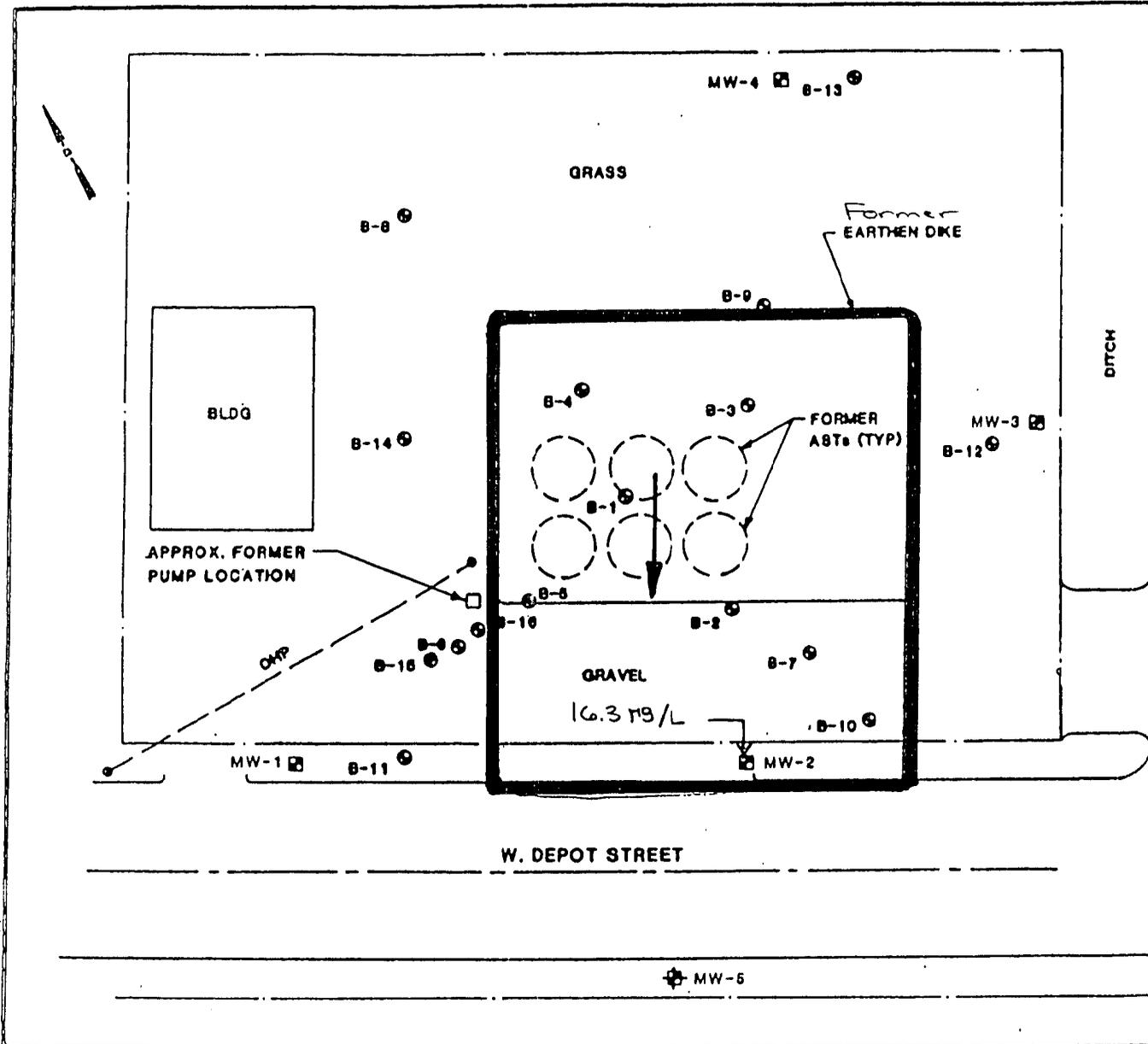
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this

25th day of February, 2000

Signature: *Anthony C. Ruesch*  
Printed Name: Anthony C. Ruesch

Subscribe and sworn to before me  
this 25th day of February, 2000.  
*Peter A. Kastenholtz*  
Peter A. Kastenholtz  
Notary Public, State of Wisconsin  
My commission expires 08 permanent

This document was drafted by Ramaker & Associates, Inc. based on comments by the Wisconsin Department of Natural Resources.



**LEGEND**

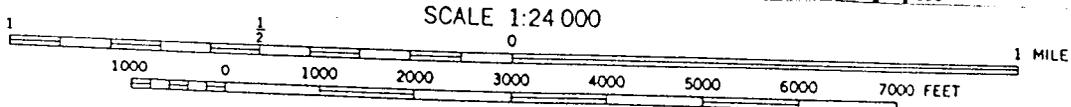
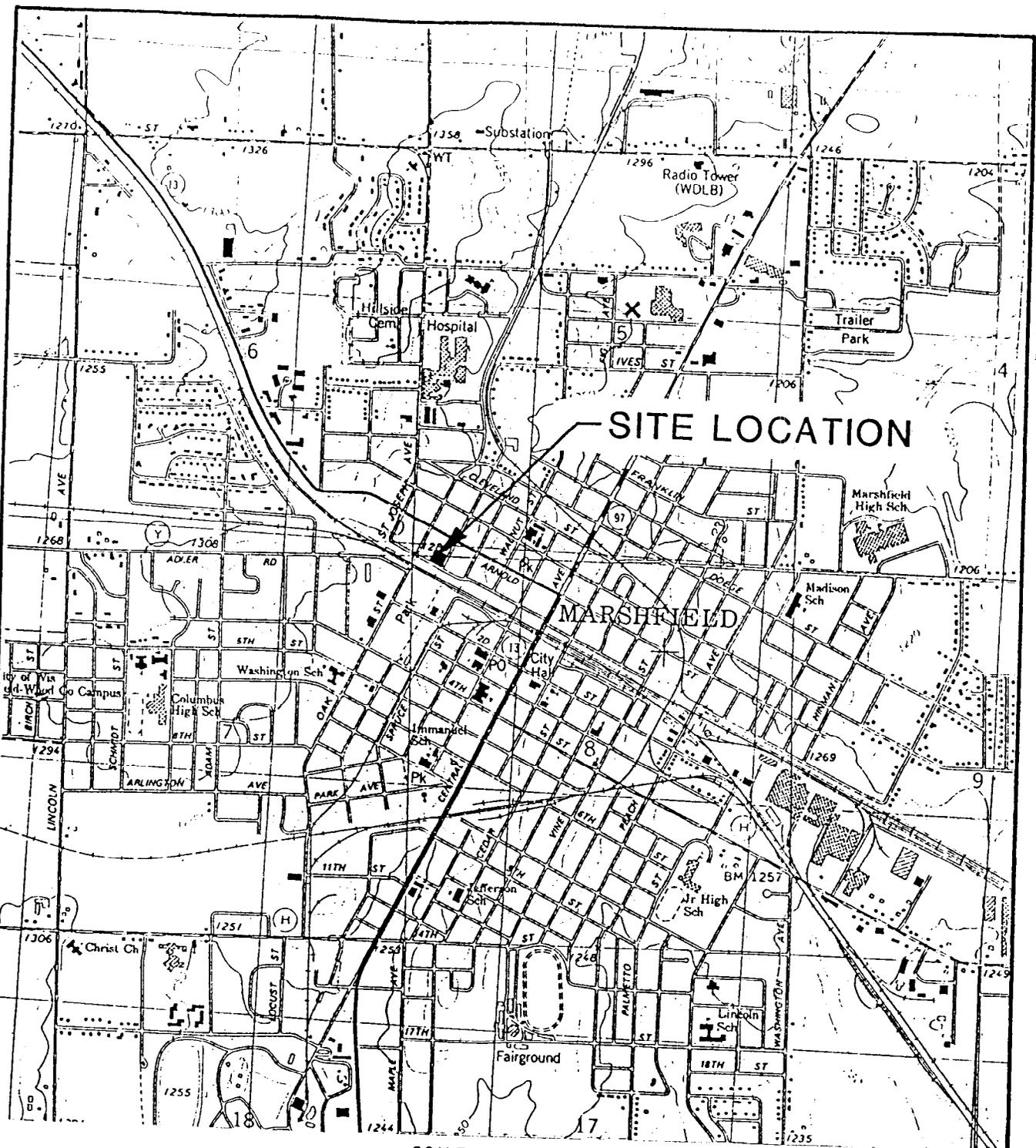
- OHP - OVERHEAD POWER
- ⊙ SOIL BORING (TYP)
- - - CENTER LINE
- — — PROPERTY LINE
- MONITORING WELL
- ⊕ PROPOSED MONITORING WELL
- ↙ GROUNDWATER FLOW DIRECTION

**Note:** Benzene detected in MW2 on 3/27/99 @ a concentration of 16.3 mg/L (>ES). This is the only PVOC detected above a ground water quality standard during this latest round.

PAAPE AST SITE



FIGURE 1  
WELL LOCATIONS



MARSHFIELD QUADRANGLE  
 WISCONSIN  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 NW/4 MARSHFIELD 15' QUADRANGLE

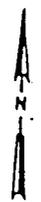
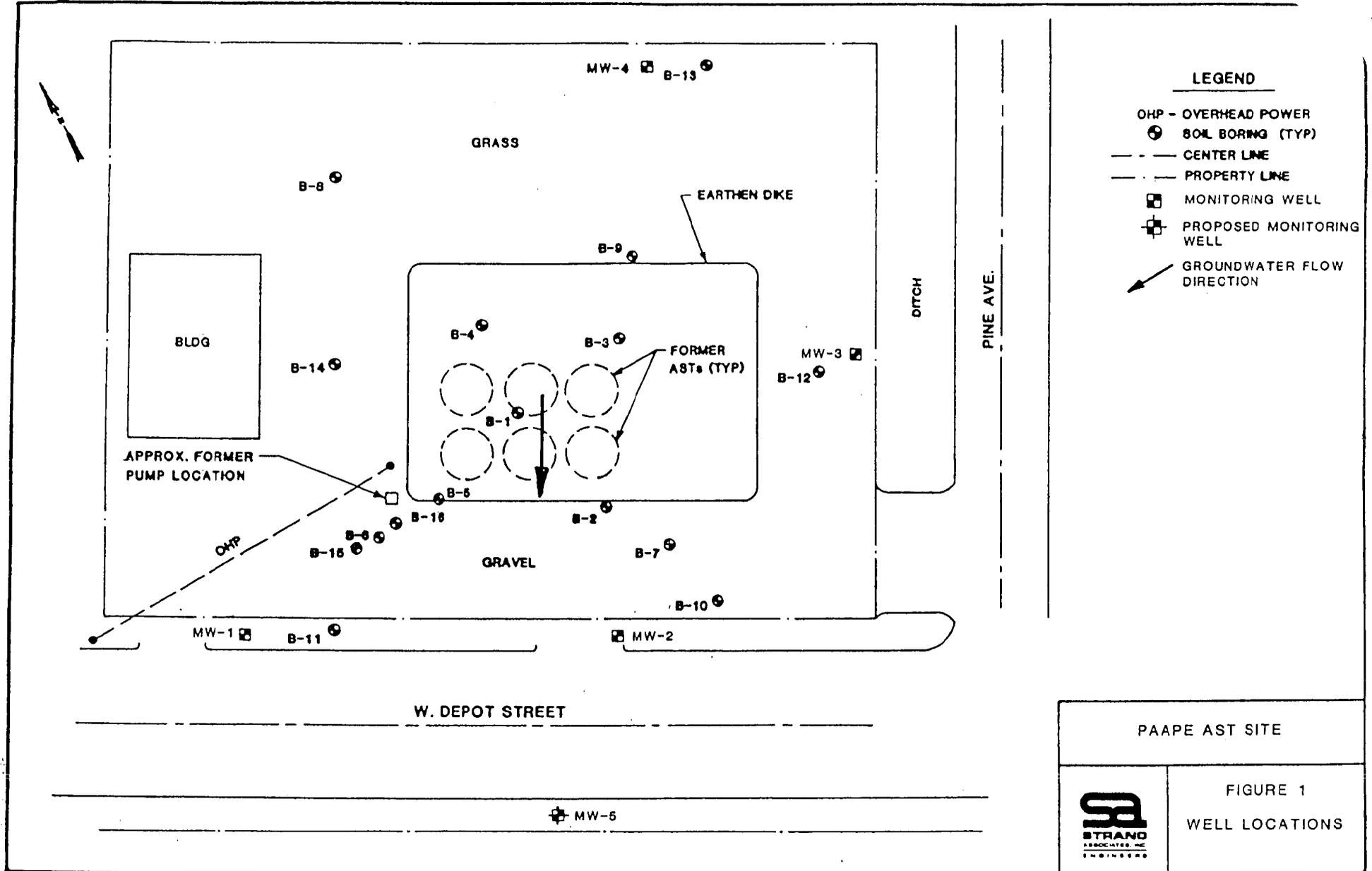


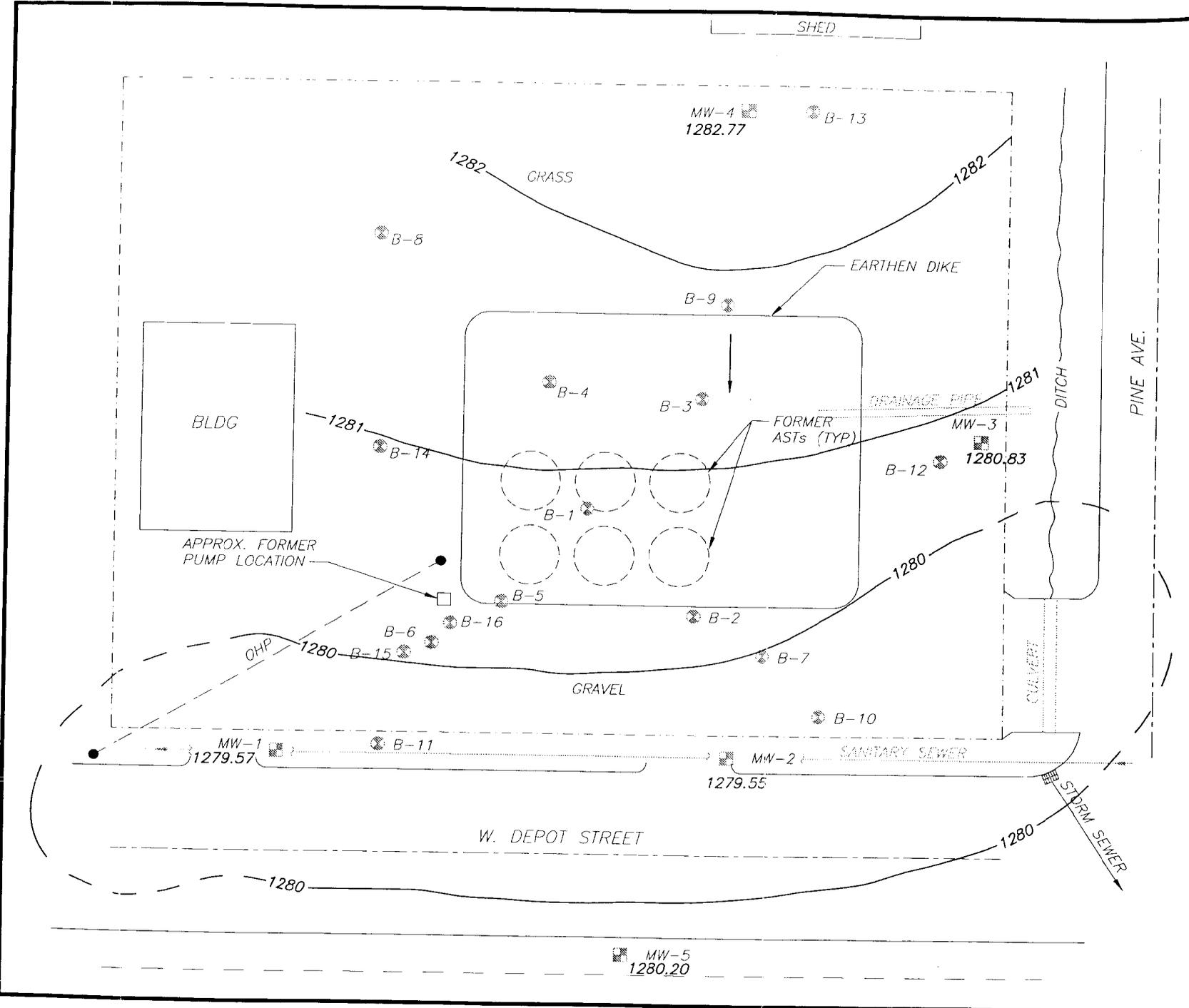
FIGURE 2.01-1

PAAPE AST  
 SITE INVESTIGATION  
 SITE LOCATION





DWN BY: MAK PLOT DATE: 10/4/94 FILE: GRNDH20



LEGEND

- OHP OVERHEAD POWER
- B SOIL BORING (TYP)
- CENTER LINE
- PROPERTY LINE
- MW MONITORING WELL
- 1281 GROUNDWATER ELEVATION MEASURED JULY 17, 1994

SCALE 1"=20'

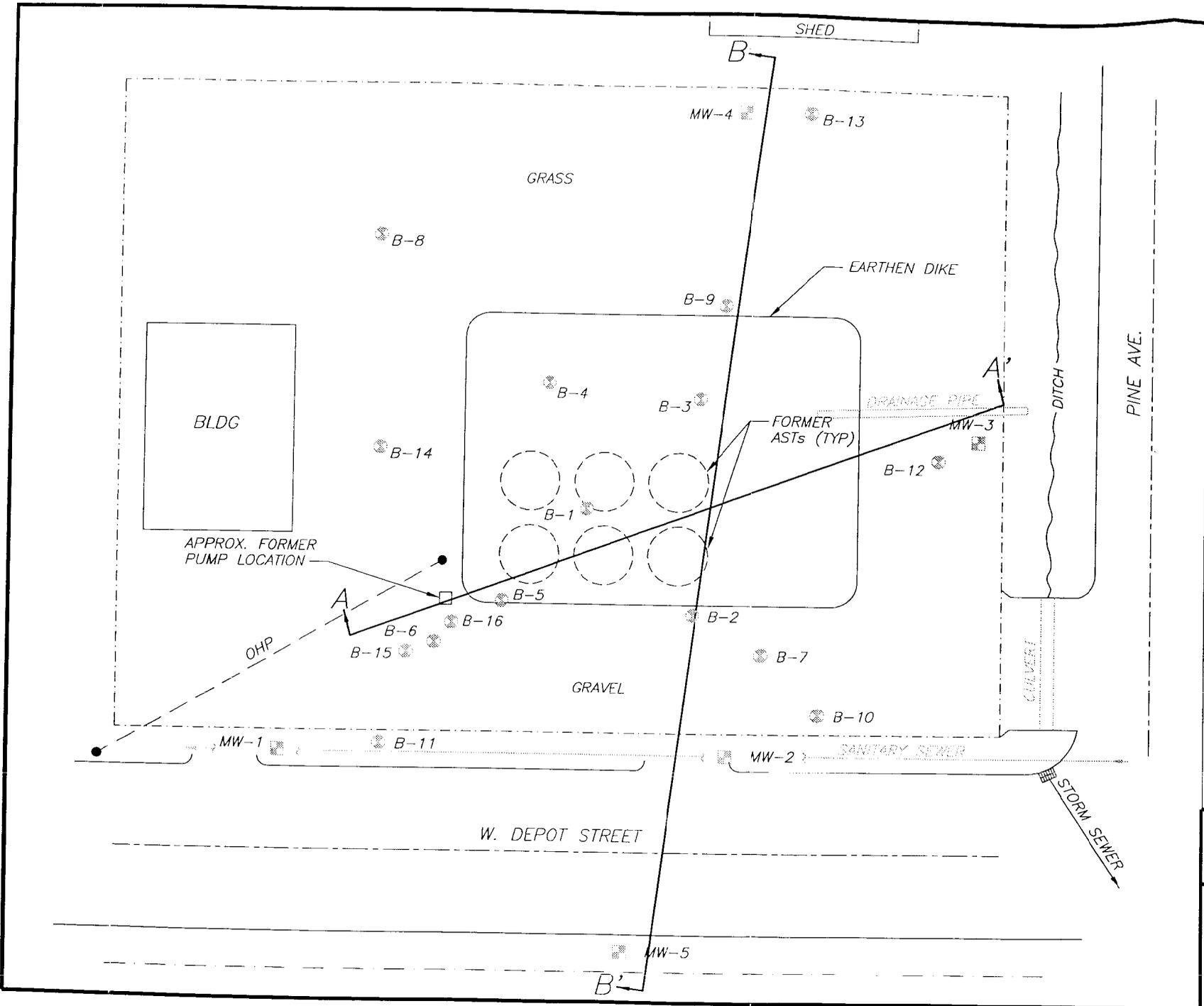


PAAPE AST SITE INVESTIGATION



FIGURE 3.02-4  
GROUNDWATER ELEVATIONS

DWN BY: MAK PLOT DATE: 9/30/94 FILE: SECTLOC



LEGEND

- OHP OVERHEAD POWER
- ⊗ B SOIL BORING (TYP)
- CENTER LINE
- PROPERTY LINE
- ⊠ MW MONITORING WELL

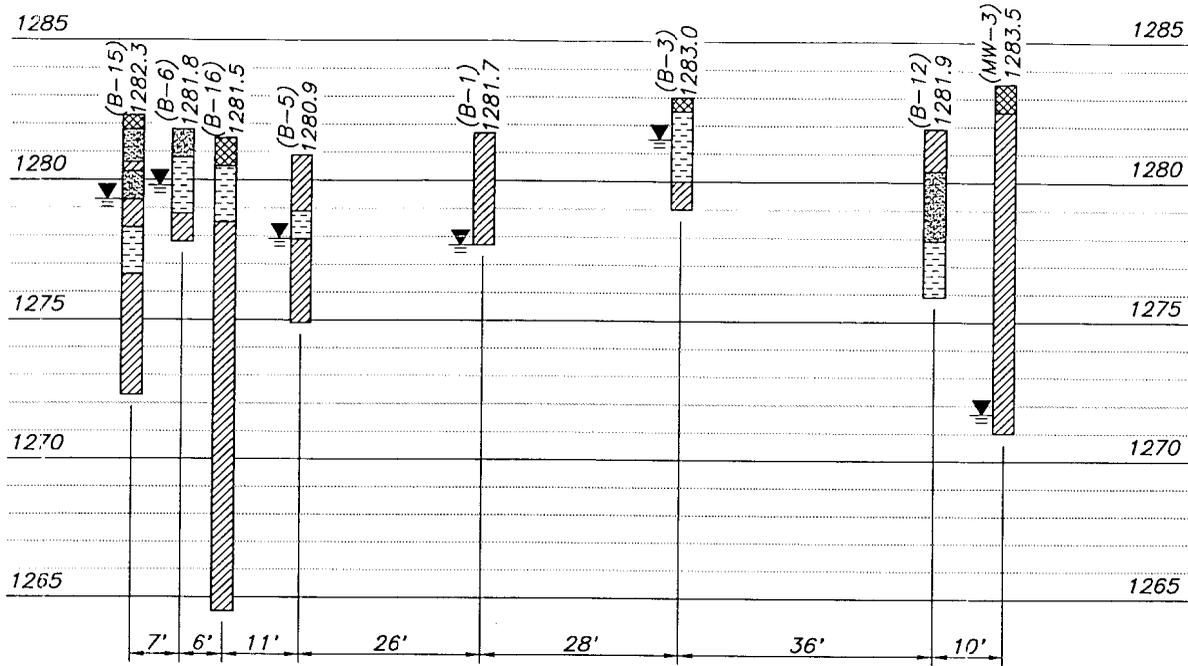
SCALE 1"=20

PAAPE AST SITE INVESTIGATION



FIGURE 3.02-1  
MONITORING WELL,  
SOIL BORING, AND  
GEOLOGIC CROSS  
SECTION LOCATION

DWN BY: MAK PLOT DATE: 9/30/94 FILE: A-A



**NOTES:**

1. SEE BORING AND WELL LOGS FOR COMPLETE SAMPLE DESCRIPTIONS.
2. THE HORIZONTAL SCALE IS EXAGGERATED AT THE SOIL BORINGS FOR CLARITY.

**LEGEND**

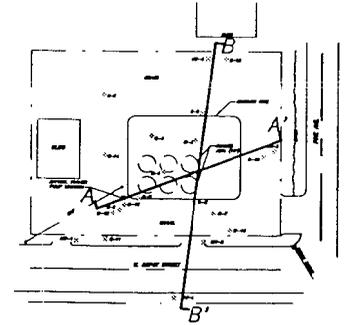
-  FILL/TOPSOIL/ASPHALT
-  SAND AND GRAVEL
-  SILT AND SAND
-  CLAY AND SILT

▼ INDICATES GW DEPTH

**SCALE**

1" = 20' HORIZONTAL  
1" = 5' VERTICAL

**CROSS SECTION LOCATION KEY**



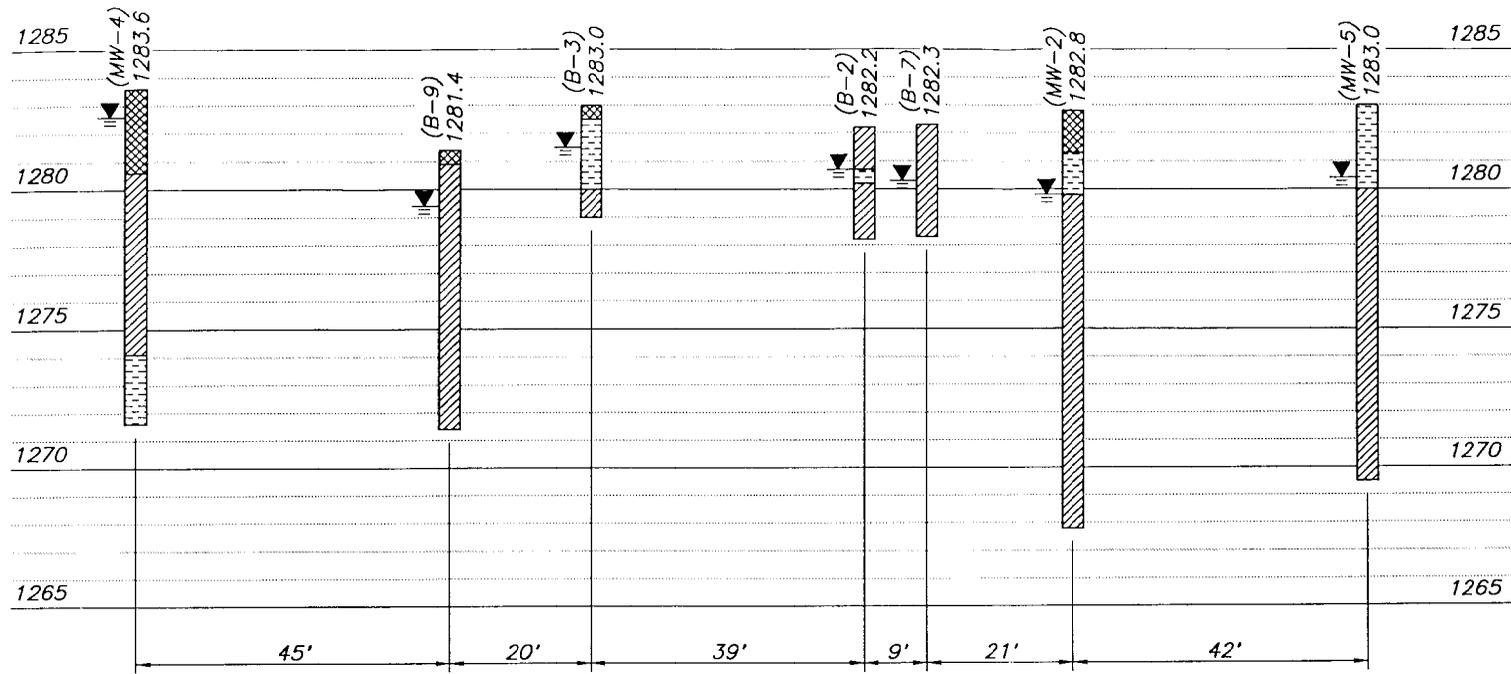
1" = 100'

PAAPE AST SITE INVESTIGATION



FIGURE 3.02-2  
CROSS SECTION A-A'

DWN BY: MAK PLOT DATE: 9/30/94 FILE: B-B



**NOTES:**

1. SEE BORING AND WELL LOGS FOR COMPLETE SAMPLE DESCRIPTIONS.
2. THE HORIZONTAL SCALE IS EXAGGERATED AT THE SOIL BORINGS FOR CLARITY.

**LEGEND**

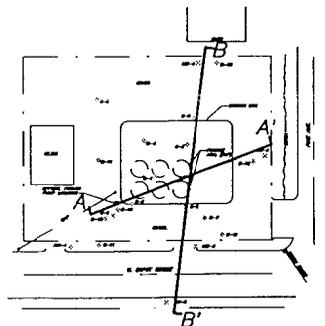
- FILL/TOPSOIL/ASPHALT
- SAND AND GRAVEL
- SILT AND SAND
- CLAY AND SILT

INDICATES GW DEPTH

**SCALE**

1" = 20' HORIZONTAL  
1" = 5' VERTICAL

**CROSS SECTION LOCATION KEY**



1" = 100'

PAAPE AST SITE  
INVESTIGATION



FIGURE 3.02-3  
CROSS SECTION B-B'



**Groundwater Monitoring Analytical Results**  
**Paape Property**  
**Project #: 4169**

Sample ID	ES	PAL	MW1	MW2	MW3	MW4	MW5
Depth to Groundwater			2.53	2.77	4.10	4.02	2.9
Date Collected			3/27/99	3/27/99	12/31/98	12/31/98	3/27/99
<b>PVOCs (µg/L)</b>							
Benzene	5	0.5	<0.2	<b>16.3</b>	<0.5	<0.5	<0.2
Ethylbenzene	700	140	<0.5	6.27	<1.0	<1.0	<0.5
Methyl tert Butyl Ether	60	12	<0.3	<0.3	<1.0	<1.0	<0.3
1,2,4-Trimethylbenzene			<0.5	<0.5	<1.0	<1.0	<0.5
1,3,5-Trimethylbenzene			<0.5	<0.5	<1.0	<1.0	<0.5
m- & p-Xylene	620	124	<0.5	0.996	<1.0	<1.0	<0.5
o-Xylene & Styrene			<0.5	<0.5	<1.0	<1.0	<0.5
Toluene	343	68.6	<0.5	1.52	<1.0	<1.0	<0.5
<b>Notes:</b>							
Analyte concentrations above Enforcement Standards are shaded. Analyte concentrations above the Preventative Action Limit are in bold.							