

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TDD 414-263-8713

April 5, 2000

FID #: 230070940
County of Kenosha

Mr. Fred Ricker
Kenosha News
715 58th Street
Kenosha, WI 53140

SUBJECT: Flexible Site Closure – Kenosha News
715 58th Street, Kenosha, WI 53140
BRRTS#: 03-30-000621

Dear Mr. Ricker:

This letter acknowledges receipt of the well abandonment forms and the groundwater use restriction documents. The information is required to satisfy the "flexible site closure" conditions for the above subject site. The site is now "closed" as indicated to you in the letter from Wisconsin Department of Natural Resources (the Department) dated March 31, 1999.

The Department appreciates the actions you have take to investigate and remediate the petroleum contamination at this site. If you have any questions or concerns regarding this letter, please call me at (414) 263-8639.

Sincerely,

Eric Amadi
Hydrogeologist

C: Thomas Pedersen – Environmental Innovations, Inc.
SER Case File #: 03-30-000621

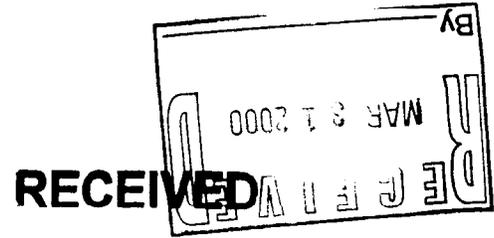


ENVIRONMENTAL INNOVATIONS, INC. (EI)

Consulting, Remediation and Industrial Services
14000 Leetsbr Road Sturtevant, WI 53177 262-886-4800 FAX 262-886-4442

March 22, 2000

Mr. Eric Amadi
Wisconsin Department of Natural Resources
Southeast Regional Headquarters
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, WI 53212-0436



MAR 24 2000

**BUREAU OF
LEGAL SERVICES**

RE: Case Closure: Groundwater Use Restriction: Commerce # 53142-3395-15
Kenosha News, 715 58th Street, Kenosha, WI 53140
(FID #230070940 BRR-LUST BRRTS ID #03-30-000621)

Dear Mr. Amadi:

Enclosed please find the final and re-recorded groundwater use restriction to complete the closure process for the above noted site. Should you have any questions regarding this project, please contact this office at (414) 886-4800. Thank you.

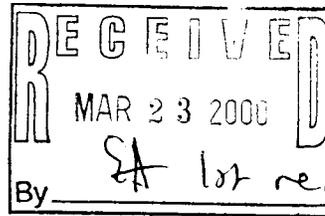
ISA

Sincerely,
Environmental Innovations, Inc.

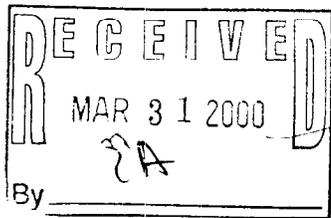
Thomas W. Pedersen

Thomas W. Pedersen, P.G.
Technical Manager

cc: Fred Ricker



then to central office



ROUTING & REQUEST

Please...

- Read
- Handle
- Approve
- Forward
- Return
- Keep or Recycle
- Review with Me

To: Eric Amadi:

The groundwater use restriction looks OK now. It has already been recorded at the Register of Deeds.

From: Judy Ohm

Date: 3/28

GROUNDWATER USE RESTRICTION

Document Number

Document Title

Reason for Re-recording:

Revisions were made on original document per WDNR request;

Pg.2 par.3

Pg.3 par.1 & 2 (deletions & addition, lower right on page.)

DOCUMENT NUMBER

1154268

RESTRICTION

RECORDED

at Kenosha County, Kenosha, WI 53140
Louise I Principe, Register of Deeds
on 8/03/1999 at 4:00 PM
990033052 \$18.00
SUEB RE6DEED2

Recording Area

Name and Return Address

Thomas Pedersen
14000 Leetsbir Road
Sturtevant, WI 53177

18-

12-4-0223-31-481-009

Parcel Identification Number (PIN)

12-4-223-31-481-008

12-4-223-31-481-007

12-4-223-31-481-006

DOCUMENT NUMBER

1173208

RESTRICTION

RECORDED

at Kenosha County, Kenosha, WI 53140
Louise I Principe, Register of Deeds
on 2/10/2000 at 3:54 PM

4506
SUF

RE6DEED2

\$20.00

20-

This page is part of a legal document . . . DO NOT REMOVE.

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Part of Lot One (1) in Block Forty-eight (48) in the southeast Quarter (1/4) of Section Thirty-one (31) in Town Two (2) North, Range Twenty-Three (23) East of the Fourth principal meridian, and being more particularly described as follows: Commencing at the Northeast Corner of Lot One (1); thence West along and upon the North line of said lot; and the South line of 58th Street, to the East line of the alley running North and South through said block; thence running south along and upon the East line of said alley, a distance of 32 feet; thence running East on a line parallel to the South line of 58th Street to the East line of said block; and the west line of 7th Avenue; thence North along and upon the East line of said block and the west line of 7th Avenue, a distance of 32 feet, and to the place of beginning, lying and being in the City of Kenosha, County of Kenosha, and State of Wisconsin.
(PIN) 12-4-0223-31-481-009

Part of Lot 1 in Block 48 in the southeast ¼ of section 31, town 2 north, range 23 east of the fourth principal meridian and more particularly described as follows: Beginning on the west line of 7th Avenue at a point 32 feet south of the intersection of the south line of 58th Street with the west line of 7th Avenue; thence west 88 feet and to the alley lying on the west line of said lot; thence south on the east line of said alley a distance of 28 feet; thence east to a point in the west line of 7th Avenue 28 feet south of the point of beginning; thence north on the west line of 7th Avenue a distance of 28 feet and to the point of beginning, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.
(PIN) 12-4-223-31-481-008

A part of Lot 1 in Block 48 in the City of Kenosha, County of Kenosha and State of Wisconsin, and on the Southeast ¼ of Section 31, Township 2 North, Range 23 East, and more particularly described as follows: Commencing at a point on the East line of said lot and block which is 60 feet South of the Northeast corner of said lot No. 1 and at the Southeast corner of a parcel of land heretofore conveyed by Ellen M. Howley, et al. to one Perkins and wife; thence West along and upon the South line of said parcel so conveyed to said Perkins, and wife, a distance of 88 feet, more or less, and to the East line of the alley running North and South through said Block; thence South along and upon the East line of said alley a distance of 28 feet; thence East on a line parallel with the South line of said parcel so conveyed to said Perkins and wife as aforesaid, a distance of 88 feet, more or less, and to the East line of said Block and the West line of Seventh Avenue (formerly Church Street); thence North along and upon the East line of said Block and the West line of Seventh Avenue a distance of 28 feet and to the place of beginning.
(PIN) 12-4-223-31-481-007

~~A groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type and concentration of the contaminants and includes the following language:~~

~~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. Construction of wells where water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. 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 to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.~~

This restriction is hereby declared to be covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase of 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.

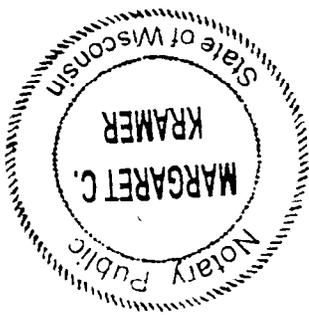
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of 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.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 2nd day of August, 1999.

Signature: Howard J. Brown

Printed Name: Howard J. Brown

Margaret C. Kramer
Signature
Subscribed and sworn to before me
this 2 day of August, 1999.
Notary Public, State of Wisconsin
My commission expires June 1, 2003



THIS INSTRUMENT WAS DRAFTED BY
Joseph F. Madrigano Jr.

** corrections on attached sheet*

~~1) No well may be constructed on this property unless applicable requirements are met.~~

~~2) If construction is proposed on this property that will require dewatering, or if 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.~~

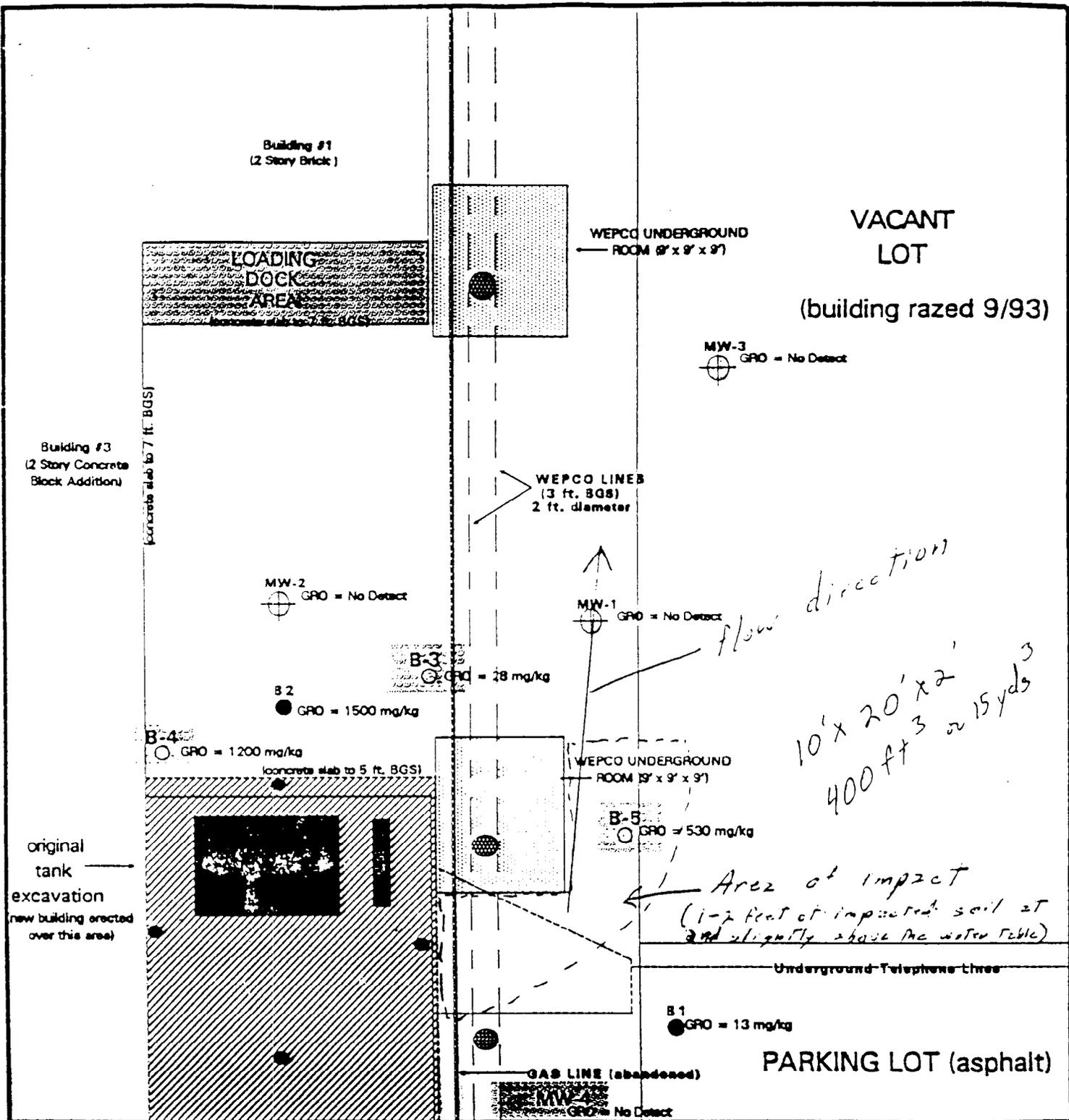
~~... shall be managed in compliance with applicable statutes and rules.~~

1)

- * No well may be constructed or reconstructed on this property unless applicable requirements are met.

2)

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.



LEGEND
SCALE: 1 INCH = 10 FEET

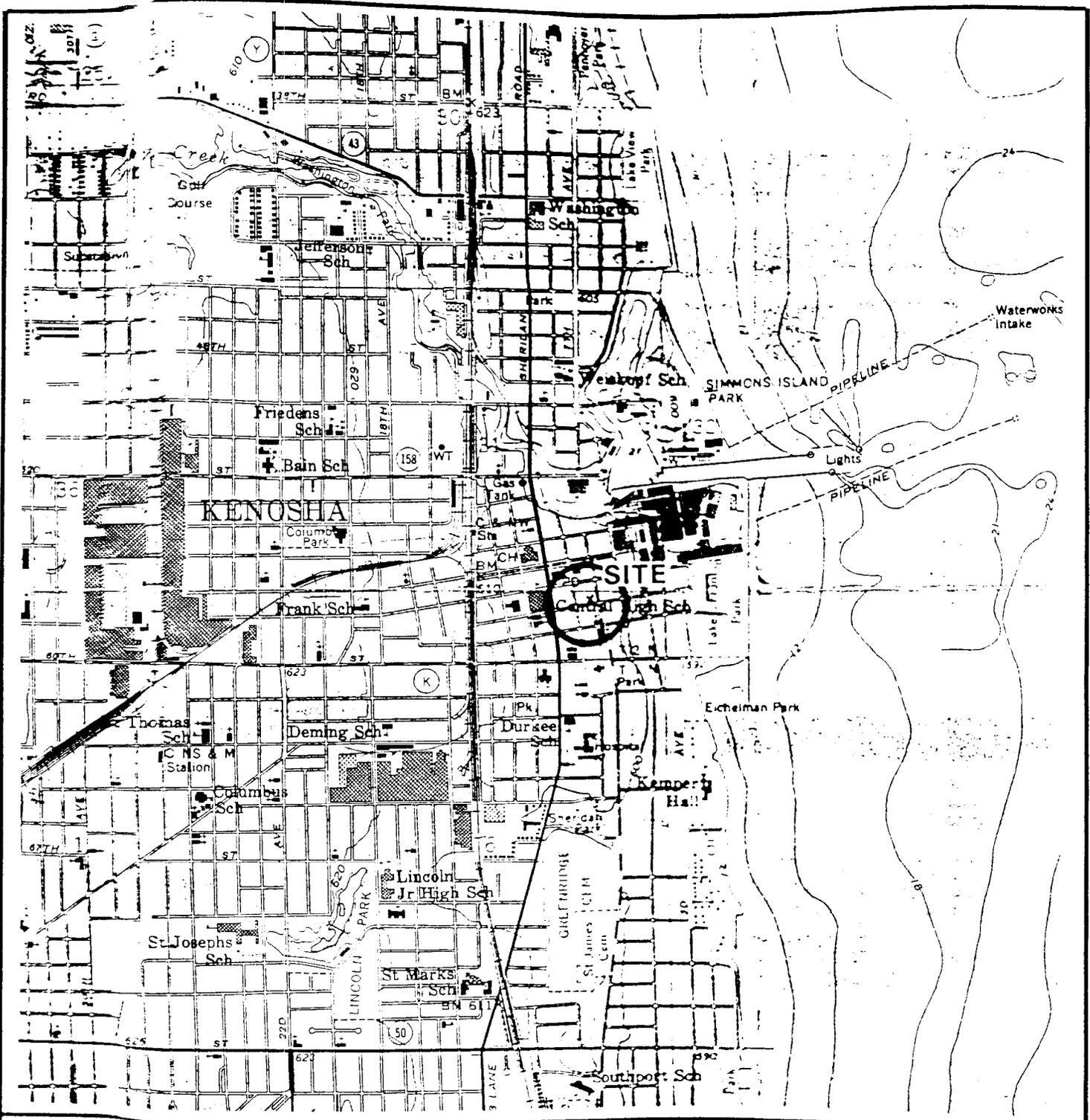
- BORING ADVANCED 10/96
- ⊕ MONITORING WELL INSTALLED 10/96
- SOIL BORING (1994)
- ⊕ MONITORING WELL (1994)
- UNDERGROUND TELEPHONE LINES
- - - WISCONSIN ELECTRIC POWER (2 ft. diameter)
- ▨ WISCONSIN ELECTRIC UNDERGROUND ROOM
- ▩ ORIGINAL TANK EXCAVATION AREA
- MANHOLE ● STORM SEWER
- ▩ PREVIOUS LOCATION OF TANK & ISLAND

ENVIRONMENTAL INNOVATIONS, INC.
 Revised 11/22/95 DAK file: kenosha2.dwg

GRO RESULTS MAP

KENOSHA NEWS
 715 - 58th STREET
 KENOSHA, WI

FIGURE 3



SOURCE: USGS Quadrangle Map for
Kenosha, Wisconsin
7.5 Minute Series

Scale: 1/24,000 1 Inch = 2000 feet



SITE LOCATION MAP

Kenosha News
715 58th Street
Kenosha, WI

ENVIRONMENTAL INNOVATIONS, INC.

FIGURE 1

TABLE 1

Groundwater Analytical Results

Kenosha News
715 58th Street
Kenosha, Wisconsin
April, 1997

| Compound | Inf. Std. | PAL | MW-1 | | | | | | | MW-2 | | | | | | MW-3 | | | |
|------------------------|-----------|------|---------|--------|----------|---------|----------|---------|--------|---------|----------|---------|----------|---------|--------|---------|----------|---------|----------|
| | | | 7/21/94 | 8/8/94 | 12/12/95 | 7/25/96 | 10/18/96 | 1/13/97 | 4/2/97 | 9/23/94 | 12/12/95 | 7/25/96 | 10/18/96 | 1/13/97 | 4/2/97 | 9/23/94 | 12/12/95 | 7/25/96 | 10/18/96 |
| GRO (ug/l) | 0 | 0 | 140 | 230 | ND | ND | 400 | ND | 40 | 150 | 110 | 550 | ND | ND | 120 | ND | ND | ND | ND |
| 1,2,4 Trimethylbenzene | NS | NS | ND | ND | ND | ND | 11 | ND | ND | 1.2 | 1.3 | 26 | ND | ND | 0.45 | ND | ND | ND | ND |
| 1,2-Dichloroethane | 5 | 0.5 | 5.7 | 3.1 | 3.2 | 7.2 | ND | ND | ND | ND | ND | 4 | ND | ND | ND | ND | ND | 3.3 | ND |
| 1,3,5 Trimethylbenzene | NS | NS | ND | ND | ND | ND | ND | ND | ND | 1.2 | 1.4 | 8 | ND | ND | 1.4 | ND | ND | ND | ND |
| Benzene | 5 | 0.5 | 58 | 68 | ND | ND | 29 | ND | ND | 18 | 6.1 | 38 | ND | 1.1 | 9.9 | ND | ND | ND | ND |
| Chloromethane | NS | NS | 8.9 | ND | ND | ND | ND | ND | 0.48 | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |
| Ethylbenzene | 700 | 272 | ND | ND | ND | ND | 79 | ND | ND | 3 | 4.9 | 77 | ND | ND | 18 | ND | ND | ND | ND |
| Isopropylbenzene | NS | 140 | ND | ND | ND | ND | 3.8 | ND | ND | 1.1 | ND | ND | ND | ND | 0.76 | ND | ND | ND | ND |
| MIBT | 60 | 12 | 88 | 100 | 42 | 23 | ND | 15 | 31 | ND | ND | ND | 26 | ND | ND | ND | ND | ND | ND |
| n-Propylbenzene | NS | NS | ND | ND | 2.2 | ND | 3.8 | ND | ND | ND | 2.6 | 2.3 | ND | ND | 0.88 | ND | 3.2 | ND | ND |
| o-Xylene | 620 | 124 | ND | ND | ND | ND | 9.8 | ND | ND | 34 | 1.9 | 6.4 | ND | ND | 4.8 | ND | ND | ND | ND |
| P,M-Xylenes | 620 | 124 | ND | ND | ND | ND | 20 | ND | ND | 6.7 | 2.3 | 79 | ND | ND | 13 | ND | ND | ND | ND |
| sec-Butylbenzene | NS | NS | ND | ND | ND | ND | ND | ND | ND | ND | 2.2 | 95 | ND | ND | ND | ND | 2.1 | ND | ND |
| Toluene | 343 | 68.6 | ND | ND | ND | ND | 7 | ND | ND | 6.9 | 1 | 14 | ND | ND | 2.2 | ND | ND | ND | ND |

NOTES:

NS - No Standard

ND - Not Detected

All results reported in parts per billion (ppb) except where noted otherwise.

The trip blank for 7/26/96 contained 4.8 ug/l 1,2 Dichloroethane