



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

April 5, 1999

IN REPLY PLEASE REFER TO FID#2230124180

Mr. Ralph Albertson
135 East Hickory
Lombard, IL 60148

Subject: Request for Closure, Former Landon Trust site, 6402-6214 32nd Street, Kenosha, WI

Dear Mr. Albertson:

The Department has received and reviewed your case closure request for the Former Landon Trust site at the above mentioned location. The case file was reviewed to determine whether or not the site qualified for close out under ch. NR 726, Wis. Adm. Code.

In accordance with s. NR 140.28(2), I am granting an exemption for having a concentration in the groundwater greater than the preventive action limit listed in ch. NR 140 for benzene at the location of monitoring MW1, MW6 and RW3. In addition I am granting an exemption for having a concentration in the groundwater greater than the enforcement standard listed in ch NR 140 for benzene at the location of recovery well RW1 and RW2.

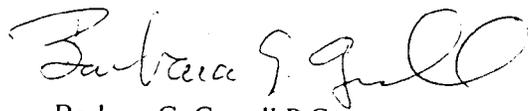
To complete the closure of this site you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type and concentration of the contaminants and includes the following language:

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.

Within 60 days all of the groundwater monitoring wells and recovery wells at the site must be abandoned in accordance with s. NR 141.25(1)(b), and the completed abandonment forms must be submitted to the department. Once the department receives the abandonment forms, this case will be tracked as closed on our computer tracking system.

The department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8546. Please refer to the FID number at the top of this letter for future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment program assistant at the above address.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara G. Grundl". The signature is written in dark ink and is positioned above the printed name.

Barbara G. Grundl P.G.

Cc: Environmental Innovations, Inc.
Case File

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 the 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: No well may be constructed on this property unless applicable requirements are met.

~~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 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.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 27 day of July, 1999.

Signature: Dale Hanson Patricia A. Hanson

Printed Name: DALE HANSON PATRICIA A. HANSON

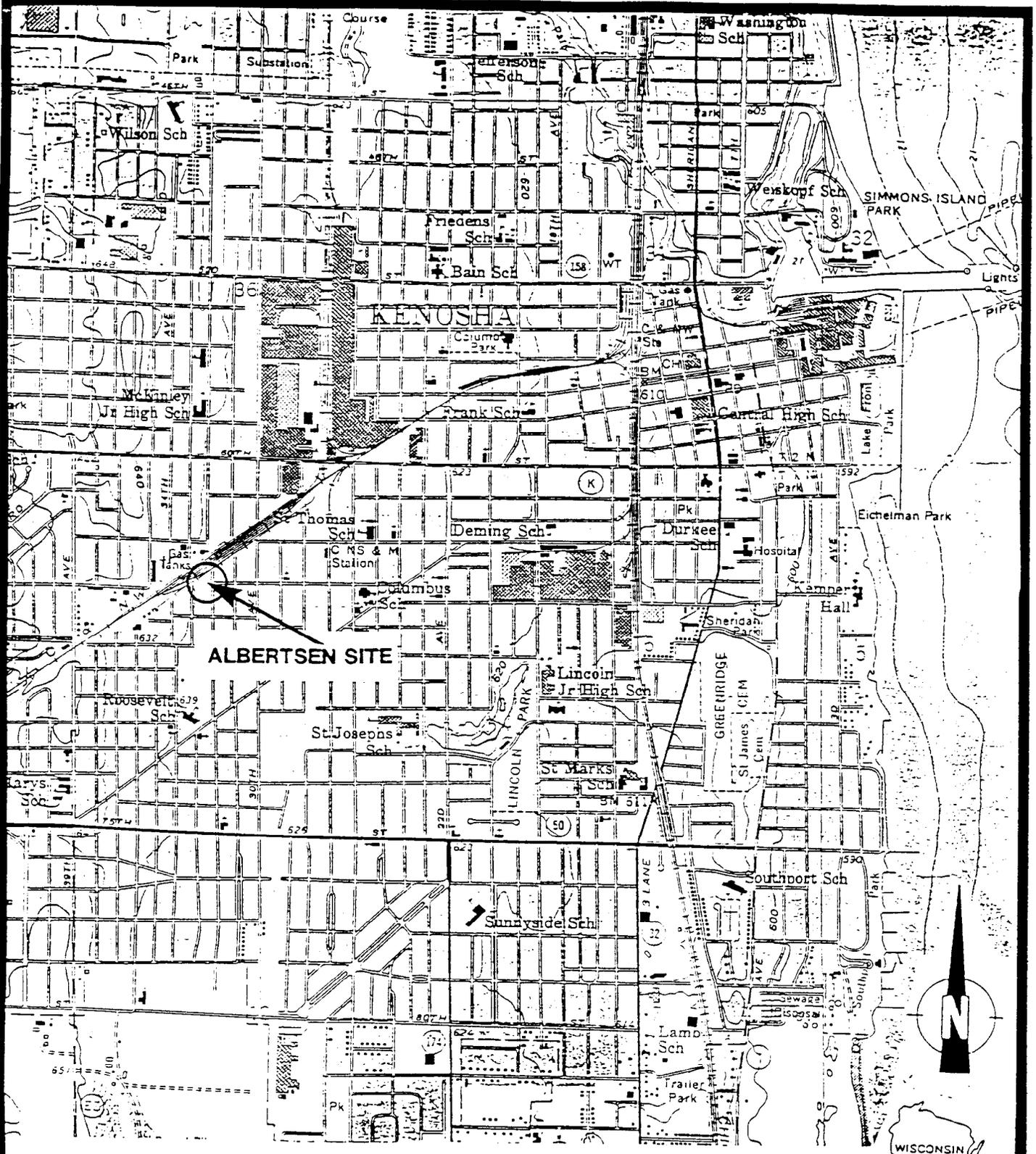
Terese James
Signature

Subscribed and sworn to before me
this 27 day of July, 1999.

Notary Public, State of Wisconsin
My commission expires 3/9/2003

THIS INSTRUMENT WAS DRAFTED BY
Joseph F. Madrigano Jr.

Terese James
Notary Public, State of Wisconsin



ALBERTSEN SITE

SCALE: 1 Inch = 2,000 Feet



QUADRANGLE LOCATION

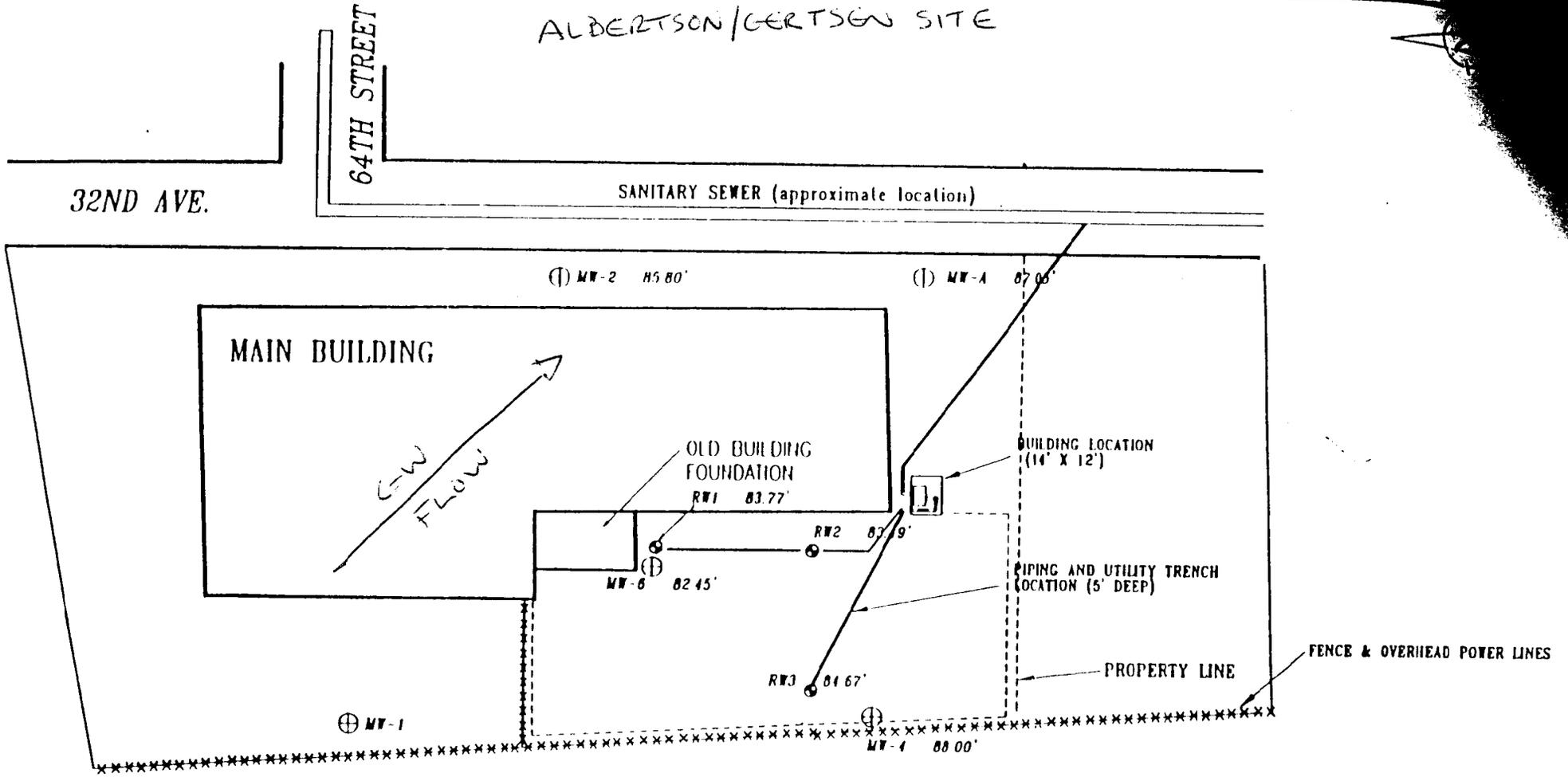


Layne GeoSciences, Inc.
A Subsidiary of LAYNE-WESTERN COMPANY, INC.

FIGURE 1
ALBERTSEN
SITE LOCATION MAP
Kenosha, Wisconsin

Drawn by:	<i>W.Y.</i>	Checked by:		Drawing number	<i>61.2956-1</i>
		Approved by:			

ALBERTSON/CERTSGW SITE



EXPLANATION

- ⊕ EXTRACTION WELL
- ⊕ MONITORING WELL
- PROPOSED VAPOR MONITORING POINT

FIG NO. 1

DATE 7/22/97

FIG NAME: SITE LAYOUT MAP

SITE NAME: LANDON TRUST

SCALE IN FEET

0 50 100



LENGTH OF BAR IS 1"

IF BAR IS NOT 1" ON THIS DRAWING, ADJUST SCALE(S) ACCORDINGLY

EDITED BY: TWP

ENVIRONMENTAL INNOVATIONS, INC.
RACINE, WISCONSIN

Table 2

Groundwater Remedial Sample Analytical Results (1996-1998)

Former Landon Trust Site
6402-6414 32nd Ave.
Kenosha, WI 53142

Compounds	Standards		RW-1		RW-2		RW-3		System Inf.			System Eff.	
	PAL	ES	6/20/97	8/10/98	6/20/97	8/3/98	6/20/97	8/3/98	11/12/96	4/23/97	6/20/97	11/12/96	6/20/97
1,2,4-trimethylbenzene	NS	NS	400	7.9	630	19	460	2	NA	240	470	NA	440
1,3,5-trimethylbenzene	NS	NS	110	1.7	190	3.4	130	ND	NA	66	140	NA	120
Benzene	0.5	5	190	5.1	6.8	57	170	0.96	NA	140	130	NA	160
Ethylbenzene	140	700	270	110	220	250	250	1.3	NA	200	240	NA	250
MTBE	12	60	ND	ND	ND	ND	ND	ND	NA	ND	ND	NA	ND
o-xylene	124	620	62	ND	25	2	49	ND	NA	14	40	NA	39
p. m-xylene	124	620	920	8.8	440	10	740	2	NA	460	640	NA	650
Toluene	68.6	343	20	ND	4.7	2	16	ND	NA	24	14	NA	15
DRO (ug/l)	NS	NS	2500	75	2100	7200	2200	190	1100	NA	2200	980	2000
GRO (ug/l)	NS	NS	3400	630	3600	2500	3600	ND	960	NA	3400	830	3400

Note:

1. All results reported in micrograms per liter (ug/l) unless noted otherwise.
2. All other GC volatiles and HPLC compounds analyzed were below laboratory detection limits.
3. ND = Not Detected, NA = Not Analyzed, NS=No Standard Value

Table 1 (continued) Groundwater Sample Analytical Results (1992-1998)

Former Landon Trust Site
6402-6414 32nd Ave.
Kenosha, WI 53142

Compounds	Standards		MW-4								MW-6											
	PAL	ES	6/5/96	12/9/96	4/30/97	6/20/97	10/11/97	1/22/98	5/9/98	8/3/98	8/28/92	10/21/93	6/5/96	12/9/96	4/30/97	6/20/97	10/11/98	1/22/98	5/9/98	6/9/98	8/10/98	
1,2,4 trimethylbenzene	NS	NS	NA	NA	55	ND	ND	1	2.7	ND	670	NA	NA	NA	79	230	70	ND	86	ND	ND	
1,3,5 trimethylbenzene	NS	NS	NA	NA	18	ND	ND	0.93	1	ND	200	NA	NA	NA	20	84	21	ND	42	ND	ND	
Naphthalene	8	40	NA	NA	ND	ND	ND	ND	NT	NA	ND	39	NA	NA	ND	ND	ND	ND	NT	NT	NA	
Benzene	0.5	5	NA	NA	0.34	ND	ND	ND	ND	ND	210	120	NA	NA	10	1.3	1.0	ND	27	ND	0.97	
Ethylbenzene	140	700	NA	NA	2.9	ND	ND	0.53	ND	ND	940	670	NA	NA	64	37	29	ND	280	ND	5.1	
MTBE	12	60	NA	NA	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	ND	0.72	ND	ND	ND	ND	ND	
o-xylene	124	620	NA	NA	0.37	ND	ND	0.5	3.7	ND	3300	2000	NA	NA	3.6	1.6	0.45	ND	ND	ND	ND	
p. m-xylene	124	620	NA	NA	32	ND	ND	1.5	7.5	ND	3300	2000	NA	NA	96	130	49	ND	120	ND	ND	
Toluene	68.6	343	NA	NA	ND	ND	ND	0.4	1.6	ND	1300	120	NA	NA	1.7	ND	0.38	ND	ND	ND	ND	
DRO (ug/l)	NS	NS	170	530	670	280	370	140	480	210	ND	2.2	4800	16000	14000	2300	3000	ND	3500	130	600	
CRO (ug/l)	NS	NS	ND	ND	ND	ND	ND	ND	86	ND	ND	6.3	6100	5700	9300	1200	390	ND	2300	<20	ND	

Note

- 1 All results reported in micrograms per liter (ug/l), unless noted otherwise.
- 2 All other GC volatiles and HPLC compounds analyzed were below laboratory detection limits.
- 3 ND = Not Detected, NA = Not Analyzed, NS=No Standard Value

Table 1 (continued) Groundwater Sample Analytical Results (1992-1998)

Former Landon Trust Site
6402-6414 32nd Ave.
Kenosha, WI 53142

Compounds	Standards		MW-2								
	PAL	ES	10/21/93	6/5/96	12/9/96	4/30/97	6/20/97	10/11/97	1/22/98	5/8/98	8/10/98
1,2,4-trimethylbenzene	NS	NS	NA	NA	NA	ND	ND	ND	ND	27	ND
1,3,5-trimethylbenzene	NS	NS	NA	NA	NA	ND	ND	ND	ND	11	ND
Naphthalene	8	40	ND	NA	NA	ND	ND	ND	ND	NT	NA
Benzene	0.5	5	ND	NA	NA	ND	ND	ND	ND	ND	ND
Ethylbenzene	140	700	ND	NA	NA	ND	ND	ND	ND	1.1	ND
MTBE	12	60	NA	NA	NA	ND	ND	ND	ND	ND	ND
o-xylene	124	620	ND	NA	NA	ND	ND	ND	ND	44	ND
p, m-xylene	124	620	ND	NA	NA	ND	ND	ND	ND	90	ND
Toluene	68.6	343	ND	NA	NA	ND	ND	ND	ND	3.8	ND
DRO (ug/l)	NS	NS	0.35	360	400	610	160	140	40	400	170
GRO (ug/l)	NS	NS	ND	ND	ND	ND	ND	ND	ND	350	ND

Note:

1. All results reported in micrograms per liter (ug/l), unless noted otherwise.
2. All other GC volatiles and HPLC compounds analyzed were below laboratory detection limits.
3. ND = Not Detected, NA = Not Analyzed, NS=No Standard Value

Table 1

Groundwater Sample Analytical Results (1992-1998)

Former Landon Trust Site
6402-6414 32nd Ave.
Kenosha, WI 53142

Compounds	Standards		MW-A									MW-1				
	PAL	ES	10/21/93	6/5/96	12/9/96	4/30/97	6/20/97	10/11/97	1/22/98	5/11/98	8/10/98	6/20/97	10/11/97	1/22/98	5/8/98	8/10/98
1,2,4-trimethylbenzene	NS	NS	NA	NA	NA	ND	ND	ND	ND	24	ND	ND	0.39	ND	4	ND
1,3,5-trimethylbenzene	NS	NS	NA	NA	NA	ND	ND	ND	ND	9.3	ND	ND	ND	ND	1.5	ND
Naphthalene	8	40	ND	NA	NA	ND	ND	ND	ND	NT	NA	ND	ND	ND	NT	NA
Benzene	0.5	5	ND	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.79
Ethylbenzene	140	700	ND	NA	NA	ND	ND	ND	ND	1.3	ND	ND	ND	ND	ND	ND
MTBE	12	60	NA	NA	NA	ND	ND	ND	ND	ND	ND	0.3	ND	ND	ND	3
o-xylene	124	620	ND	NA	NA	ND	ND	ND	ND	54	ND	ND	ND	ND	3.4	ND
p, m-xylene	124	620	ND	NA	NA	ND	ND	ND	ND	110	ND	ND	ND	ND	7.6	ND
Toluene	68.6	343	ND	NA	NA	ND	ND	ND	ND	4	ND	ND	ND	ND	ND	ND
DRO (ug/l)	NS	NS	ND	200	370	170	88	160	37	220	82	940	78	160	31	210
GRO (ug/l)	NS	NS	ND	ND	ND	ND	ND	ND	ND	370	ND	ND	ND	ND	49	ND

Note:

- 1 All results reported in micrograms per liter (ug/l), unless noted otherwise.
- 2 All other GC volatiles and HPLC compounds analyzed were below laboratory detection limits.
- 3 ND = Not Detected, NA = Not Analyzed, NS=No Standard Value