

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region
Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TDD 262-884-2304

February 3, 2000

Tom Tess
Johnson Bank
PO Box 787
Kenosha, WI 53141-0787

Subject: Closure request for Traveler's Rest Motel, 8607 Antioch Road, Salem, WI.
(FID# 230159930, BRRTS# 03-30-005060)

Dear Mr. Tess:

I have reviewed your case file based on the documents submitted by Key Engineering. The Department agrees with Keys recommendation to grant a case "closure" conditional upon the following:

1. Placement of a groundwater use restriction (GWUR) on the title of the property, and submittal of documentation, within 30 days after receipt of this letter. Please submit a current copy of the deed and a draft copy of the GWUR to the WDNR for approval prior to notarizing the deed with the city. A final notarized copy will be need for our file in order to close this site. A model deed restriction is included for your reference.
2. Abandonment of the groundwater monitoring wells at the site in accordance with NR 141 and submittal of the abandonment forms to the WDNR - Sturtevant Service Center.

The site currently exceeds an Enforcement Standard (ES) in MW-4 and 6 for benzene and MW-6 for naphthalene.

A Preventative Action Limit (PAL) exemption will be granted for the right-of-way for state highway 83. The latest groundwater samples collected have a PAL exceedance for benzene at 1.2 ug/L in MW-7. This letter is the PAL exemption.

This case may be reopened pursuant to s. NR726.09, 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 of the environment.

The groundwater use restriction placed on the property deed at the county register of deeds office must specify 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 the water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and 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.”

Please note that if any of the remaining contaminated soil is ever excavated, the soil must be properly handled according to all applicable laws in effect at that time.

Within sixty days from the date of this letter, all of the monitoring wells (MW-1, 2, 4, 5, 6, and 7) located on site and off site the property must be abandoned in accordance with NR 141. Once the department receives the 2 listed items above; this case will be tracked as closed on the departments tracking system.

Thank you for the steps you are taking to restore the environment at this site. If you have any questions regarding this letter, please contact me at (262) 884-2341.

Sincerely,



Jennie Pelczar

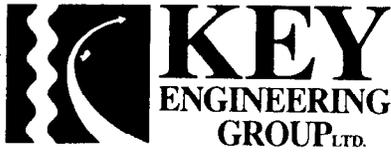
Hydrogeologist – Remediation & Redevelopment Program

C: Mr. Scott Cramer – Key Engineering

SER - File

Steve Karaklins - WDWB

Enclosure



ENVIRONMENTAL • CIVIL/GEOTECH • COMPLIANCE

W66 N215 Commerce Court
Cedarburg, Wisconsin 53012
(262) 375-4750
(800) 645-7365
Fax (262) 375-9680

March 22, 2000

Ms. Jennifer Pelczar
Hydrogeologist
Wisconsin Department of Natural Resources
Southeast Region
Remediation and Redevelopment Section
9531 Rayne Road
Sturtevant, Wisconsin 53177

Reference: **Case Closure Documentation**
Traveler's Rest Motel
8607 Antioch Road
Salem, Wisconsin 53168
FID #: 230159930
PECFA Claim #: 53168-9359-07
BRRTS #: 03-30-005060

RECEIVED
MAR 23 2000

DEPT. of NATURAL RESOURCE
SERVICE CENTER
STURTEVANT, WI

KEY ENGINEERING GROUP, LTD.
File No. R506003

Dear Ms. Pelczar:

The purpose of this letter is to provide the information requested in the February 3, 2000 letter from the Wisconsin Department of Natural Resources (WDNR), granting case closure for the above referenced site. A copy of the WDNR letter is attached. This letter has been prepared by Key Engineering Group, Ltd. (KEY) on behalf of Mr. Tom Tess.

In accordance with the WDNR's February 3, 2000 letter, KEY prepared and submitted a *Groundwater Use Restriction* for the subject site to the Kenosha County Register of Deeds office on March 20, 2000. A copy of the filed *Groundwater Use Restriction* is attached.

Monitoring well abandonment forms (3300-5W) documenting the abandonment of the groundwater monitoring wells at the above referenced site are attached. Abandonment of the monitoring wells was performed by Briohn Environmental Contractors in accordance with Chapter NR 141 of the Wisconsin Administrative Code on February 18, 2000, with oversight by KEY.

Ms. Jennifer Pelczar
March 22, 2000
Page 2

Please contact the undersigned with questions or comments.

Sincerely,

KEY ENGINEERING GROUP, LTD.



Scott W. Cramer
Scientist



Gregory L. Johnson, CHMM, P.G., P.E.
Senior Engineer/Scientist

SWC/mas

Enclosures: February 3, 2000 Wisconsin Department of Natural Resources Letter
Groundwater Use Restriction
Groundwater Monitoring Well Abandonment Forms

cc: Mr. Tom Tess, Johnson Bank
PECFA Claim File

H:\PROJECTS\1995\R506003\LETTERS\032200.swc.wpd

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 Wisconsin 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, attached to 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.

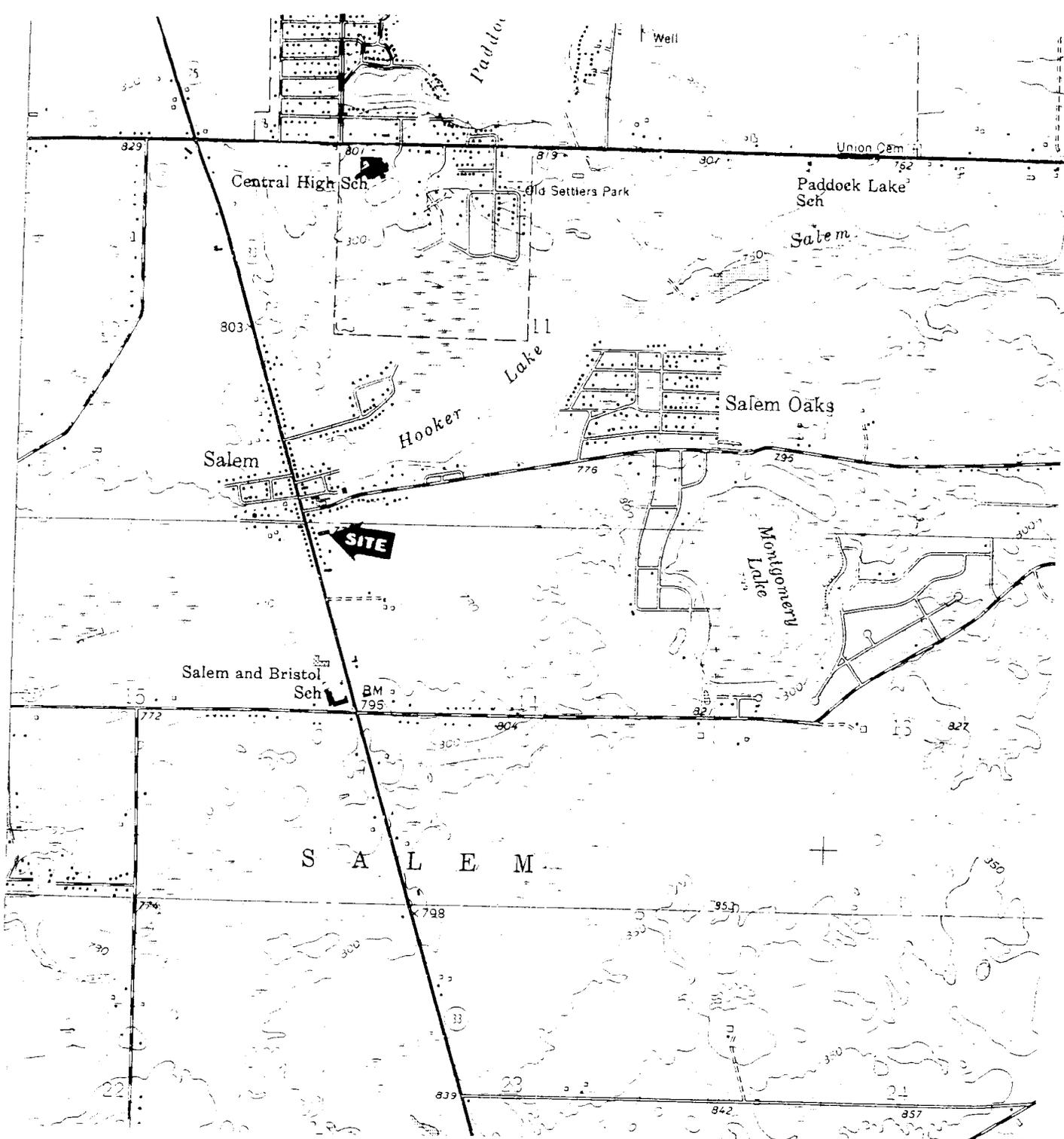
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 13th day of March, 2000.

Signature: MATT NOLAN
Printed Name: Matt Nolan

Subscribed and sworn to before me
this 13th day of March, 2000.

Michael J. Egan
Notary Public, State of Wisconsin
My commission is permanent

This document was drafted by Mr. Matthew Nolan based on comments from the Wisconsin Department of Natural Resources.



SOURCE: USGS Paddock Lake, Wisconsin Quadrangle Map
Topographic Map 1958 1791, 1976

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DATE	REVISIONS	INI.

**FIGURE 1
SITE LOCATION MAP**

DRN. BY:	S.L.C.	DATE:	11/14/97
DSN. BY:	D.L.C.	FILE NO.:	R506003
CHK. BY:	D.L.C.	DWG. NO.:	R5060031
REV. BY:	K.W.W.	SHEET NO.:	1

0 1000 2000
SCALE: 1"=2000'

SI/RAO REPORT
TRAVELER'S REST MOTEL
8607 ANTIOCH ROAD (HIGHWAY 83)
SALEM, WISCONSIN

Key ENVIRONMENTAL SERVICES, INC.
W68 N215 Commerce Court • Cedarburg, WI 53012 • (414) 375-4750
8218 Washington Ave. • Racine, WI 53408 • (414) 886-4439

MW-7										
DATE	8/11/97	2/11/98	5/15/98	8/12/98	11/18/98	5/24/99	9/17/99	12/13/99		
GRO	170	<50	<50	74	<50	81	110	74		
DRO	0.10	--	--	--	--	--	--	--		
B	25	11	11	<0.50	17	8.8	3.8	1.2		
T	1.0	<0.20	<0.50	<0.50	0.52	<0.5	1.4	<0.50		
E	<0.50	<0.50	<0.50	<0.50	<0.50	0.53	<0.50	0.64		
X	0.50	<2.0	<0.50	<0.50	<0.50	17	1.8	0.56		
TMBs	<2.0	<2.0	<2.0	<2.0	5.0	13	1.8	<2.0		
MTBF	<0.20	<0.50	2.6	<0.20	0.88	0.53	0.69	0.84		
N	<8.0	--	--	--	2.1	2.2	3.2	--		
DO	--	7.9	20.7	2.8	20.5	21.6	--	--		

MW-6										
DATE	8/11/97	2/11/98	5/15/98	8/12/98	11/18/98	5/24/99	9/17/99	12/13/99		
GRO	5,100	3,100	480	<50	3,000	1,700	2,700	2,800		
DRO	0.79	--	--	--	--	--	--	--		
B	9.1	<5.0	<0.5	4.0	63	<5	98	12		
T	<2.5	<5.0	<5.0	4.3	20	<5	12	4.3		
E	31	36	8.7	26	37	19	18	52		
X	180	180	31	98	120	70	63	150		
TMBs	282	114	39	162	79	73	191	151		
MTBF	<1.0	34	21	18	27	14	19	<1.0		
N	47	--	--	--	28	4.8	3.0	3.0		
DO	--	4.7	5.1	0.9	1.3	3.3	--	--		

MW-3			
DATE	5/2/97	8/11/97	
GRO	7,100	3,400	
DRO	1.3	1.2	
B	100	68	
T	180	93	
E	640	290	
X	1,600	820	
TMBs	203	86	
MTBF	<1.0	60	
N	310	--	

MW-2					
DATE	5/2/97	8/11/97	5/15/98	8/12/98	11/18/98
GRO	<50	<50	<50	<50	<50
DRO	<0.10	<0.10	--	--	--
PVOC	ND	ND	ND	--	ND
X	(1)	(1)	(1)	0.61	(1)
TMBs	(1)	(1)	(1)	1.2	(1)
DO	--	--	12.8	1.4	14.9

MW-1					
DATE	5/2/97	8/11/97	5/15/98	8/12/98	11/18/98
GRO	<50	<50	<50	<50	<50
DRO	0.17	<0.10	--	--	--
X	1.4	<0.50	<0.50	<0.50	<0.50
TMBs	1.0	<2.0	<2.0	<2.0	<2.0
DO	--	--	5.2	3.0	7.9

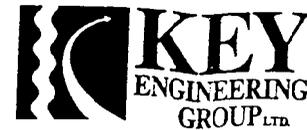
MW-4										
DATE	5/2/97	8/11/97	2/11/98	5/15/98	8/12/98	11/18/98	5/24/99	9/17/99	12/13/99	
GRO	1,100	470	650	<50	310	400	780	220	540	
DRO	0.17	0.10	--	--	--	--	--	--	--	
B	2.2	<0.50	<0.50	<0.50	<0.50	7.9	<0.5	8.2	12	
T	0.4	<0.50	<0.50	<0.50	<0.50	2.5	<0.5	2.6	0.56	
E	1.5	<0.50	<0.50	<0.50	<0.50	1.1	0.32	0.87		
X	2.2	1.0	<0.50	<0.50	1.8	0.59	2.3	1.5	0.75	
TMBs	55	22.2	30.8	<2.0	<2.0	13.6	24.5	20.0	27	
MTBF	16	30	7.1	<0.20	2.1	3.1	5.5	3.6	2.1	
N	--	--	--	--	--	--	2.4	<2.0	4.7	
DO	--	--	30.5	21.1	19.2	11.8	5.30	--	--	

MW-5					
DATE	5/2/97	8/11/97	2/11/98	5/15/98	8/12/98
GRO	<50	<50	<50	<50	<50
DRO	<0.10	<0.10	--	--	--
PVOC	ND	ND	ND	ND	ND
DO	--	--	4.0	2.5	8.9

NOTES
 GRO: GASOLINE RANGE ORGANICS, ug/l
 DRO: DIESEL RANGE ORGANICS, ug/l
 PVOC: PETROLEUM VOLATILE ORGANIC COMPOUNDS, ug/l
 B: BENZENE, ug/l
 T: TOLUENE, ug/l
 E: ETHYLBENZENE, ug/l
 X: TOTAL XYLENES, ug/l
 TMBs: TOTAL TRIMETHYLBENZENES, ug/l
 MTBF: METHYL TERT-BUTYL ETHER, ug/l
 N: NAPHTHALENE, ug/l
 DO: DISSOLVED OXYGEN, % SATURATED
 mg/l: MILLIGRAMS PER LITER
 ug/l: MICROGRAMS PER LITER
 <: LESS THAN
 --: PARAMETER NOT ANALYZED
 ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS
 (1): ANALYZED UNDER PVOCs

LEGEND
 * MONITORING WELL LOCATION
 [] CONCENTRATION GREATER THAN NR 140 ENFORCEMENT STANDARD
 [] FORMER LOCATION OF ORC SOCK

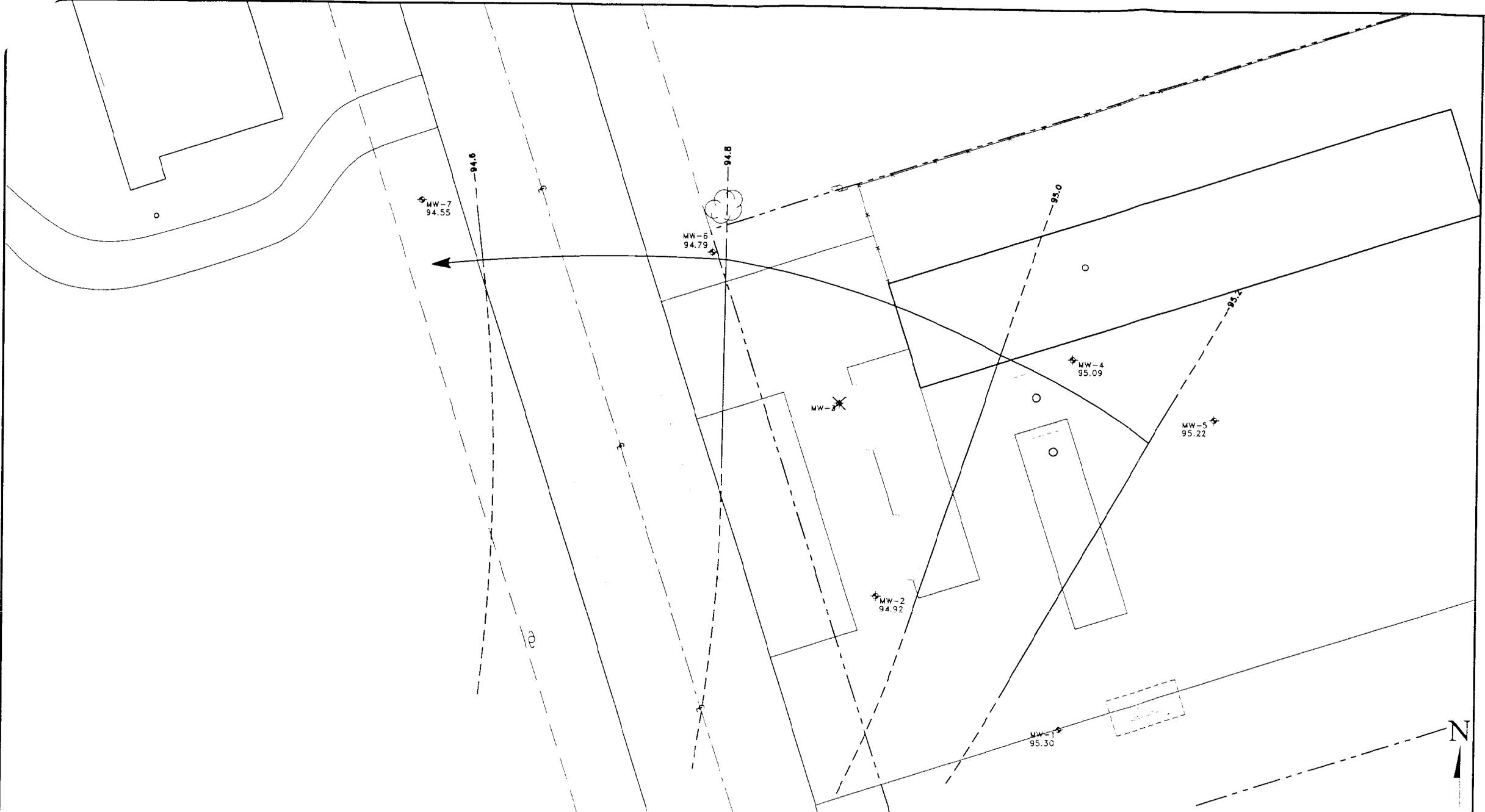
0 10 20	
SCALE: 1"=20'	
DRN. BY: J.J.J.	DATE: 01/17/00
DSN. BY: R.A.A.	FILE NO.: R506003
CHK. BY: D.K.P.	DWG. NO.: R5060036
REV. BY: G.L.J.	SHEET NO.: 2



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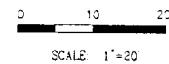
**FIGURE 1
 SUMMARY OF GROUNDWATER
 SAMPLE ANALYTICAL RESULTS**

TRAVELER'S REST MOTEL
 8607 ANTIOCH ROAD (HIGHWAY 83)
 SALEM, WISCONSIN

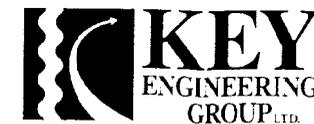


LEGEND

- ◆ MONITORING WELL LOCATION
- ✕ MONITORING WELL REMOVED DURING EXCAVATION
- 94.36 GROUNDWATER ELEVATION (6/24/99)
- ← GROUNDWATER FLOW DIRECTION
- CONTOUR INTERVAL = 0.2 FT.
- AVERAGE HYDRAULIC GRADIENT = 0.004 FT./FT.



DRN. BY:	J.J.J.	DATE:	07/15/99
DSN. BY:	R.A.A.	FILE NO.:	R506003
CHK. BY:	D.K.P.	DWG. NO.:	R506003'3
REV. BY:	G.L.J.	SHEET NO.:	3



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FIGURE 3
GROUNDWATER ELEVATION
CONTOUR MAP
(JUNE 24, 1999)

GROUNDWATER MONITORING REPORT NO. 4
TRAVELER'S REST MOTEL
8607 ANTIOCH ROAD (HIGHWAY 83)
SALEM, WISCONSIN