

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #: 03-30-100600

ACTIVITY NAME: DICKOW CYZAK TILE CO

PROPERTY ADDRESS: 6403 75th St

MUNICIPALITY: Kenosha

PARCEL ID #: 0312210201015

CLOSURE DATE: Aug 24, 2000

FID #: 230168070

DATCP #:

COMM #: 53142359803

#### \*WTM COORDINATES:

X: 693525 Y: 234795

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source  
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

#### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action)*

#### Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-30-100600 PARCEL ID #: 0312210201015  
ACTIVITY NAME: DICKOW CYZAK TILE CO WTM COORDINATES: X: 693525 Y: 234795

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
**Note:** Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.  
**Figure #: 1**                      **Title: Site Location**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:**                      **Title:**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Site Sketch**

BRRTS #: 03-30-100600

ACTIVITY NAME: DICKOW CYZAK TILE CO

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** *This is intended to show the total area of contaminated groundwater.*

**Figure #: 6**                      **Title: VOC Contaminated Groundwater**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #: 3**                      **Title: Groundwater Flow Direction**

**Figure #:**                      **Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #:**                      **Title:**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #: 1**                      **Title: Analytical Results - Groundwater**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #:**                      **Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

**Figure #:**                      **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-30-100600

ACTIVITY NAME: DICKOW CYZAK TILE CO

## NOTIFICATIONS

### Source Property

**Not Applicable**

**Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

**Not Applicable**

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters:**

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

**Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**

August 24, 2000

Mr. Chester R. Dickow  
Mr. John L. Cyzak  
Dickow Cyzak Tile Company  
6403 75<sup>th</sup> Street  
Kenosha, WI 53142

RE: **COMMERCE # 53142-3598-03**  
Dickow Cyzak Tile Company, 6403 75<sup>th</sup> Street, Kenosha, WI

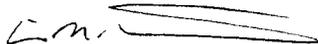
**Case Closure**

Dear Messrs. Dickow and Cyzak:

On July 11, 2000 the Department received a notarized copy of the *Groundwater Use Restriction* deed instrument for the referenced site and on August 24, 2000 the Department received the monitoring well abandonment forms. Therefore, the closure conditions for this site have been fulfilled. This site is now listed as "closed" on the Commerce database.

Thank you for your efforts in the protection of Wisconsin's environment. If you have any questions, feel free to contact me at (414) 220-5376.

Sincerely,



Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. Khalid Durrani, Advent Environmental Services, Inc.  
Commerce electronic file



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 restriction 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 owners of the property has executed this Declaration of Restrictions, this 20 day of March, 2000.

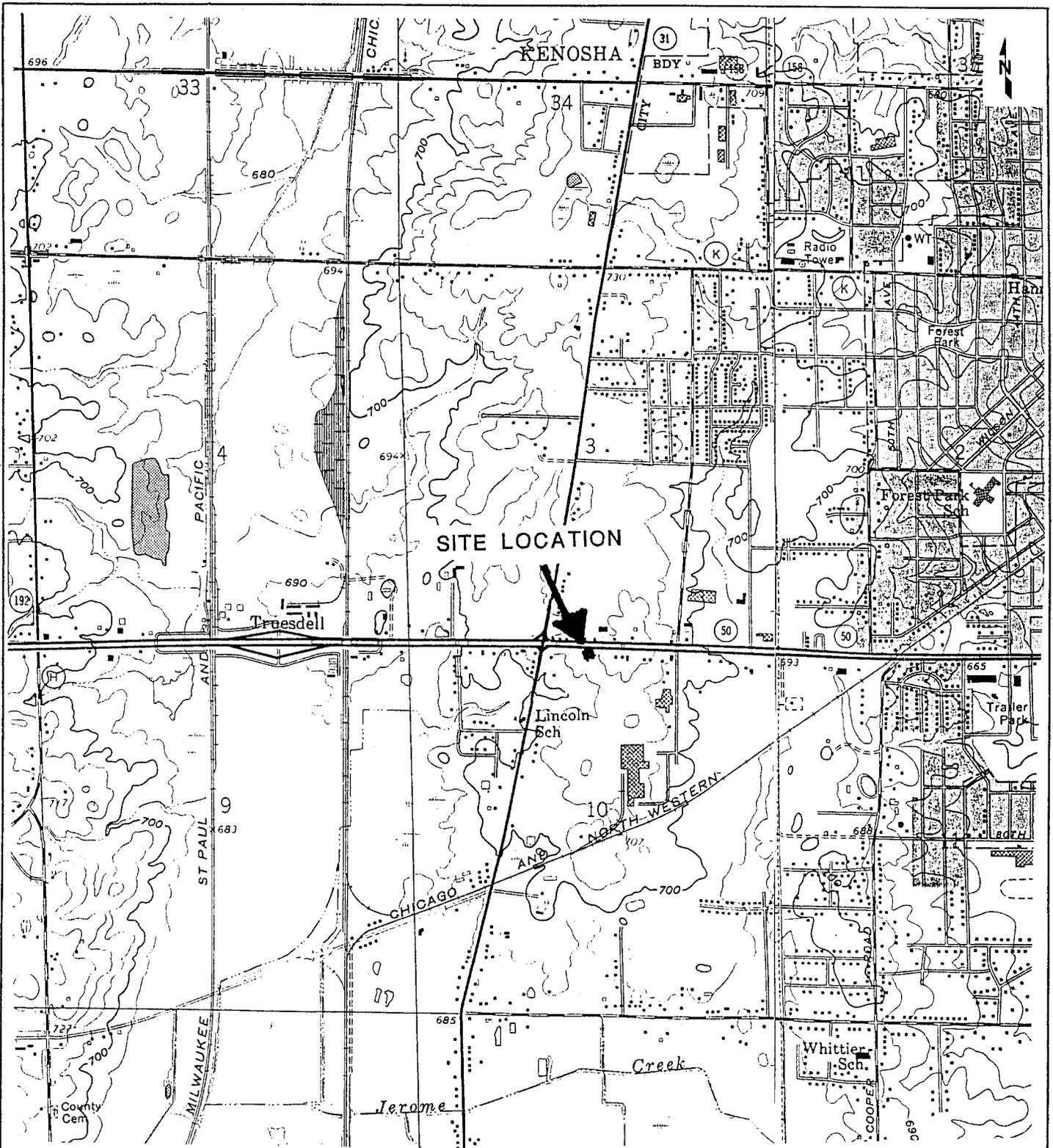
Signature: *John L. Cysak*  
Printed Name: John L. Cysak

Signature: *Chester E. Diakow*  
Printed Name: Chester E. Diakow

Subscribed and sworn to before me  
this 20 day of March, 2000.

*Julie K. Mahan*  
Notary Public, State of Wisconsin  
My commission 5/28/00

This document was drafted by the Wisconsin Department of Natural Resources.



**NOTE:**  
 BASE MAP DEVELOPED FROM THE KENOSHA, WISCONSIN  
 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP.

SCALE (FEET): 0 2000

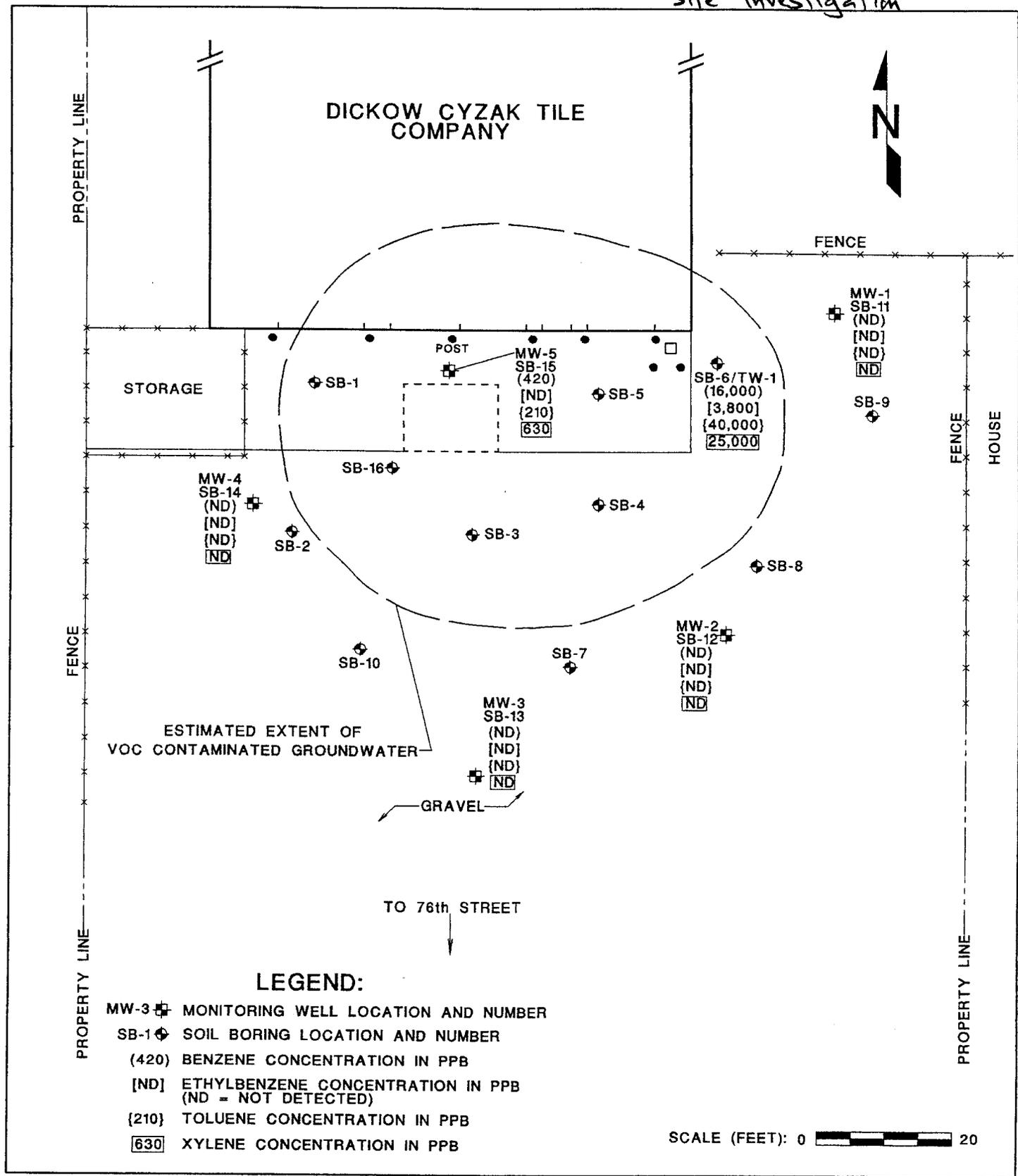
**FIGURE 1 SITE LOCATION**  
**DICKOW CYZAK TILE COMPANY**  
**KENOSHA, WISCONSIN**



QUADRANGLE LOCATION  
 NW1/4 NE1/4 SEC.10 T.1N. R.22E.

**A D V E N T**

ENVIRONMENTAL SERVICES, INC.  
 DATE: 3/26/97  
 DRAWING # 970010.01



**FIGURE 6 VOC CONTAMINATED GROUNDWATER  
DICKOW CYZAK TILE COMPANY  
KENOSHA, WISCONSIN**

**A D V E N T**  
ENVIRONMENTAL SERVICES, INC.  
DATE: 11/20/97  
DRAWING # 970010.01E

Gw monitoring

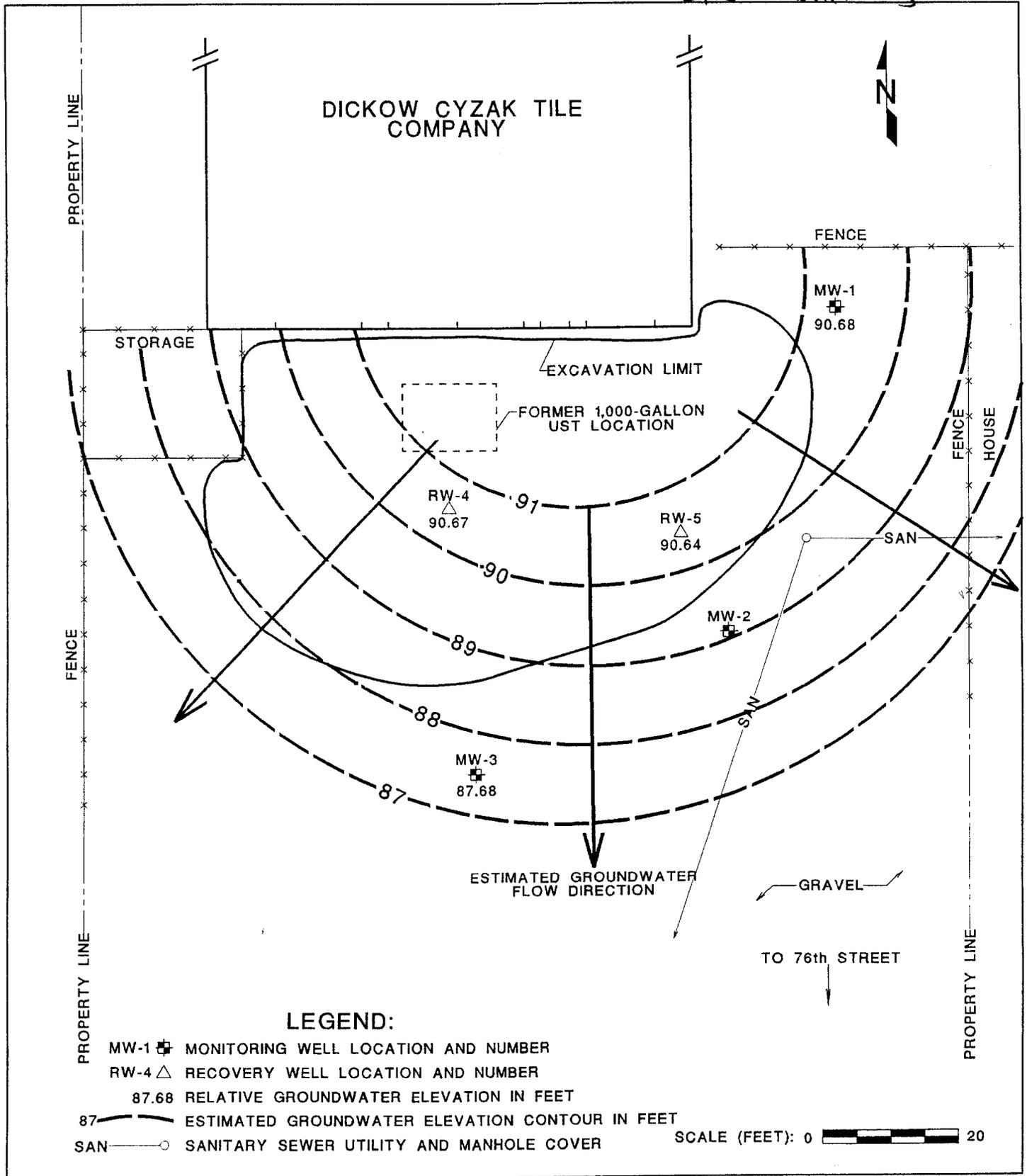


FIGURE 3 GROUNDWATER FLOW DIRECTION  
 DICKOW CYZAK TILE COMPANY  
 KENOSHA, WISCONSIN

**A D V E N T**

ENVIRONMENTAL SERVICES, INC.  
 DATE: 7/28/99  
 DRAWING #970010.03H

**TABLE 1 (page 1 of 3)**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**DICKOW CYZAK TILE COMPANY**  
**KENOSHA, WISCONSIN**

	Samples								NR 140 Remedial Action Limits	
	MW-1	MW-1	MW-1	MW-1	MW-2	MW-2	MW-2	MW-2		
Boring/Monitoring well	MW-1	MW-1	MW-1	MW-1	MW-2	MW-2	MW-2	MW-2		
Date	7/17/98	10/20/98	2/9/99	5/12/99	7/17/98	10/20/98	2/9/99	5/12/99		
ANALYTE									ES	PAL
GROs (ppb)	<50	<50	<50	<50	NA	NA	<50	<50	NS	NS
Total Lead (ppm)	<0.0015	NA	<0.0015	NA	NA	NA	<0.0015	NA	15	1.5
Sulfate (ppm)	66	NA	100	NA	NA	NA	110	NA	--	--
Nitrate (ppm)	2.2	NA	<0.050	NA	NA	NA	<0.050	NA	--	--
Iron (ppm)	<0.050	NA	0.051	NA	NA	NA	<0.050	NA	--	--
Manganese (ppm)	0.12	NA	0.064	NA	NA	NA	0.24	NA	--	--
DO (ppm)	5.97	2.5	3.87	3.75	NA	NA	7.06	2.5		
<b>PVOCs (ppb)<sup>1</sup></b>										
Benzene	<0.50	<0.50	<0.50	<0.50	NA	NA	<0.50	<0.50	5	0.5
Ethylbenzene	<0.50	<0.50	<0.50	<0.50	NA	NA	<0.50	<0.50	700	140
MTBE	<0.20	<0.20	<0.20	<0.20	NA	NA	4.5	3.7	60	12
Toluene	<0.50	<0.50	<0.50	<0.50	NA	NA	<0.50	<0.50	343	68.6
1,2,4-Trimethylbenzene	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	480	96
1,3,5-Trimethylbenzene	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0		
Xylene (total)	<0.50	<0.50	<0.50	0.57	NA	NA	<0.50	0.5	620	124
Total PVOCs	0	0	0	0.57	0	0	4.5	4.2		

Shaded areas indicate concentrations above ES.

Bold values indicate concentrations above PAL.

Only VOCs detected are listed. For a complete list of VOCs and detection limits, see Attachment A.

ND = not detected

NS = no standards

NA = not analyzed

MTBE = Methyl-tert-butyl-ether

GWS monitoring

**TABLE 1 (page 2 of 3)**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**DICKOW CYZAK TILE COMPANY**  
**KENOSHA, WISCONSIN**

	Samples								NR 140 Remedial Action Limits	
	MW-3	MW-3	MW-3	MW-3	RW-4	RW-4	RW-4	RW-4		
Boring/Monitoring well	MW-3	MW-3	MW-3	MW-3	RW-4	RW-4	RW-4	RW-4		
Date	7/17/98	10/20/98	2/9/99	5/12/99	7/17/98	10/20/98	2/9/99	5/12/99		
ANALYTE									ES	PAL
GROs (ppb)	88	<50	<50	<50	180	<50	180	<50	NS	NS
Total Lead (ppm)	<0.0015	NA	<0.0015	NA	<0.0015	NA	<0.0015	NA	15	1.5
Sulfate (ppm)	97	NA	94	NA	89	NA	50	NA	--	--
Nitrate (ppm)	1.1	NA	<0.050	NA	3	NA	0.25	NA	--	--
Iron (ppm)	<0.050	NA	0.46	NA	<0.050	NA	0.35	NA	--	--
Manganese (ppm)	0.19	NA	0.09	NA	0.34	NA	0.64	NA	--	--
DO (ppm)	6.8	3.06	6.57	2.8	0.21	0.42	1.15	2.1		
<b>PVOCs (ppb)<sup>1</sup></b>										
Benzene	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<b>11</b>	<0.50	5	0.5
Ethylbenzene	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	1.2	<0.50	700	140
MTBE	3.4	1.1	<0.20	<0.20	<b>110</b>	9.6	<b>150</b>	<0.20	60	12
Toluene	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	4.2	<0.50	343	68.6
1,2,4-Trimethylbenzene	<1	3.4	<1	<1.0	<1.0	<1.0	<1.0	<1.0	480	96
1,3,5-Trimethylbenzene	<1	2.5	<1	<1.0	<1.0	<1.0	<1.0	<1.0		
Xylene (total)	<0.50	2.1	<0.50	<.50	<0.50	<0.50	1.3	<.50	620	124
Total PVOCs	3	9	0	0	110	9.6	167.7	0	--	--

Shaded areas indicate concentrations above ES.

Bold values indicate concentrations above PAL.

Only VOCs detected are listed. For a complete list of VOCs and detection limits, see Attachment A.

ND = not detected

NS = no standards

NA = not analyzed

MTBE = Methyl-tert-butyl-ether

GUD monitoring

**TABLE 1 (page 3 of 3)  
ANALYTICAL RESULTS - GROUNDWATER  
DICKOW CYZAK TILE COMPANY  
KENOSHA, WISCONSIN**

	Samples				NR 140 Remedial Action Limits	
	RW-5	RW-5	RW-5	RW-5		
Boring/Monitoring well	RW-5	RW-5	RW-5	RW-5		
Date	7/17/98	10/20/98	2/9/99	5/12/99		
ANALYTE					ES	PAL
GROs (ppb)	57	160	80	58	NS	NS
Total Lead (ppm)	<0.0015	NA	<0.0015	NA	15	1.5
Sulfate (ppm)	80	NA	51	NA	--	--
Nitrate (ppm)	35	NA	<0.050	NA	--	--
Iron (ppm)	1.1	NA	4.5	NA	--	--
Manganese (ppm)	0.6	NA	0.41	NA	--	--
DO (ppm)	0.24	0.37	0.51	1.08	--	--
PVOCs (ppb) <sup>1</sup>						
Benzene	1.6	43	7.3	1.2	5	0.5
Ethylbenzene	<0.50	5.8	0.89	<0.50	700	140
MTBE	14	180	64	38	60	12
Toluene	1.7	0.96	0.9	<0.50	343	68.6
1,2,4-Trimethylbenzene	<1.0	13	<1.0	<1.0	480	96
1,3,5-Trimethylbenzene	<1.0	<1.0	<1.0	<1.0		
Xylene (total)	30	1.6	<0.50	0.64	620	124
Total PVOCs	47.3	244.36	73.09	39.84	--	--

Shaded areas indicate concentrations above ES.

Bold values indicate concentrations above PAL.

Only VOCs detected are listed. For a complete list of VOCs and detection limits, see Attachment A.

ND = not detected

NS = no standards

NA = not analyzed

MTBE = Methyl-tert-butyl-ether

GWS monitoring