



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 414-263-8483  
TDD 414-263-8713

April 15, 1999

FID # 241191170  
RR  
Milwaukee, Co.

Mr. Doug Clabotti  
Milwaukee Cylinder, Inc.  
C/O Versa Technologies, Inc.  
5877 South Pennsylvania Avenue  
Cudahy, Wisconsin 53110

RE: **Closure Request.** Milwaukee Cylinder, Inc. , 5877 South Pennsylvania Avenue, Cudahy, Wisconsin.

Dear Mr. Clabotti:

The Remediation and Redevelopment Section of the Wisconsin Department of Natural Resources (WDNR), Southeast Region, Milwaukee Service Center has reviewed the draft groundwater use restriction which you intend to file with the Milwaukee County Office of deeds for site flexible closure according to ch. NR 726 Wisconsin Administrative Code (WAC).

Based on the WDNR letter of April 29, 1998 and your consultant's letter of June 3, 1998 you have agreed to close this site with a groundwater use restriction. A residual chloromethane concentration of 3.1 ug/l exist in the piezometer, PZ-1 that was sampled on June 12, 1996. This contamination level is above ch. NR 140 WAC enforcement standards. Therefore, the department considers this case conditionally closed at this time pending the submission of a copy of the registered groundwater use restriction and the monitoring wells abandonment forms according to ch. NR 141, WAC. No further action is necessary at this site at this time. However, the case can be re-opened pursuant to s. NR 726.09, WAC, if additional information regarding site conditions indicate that contamination on or from this site poses a threat to public health, safety or welfare or the environment.

Please, submit the requested documents to the department at my attention to obtain a formal site closure letter. If you have any questions concerning this site conditional closure, please feel free to contact me at (414)263-8607.

Sincerely,

  
Binyoti F. Amungwafor  
Hydrogeologist

CC: Mr. Scott W. Cramer, Key Engineering Group, Ltd.  
Mr. Anthony Asmuth III, Quarles & Brady LLP  
Case File

7720740

Groundwater Use Restriction

REEL 4532 IMAG 262

Document Number

Document Title

In Re: Parcel 2 of Certified Survey Map No. 6489, a redivision of Parcels 1 and 2 of Certified Survey Map 2410, being part of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 6 North, Range 22 East, in the city of Cudahy, Milwaukee County, Wisconsin.

Site Address:  
Versa Technologies, Inc.  
5877 South Pennsylvania Avenue  
Cudahy, Wisconsin 53110

Declaration of Restrictions

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF MILWAUKEE )

REGISTER'S OFFICE }  
Milwaukee County, WI } ss  
RECORDED AT \_\_\_\_\_ -8 30 AM  
APR - 1 1999  
REEL 4532 IMAGE 262-263  
Walter A. Barry REGISTER  
OF DEEDS  
7720740  
RECORD 12.00  
Recording Area  
Name and Return Address  
Versa Technologies, Inc.  
5877 South Pennsylvania Avenue  
Cudahy, Wisconsin 53110

675-9994-017  
Parcel Identification Number (PIN)

WHEREAS, Versa Technologies, Inc. is the owner of the above-described property; and  
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, residual chloromethane concentrations exist in groundwater (3.1 micrograms per liter (µg/l)) above the NR 140 enforcement standard (3.0 µg/l) on this property in the piezometer (PZ-1) near the northwest corner of the building. The sample was collected on June 12, 1996.  
WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate residual groundwater concentrations exceeding Chapter NR 140 groundwater standards within the boundaries of this property.  
WHEREAS, construction of wells where the water quality exceeds the drinking water standards in Chapter NR 809 is restricted by Chapter NR 811 and Chapter 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 held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

- 1) 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 prohibitions or requirements are applicable prior to constructing or reconstructing a well on this property.

1200

No well shall be constructed or reconstructed on the 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 of Natural Resources, 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 is no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restriction contained herein can be extinguished. If the Wisconsin Department of Natural Resources determines that the restrictions can be removed, an affidavit can be recorded with a copy of the Wisconsin Department of Natural Resources's determination to give notice that the groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 30<sup>th</sup> day of March, 1999.

Signature: Cathy W. Smith III, Secretary  
 Printed Name: Anthony V. Asmath III, Secretary  
of Versa Technologies, Inc.

Subscribed and sworn to before me  
 this 30<sup>th</sup> day of March, 1999.

Nancy K. Peterson  
Nancy K. Peterson  
 Notary Public, State of Wisconsin

My commission Is Permanent

DRAFTED BY WISCONSIN DEPARTMENT OF NATURAL RESOURCES

CERTIFICATE NO. 219068

STATE OF WISCONSIN  
MILWAUKEE COUNTY

OFFICE OF  
REGISTER OF DEEDS



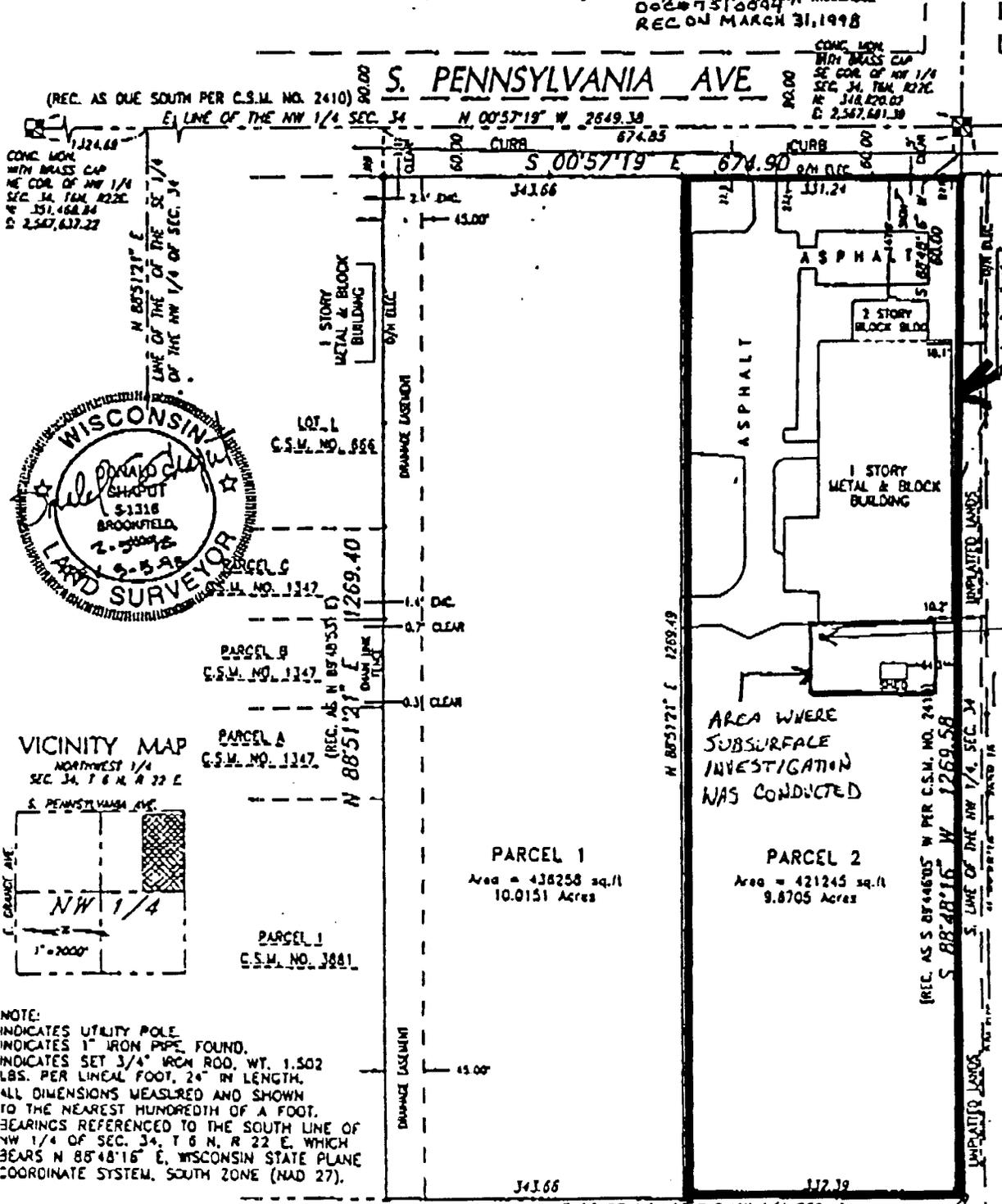
I, the undersigned,  
Register of Deeds of  
Milwaukee County,  
hereby certify that  
this document is a  
true and correct copy  
of the original on  
file or record in  
this office.

Witness my hand and  
official seal this  
MAY 6 1999

*Walter R. Barzant*  
Walter R. Barzant

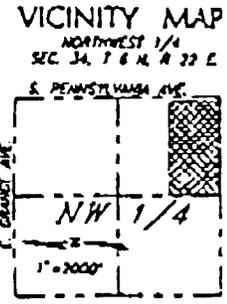
# CERTIFIED SURVEY MAP NO. 6489

A redimension of Parcels 1 and 2 of Certified Survey Map No. 2410, being part of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.  
 DEC 7 1984  
 REC ON MARCH 31, 1998

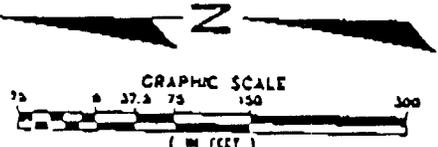


**SUBJECT SITE**

APPROXIMATE LOCATION OF PZ-1



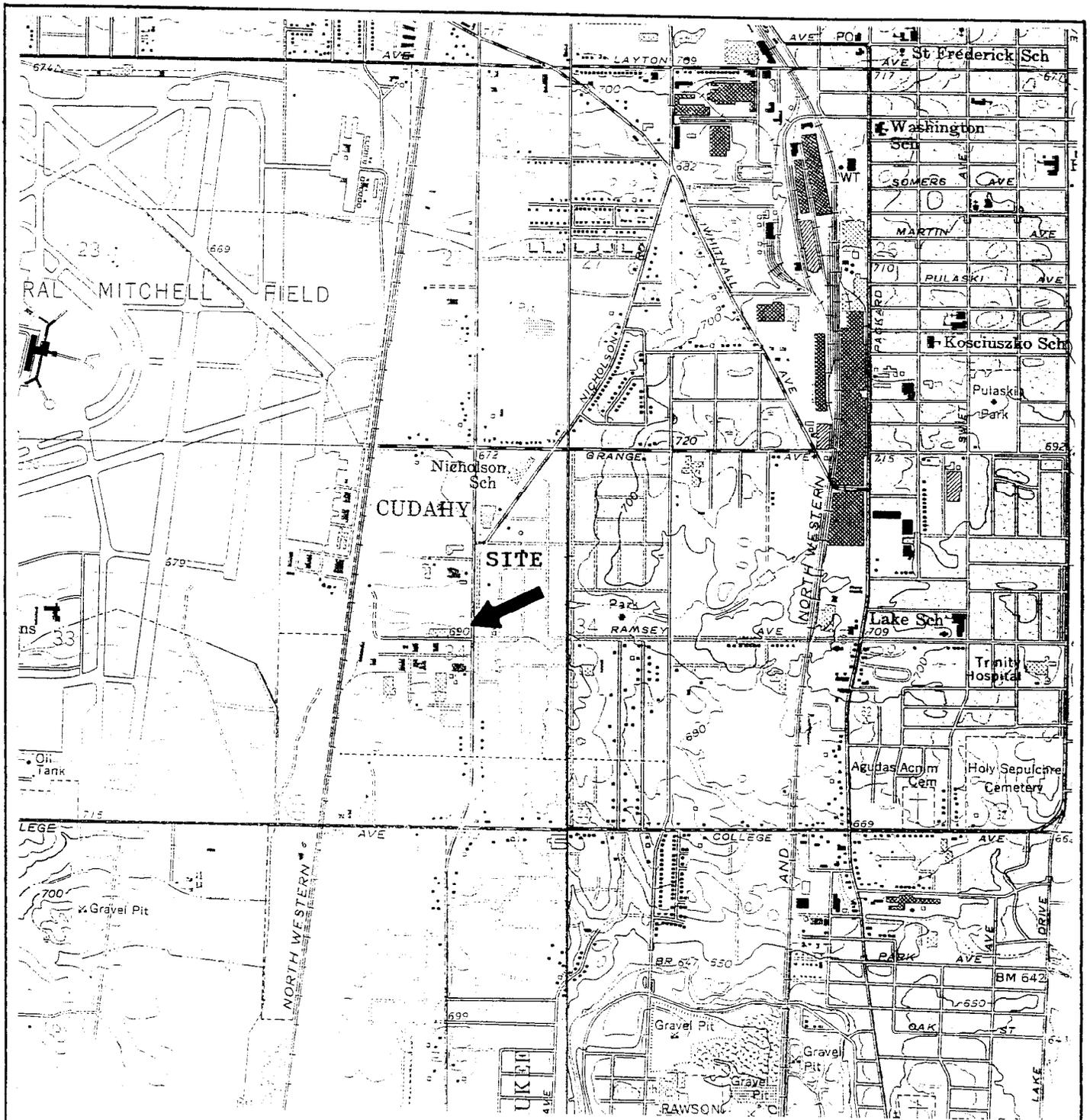
NOTE:  
 INDICATES UTILITY POLE.  
 INDICATES 1" IRON PIPE FOUND.  
 INDICATES SET 3/4" IRON ROD, WT. 1.502 LBS. PER LINEAL FOOT, 24" IN LENGTH.  
 ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT.  
 BEARINGS REFERENCED TO THE SOUTH LINE OF NW 1/4 OF SEC. 34, T 6 N, R 22 E, WHICH BEARS N 88°48'16" E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).



National Survey & Engineering UNPLATTED LANDS

Telephone 414-781-8000  
 Fax 414-781-8006  
 Date 4/27/2014  
 File No. 800-643-7837  
 414 N. 104th Street  
 Brookfield, WI 53005

CONC. MON WITH BRASS CAP SW COR. OF NW 1/4 SEC. 34, T6N, R22E



Milwaukee Cylinder  
Cudahy, Wisconsin

Source: U.S.G.S.  
Parts of South Milwaukee  
and Greendale  
Topographic Quadrangles  
1958, Photorevised 1971

Parts of T5 & 6N - R22E

Scale 1" = 2,000'



Figure 1 - Site Location  
Cudahy, Wisconsin

Key ENVIRONMENTAL SERVICES, INC.

W62 N244 Washington Ave.  
Cedarburg, WI 53012

DATE:      DPN:      CHKD:

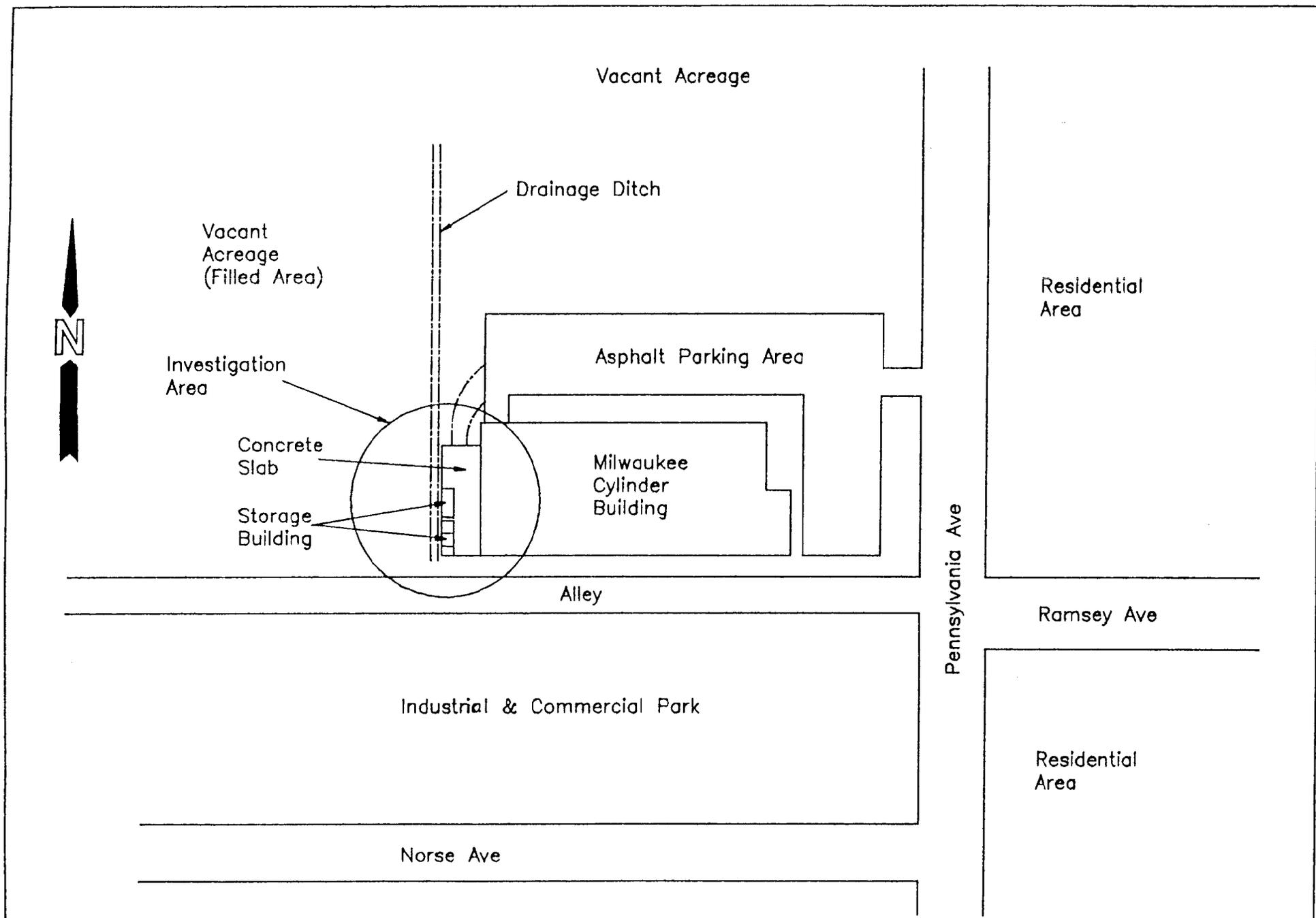


FIGURE 2  
 SITE VICINITY  
 MILWAUKEE CYLINDER

**Key ENVIRONMENTAL SERVICES, INC**  
 W62 N244 Washington Ave PH: (414) 375-4750  
 Cedarburg, WI 53012 FX: (414) 375-9680

DATE	DRN	CHKD

CENTER LINE OF DRAINAGE DITCH

VACANT

APPARENT DRAIN DISCHARGE PIPE

FENCE

PZ-1 PB-1

E-2

BT-1

E-3

D-3 MW-4

C-5

C-4 MW-1

ABANDONED UST

CONCRETE

D-2

B-1

C-3

MW-6

APPROXIMATE LOCATION OF FORMER FLOOR DRAIN

CONCRETE PATCH

MILWAUKEE CYLINDER BUILDING

E-4

D-1 MW-3

C-1

C-2 MW-2

BT-2

STORAGE BUILDING

E-1

CONCRETE

BT-3

E-5



LEGEND

- ⊕ MONITORING WELL LOCATION
- ⊕ SOIL BORING LOCATION
- ⊕ PIEZOMETER LOCATION
- SOIL PROBE LOCATION

DATE	REVISIONS	INI.

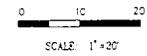


FIGURE 2  
SITE LAYOUT, SOIL BORING,  
SOIL PROBE AND MONITORING  
WELL LOCATIONS

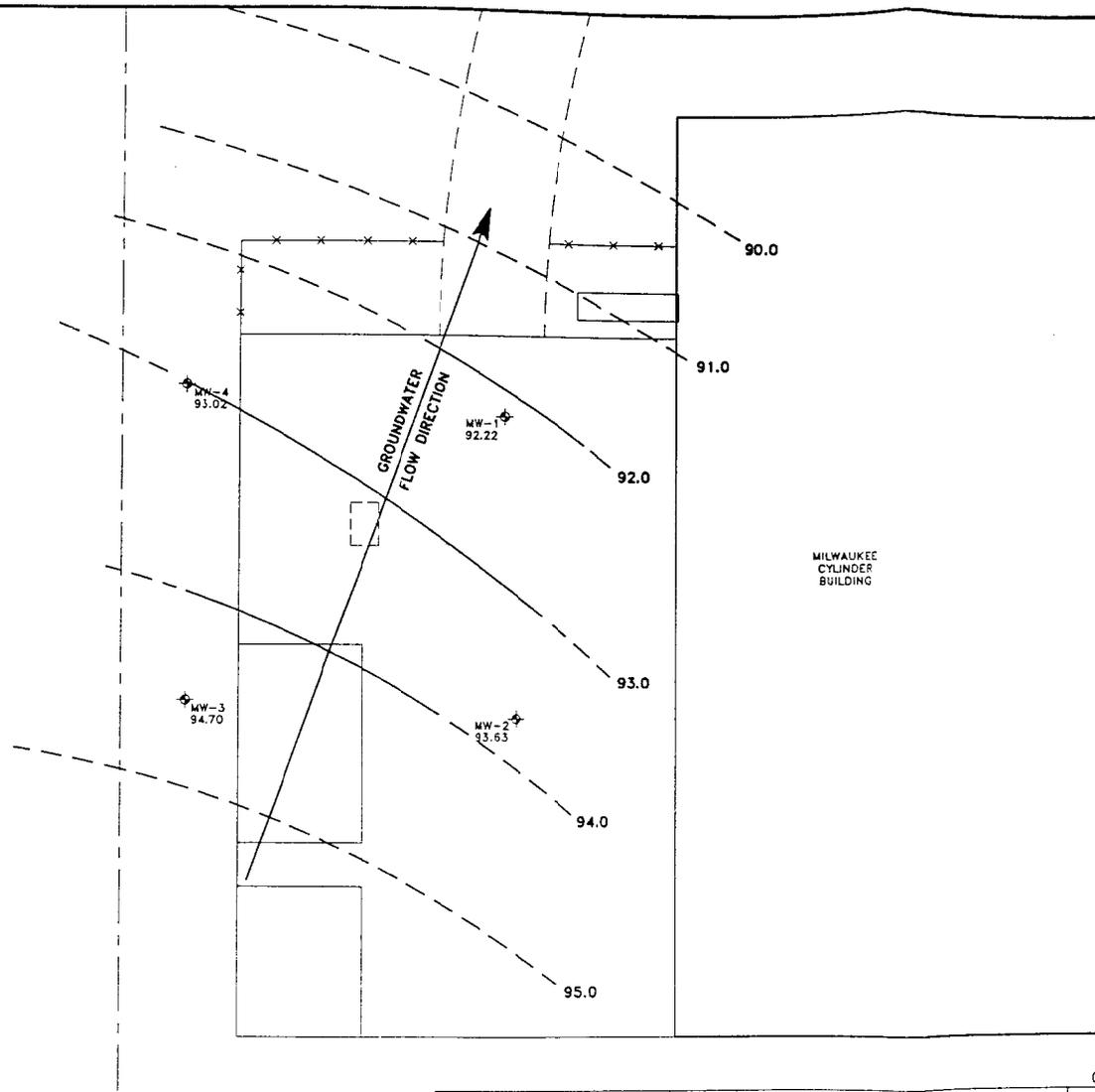
MILWAUKEE CYLINDER  
5877 SOUTH PENNSYLVANIA AVENUE  
CUDAHY WISCONSIN

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DRN. BY: S.L.G.	DATE: 10/17/97
DSN. BY: S.W.C.	FILE NO.: 0304001
CHK. BY: S.W.C.	DWG. NO.: 0304001.2
REV. BY: G.L.J.	SHEET NO.: 2

**Key ENVIRONMENTAL SERVICES, INC.**

WM N215 Commerce Court - Cedarburg, WI 53012 - (414) 375-4750  
8218 Washington Ave. - Racine, WI 53406 - (414) 886-4439



LEGEND  
 ◆ MONITORING WELL LOCATION

DATE	REVISIONS	INI.

0 10 20  
 SCALE: 1"=20'

FIGURE 3  
 GROUNDWATER ELEVATION  
 CONTOUR MAP (7/30/93)

MILWAUKEE CYLINDER  
 5877 SOUTH PENNSYLVANIA AVENUE  
 CUDAHY, WISCONSIN

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DRN. BY:	S.L.G.	DATE:	02/24/97
DSN. BY:	S.W.C.	FILE NO.:	0304001
CHK. BY:	S.W.C.	DWG. NO.:	03040014
REV. BY:	G.L.J.	SHEET NO.:	3

**Key ENVIRONMENTAL SERVICES, INC.**  
 786 N215 Commerce Court - Cedarburg, WI 53012 - (414) 375-4750  
 6218 Washington Ave. - Racine, WI 53406 - (414) 388-4429



TABLE 2  
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL DATA

MILWAUKEE CYLINDER  
5877 South Pennsylvania Avenue  
Cudahy, Wisconsin

SAMPLE I.D.	MW-1			MW-2			MW-3			MW-4			MW-5	MW-6		P-1	ES	PAL
	4/13/93	5/26/93	4/4/95	4/13/93	5/26/93	4/4/95	5/26/93	10/13/94	4/4/95	5/26/93	10/13/94	4/4/95	10/13/94	10/13/94	4/4/95	6/12/96		
Date Collected	4/13/93	5/26/93	4/4/95	4/13/93	5/26/93	4/4/95	5/26/93	10/13/94	4/4/95	5/26/93	10/13/94	4/4/95	10/13/94	10/13/94	4/4/95	6/12/96	—	—
Bromomethane (ug/l)	<1.0	<1.0	NT	3.3	<1.0	NT	<1.0	<5.0	NT	<1.0	<5.0	NT	<5.0	<5.0	NT	NT	10	1
n-Butylbenzene (ug/l)	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	1.5	<0.5	<0.5	NS	NS
sec-Butylbenzene (ug/l)	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	1.4	<0.5	<0.5	NS	NS
Chloroethane (ug/l)	1.5	<1.0	<0.5	2.7	<1.0	1.4	33.5	<5.0	<0.5	<1.0	<5.0	<0.5	<5.0	<5.0	24	<0.5	400	80
Chloromethane (ug/l)	<1.0	<1.0	<0.5	84.8	<1.0	<0.5	<1.0	<5.0	<0.5	<1.0	<5.0	<0.5	<5.0	<5.0	<0.5	3.1	3	0.3
1,1-Dichloroethane (ug/l)	2.3	3.2	2.2	2.6	<1.0	1.2	35.3	26	7.2	4.7	3.2	1.3	7.4	37	32	1.1	850	85
1,2-Dichloropropane (ug/l)	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<0.5	5	0.5
Ethylbenzene (ug/l)	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	2.0	<0.5	<0.5	700	140
Isopropylbenzene (ug/l)	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	1.1	<0.5	<0.5	NS	NS
p-Isopropyltoluene (ug/l)	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	1.0	<0.5	<0.5	NS	NS
n-Propylbenzene (ug/l)	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	<1.0	1.4	<0.5	<0.5	NS	NS
1,1,1-Trichloroethane (ug/l)	<1.0	<1.0	<0.5	<1.0	<1.0	<0.5	9.7	<42	18	<1.0	<1.0	<0.5	<1.0	22	28	<0.5	200	40
TMB (ug/l)	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	8.5	<2.0	<2.0	50*	10*
DRO (ug/l)	NT	NT	110	NT	NT	<100	NT	<100	<100	NT	210	230	170	6.900	150	NT	NS	NS

Notes:

- ug/l - micrograms per liter or parts per billion
  - DRO - diesel range organics
  - ES - NR 140 Enforcement Standard
  - \* Draft NR 140 guidelines
  - PAL - NR 140 Preventive Action Limit
  - NT - not tested for indicated parameter
  - NS - no standard established
  - TMB - trimethylbenzene (1,2,4 and 1,3,5)
- Bold concentrations indicate those which exceed the NR 140 enforcement standard