

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

October 1, 1999

Mr. Richard Schetter
401 East Oklahoma Avenue
Milwaukee, WI 53207

Subject: Final Closure for Schetter's Automotive, 401 E. Oklahoma Ave., Milwaukee, WI
FID: 241589810, BRRTS: 03-41-000858.

Dear Mr. Schetter:

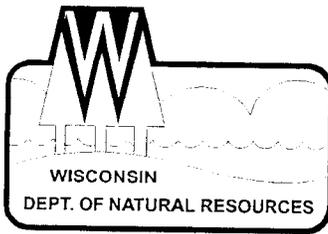
This letter acknowledges the receipt of the groundwater use restriction and monitoring well abandonment forms for the above-named site submitted by Advent Environmental on September 28, 1999. Based on the investigation and remedial documentation provided to the department, it appears that the above-named site is in compliance with the requirements of Chs. NR 700 to 724, Wis. Admin. Code. Therefore, the department considers the case closed and tracked as such, having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to S. NR 726.09, Wis. Admin. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment.

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) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment programs assistant Brenda Brown (263-8680) at the above address.

Sincerely,

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: Pete Pavalko, Advent Environmental
WDNR SER Files



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May 19, 1999

Mr. Richard Schetter
401 E. Oklahoma Ave.
Milwaukee, WI 53207

FID 241589810
BRRTS 0341000858

Subject: Closure request for Schetters Automotive located at 401 E. Oklahoma Ave., Milwaukee, WI

Dear Mr. Schetter:

The Department has reviewed your request for closure, dated February 16, 1999, and any additional information pertaining to this site. The Department concurs with your consultant that no further action is necessary at this time. All Monitoring wells must be abandoned within 60 days in accordance to ch. NR 141.25, WI Adm. Code (WAC).

Since there is groundwater contamination remaining in the E. Oklahoma Ave. and S. Griffen Ave., ROWs, the City of Milwaukee must be notified of the degree and extent to protect worker safety. Also if the remaining soils on-site are disturbed for any reason they must be handled and disposed of properly. A groundwater use restriction is also required for closure because there is groundwater contamination remaining above the NR 140, WAC, Enforcement Standards (ES). In the groundwater use restriction, please include the location, type, and concentrations of contaminants (including appropriate maps and/or figures); a specific legal description of the property; and must include the standard 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 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 reconstruction a well on this property."

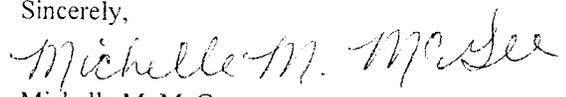
Interim guidance on institutional controls may be found on the DNR's web site (<http://www.dnr.state.wi.us>) by searching "RR PDF Documents" or by calling the publication request line at (608)264-6009.

After Departmental approval of the draft groundwater use restriction, receipt of a certified copy of the groundwater use restriction with appropriate maps and/or figures, the City of Milwaukee is notified, and receipt of monitoring well abandonment documentation this site will be in compliance with ch. NR 726, WAC, and will be officially closed and tracked as such on the Department's tracking system.

However, the case may be reopened pursuant to s. NR 726.09, 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.

For expedient processing, please send all future correspondence to the attention of RR Program Assistant at the above address. Please include that I, Michelle McGee, am the current reviewer of the case. If you have any questions regarding this letter, please contact me at the above address or at (414)263-8644.

Sincerely,

A handwritten signature in cursive script that reads "Michelle M. McGee".

Michelle M. McGee

Hydrogeologist

Remediation and Redevelopment Program

cc: Mark Riha, Advent Environmental
SER case file

Document Number	GROUNDWATER USE RESTRICTION
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REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 8:00 AM

07-12-1999 1519 TO

REEL 4602 IMAGE 1521 INC

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 14.00

Declaration of Restriction

In Re: Plot Page 538-17, Neighborhood 6410
Brookhaven in NW ¼ Sec. 16-6-22
Block 1 (Lot 12 & N 40' Lot 11)
Exc ST & S 86' Lot 13

Recording Area

Return to:
Peter E. Pavalko
Advent Environmental Services, Inc.
P.O. Box 277
Mequon, WI 53092

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Tax Key#: 538-0215-4

WHEREAS, Mrs. Joyce Schetter, is the owner of the above-described property, commonly known as 401 East Oklahoma Avenue, in the City and County of Milwaukee, Wisconsin.

WHEREAS, one or more discharges of gasoline have occurred at this property. Petroleum contaminated groundwater above the NR 140 enforcement standard (ES) exists on this property at the following location: in monitoring wells CS-1, MW-1, and MW-2, which are all located north of the building (see Figure 1). The groundwater in this area is contaminated with benzene above the NR 140 ES. The following numbers are the Wisconsin Department of Natural Resources case numbers associated with the petroleum release at this site: BRRTS No. 03-41-000858, Facility ID No. 241589810.

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.

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:

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. 809 is restricted by chs. NR 811 and NR 812. Special well construction standards or water treatments, or both, or well construction prohibitions may apply. Anyone who proposes to

3/m

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. 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.

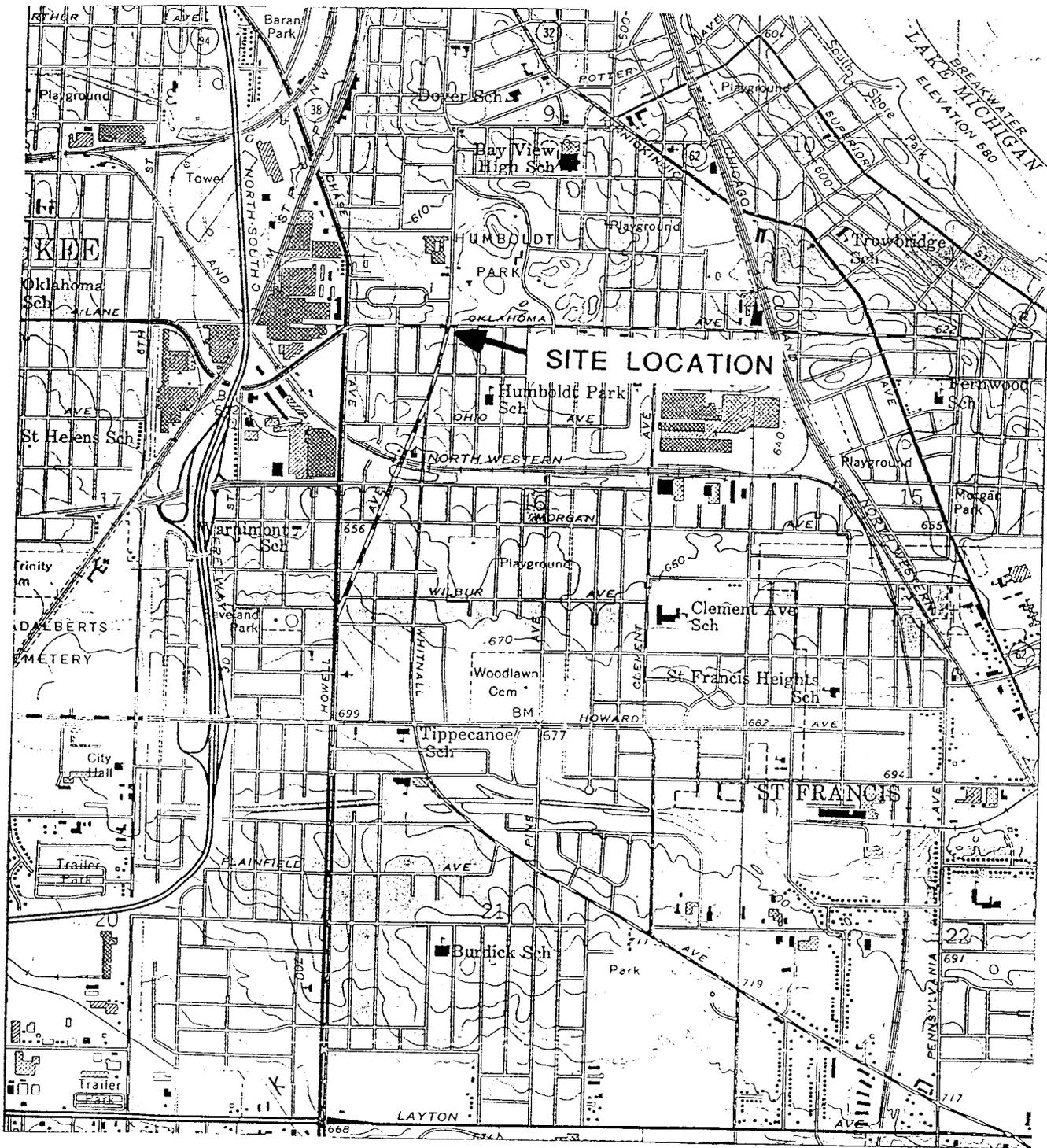
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 17 day of June, 1999.

Signature: Joyce M. Schetter
Printed Name: Joyce M. Schetter

Subscribed and sworn to before me
this 17th day of June, 1999.

Sandra J. Cyala
Notary Public, State of Wisconsin
My commission 11/05/00

This document was drafted by Peter E. Pavalko of Advent Environmental Services, Inc., in conjunction with the Wisconsin Department of Natural Resources.



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

SCALE (FEET): 0  2000

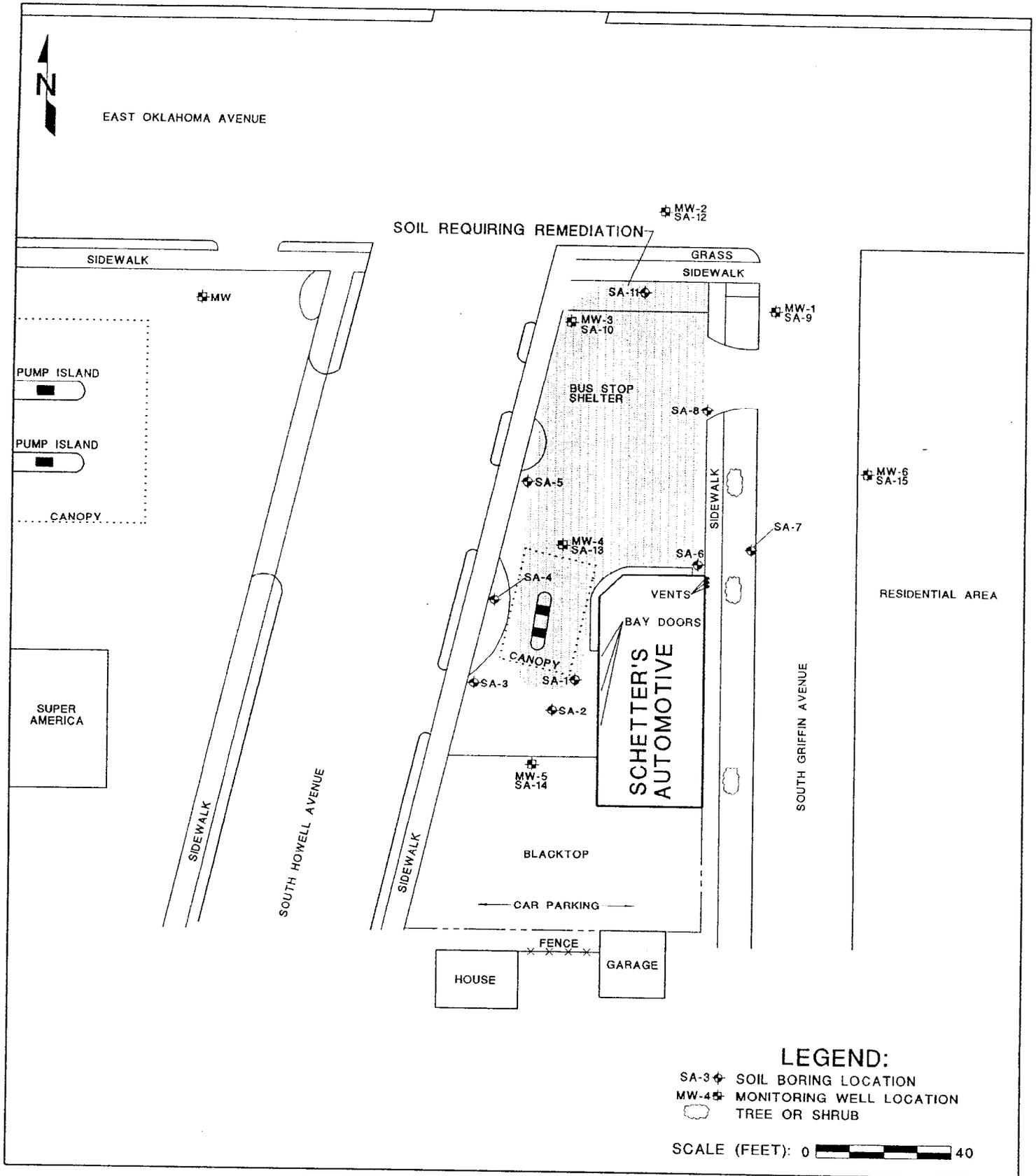
**FIGURE 1 SITE LOCATION MAP
 SCHETTER'S AUTOMOTIVE
 MILWAUKEE, WISCONSIN**



QUADRANGLE LOCATION
 NW1/4 NW1/4 SEC.16 T.6N., R.22E.

A D V E N T

ENVIRONMENTAL SERVICES, INC.
 DATE: 5/26/95
 DRAWING # 97355.02



**FIGURE 2 SITE FEATURES
SCHETTER'S AUTOMOTIVE
MILWAUKEE, WISCONSIN**

A D V E N T
 ENVIRONMENTAL SERVICES, INC.
 DATE: 4/8/98
 DRAWING #97355.02C

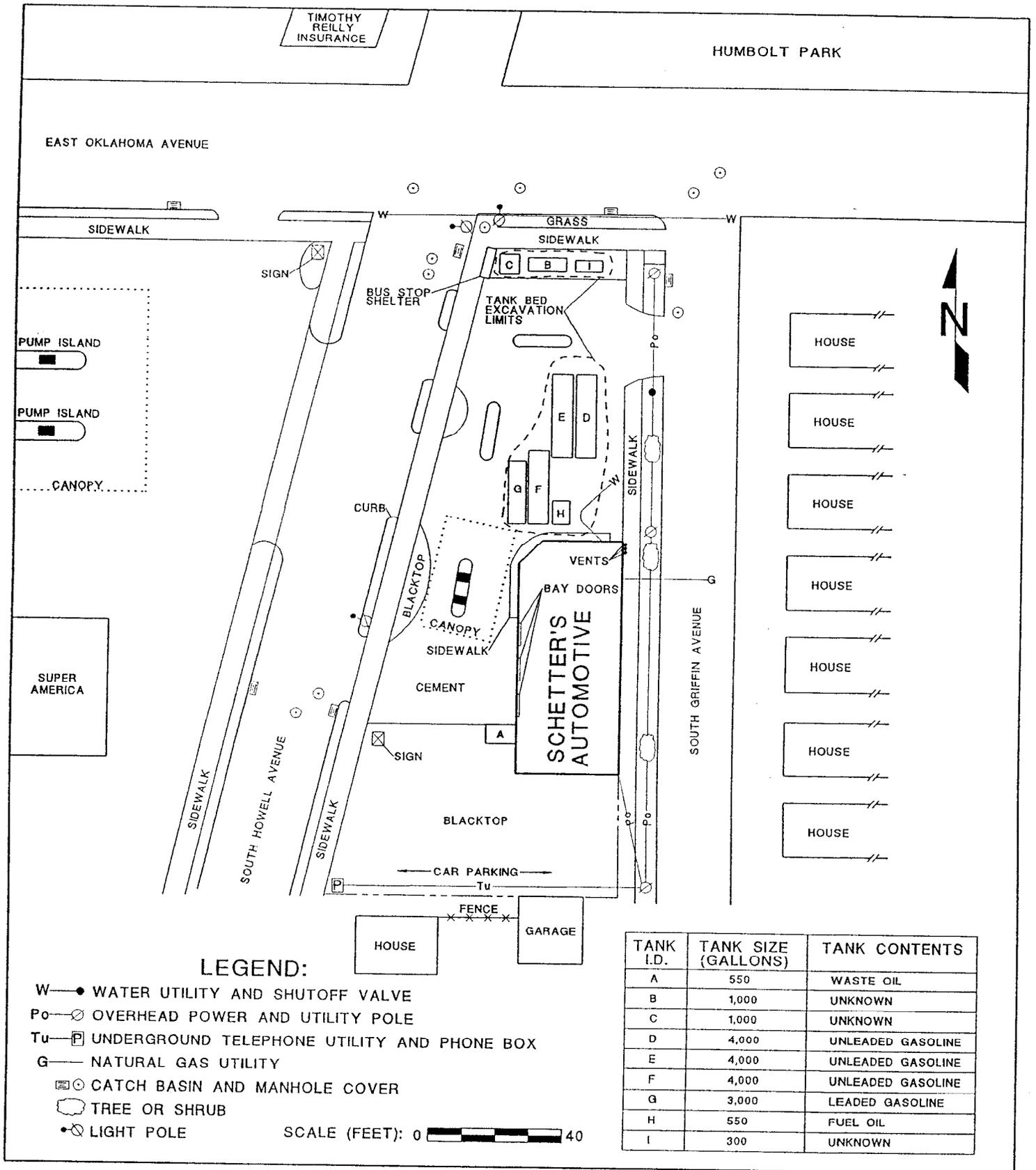


FIGURE 2 SITE LAYOUT PLAN
 SCHEPPER'S AUTOMOTIVE
 MILWAUKEE, WISCONSIN

A D V E N T

ENVIRONMENTAL SERVICES, INC.
 DATE: 5/30/95
 DRAWING # 97355.00A

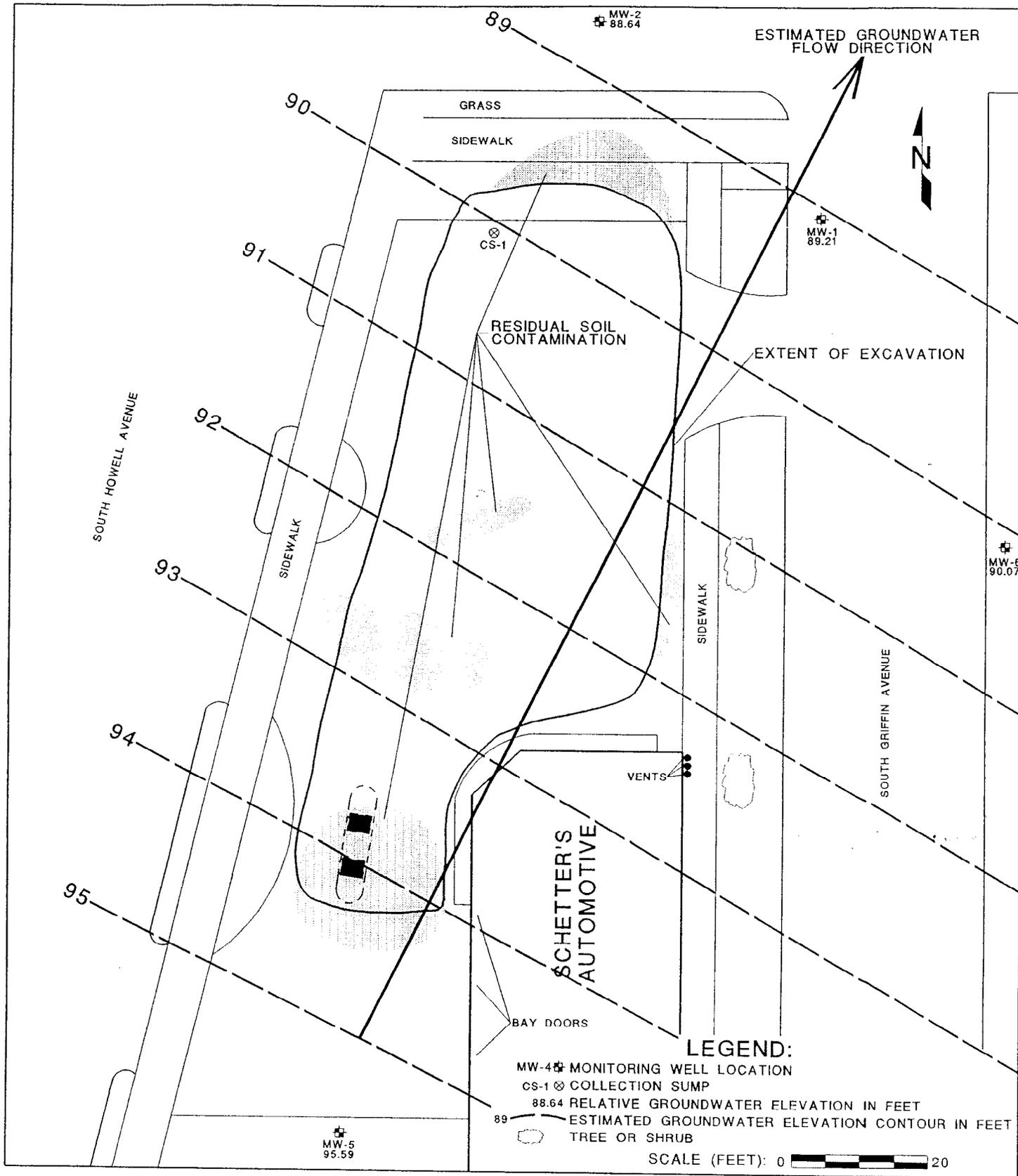


FIGURE 1 GROUNDWATER ELEVATIONS (7/7/98)
 SCHETTER'S AUTOMOTIVE
 MILWAUKEE, WISCONSIN

A D V E N T
 ENVIRONMENTAL SERVICES, INC.
 DATE: 8/19/98
 DRAWING #97355.02B

TABLE 1
ANALYTICAL RESULTS - GROUNDWATER
SCHETTER'S COMPLETE AUTOMOTIVE REPAIR

	Samples						NR 140 Groundwater Quality Standards	
	MW-1							
	Date Sampled	10/18/96	3/24/97	4/7/98	7/7/98	10/28/98		
Dissolved Oxygen(ppm)	---	1.8	2.56	1.90	0.85	1.00		
ANALYTE							ES	PAL
GROs (ppb)	550	270	ND	86	380	114		
PVOCs (ppb)								
Benzene	100	25	4.0	37	150	26	5	0.5
Ethylbenzene	13	6.9	1.3	1.8	9.4	2.3	700	140
MTBE	190	31	3.0	50	81	13	60	12
Toluene	4.9	2.7	0.7	1.1	3.8	1.3	343	68.6
Trimethylbenzenes	14.4	11.1	1.5	3.16	12.4	7.4	480	96
Xylenes (total)	20.9	28	2.5	3.8	18	6.3	620	124
ANALYTICAL RESULTS - GROUNDWATER (cont.)								
	Samples						NR 140 Groundwater Quality Standards	
	MW-2							
	Date Sampled	10/18/96	3/24/97	4/7/98	7/7/98	10/28/98		
Dissolved Oxygen(ppm)	---	0.30	0.25	1.85	0.90	0.66		
ANALYTE							ES	PAL
GROs (ppb)	490	300	550	ND	380	81	---	---
PVOCs (ppb)								
Benzene	69	78	160	ND	130	13	5	0.5
Ethylbenzene	4.0	4.3	2.0	ND	8.0	1.3	700	140
MTBE	210	250	160	ND	64	8.8	60	12
Toluene	3.3	4.5	3.6	ND	3.2	0.68	343	68.6
Trimethylbenzenes	1.8	ND	1.2	ND	78.7	5.3	480	96
Xylenes (total)	9.4	26	9.3	ND	15	3.0	620	124

Shaded areas indicate concentrations above the ES.

Numbers in bold are above the PAL.

TMB = trimethylbenzene

MTBE =methyl-tert-butyl-ether

ND = not detected

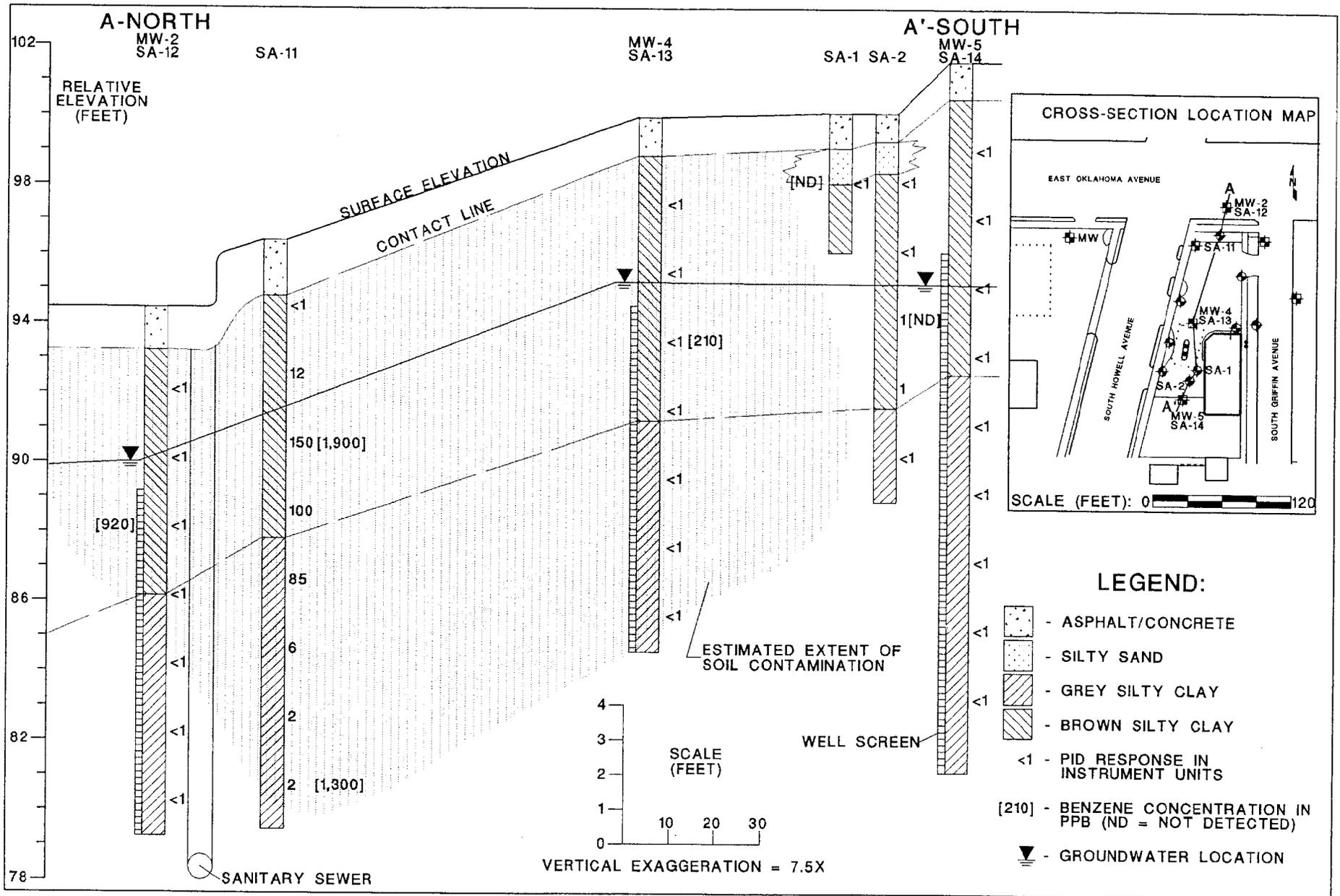


FIGURE 4 NORTH TO SOUTH CROSS-SECTION A-A"
SCHETTER'S AUTOMOTIVE
MILWAUKEE, WISCONSIN

A D V E N T

ENVIRONMENTAL SERVICES, INC.
DATE: 2/12/99
DRAWING # 97355.01E

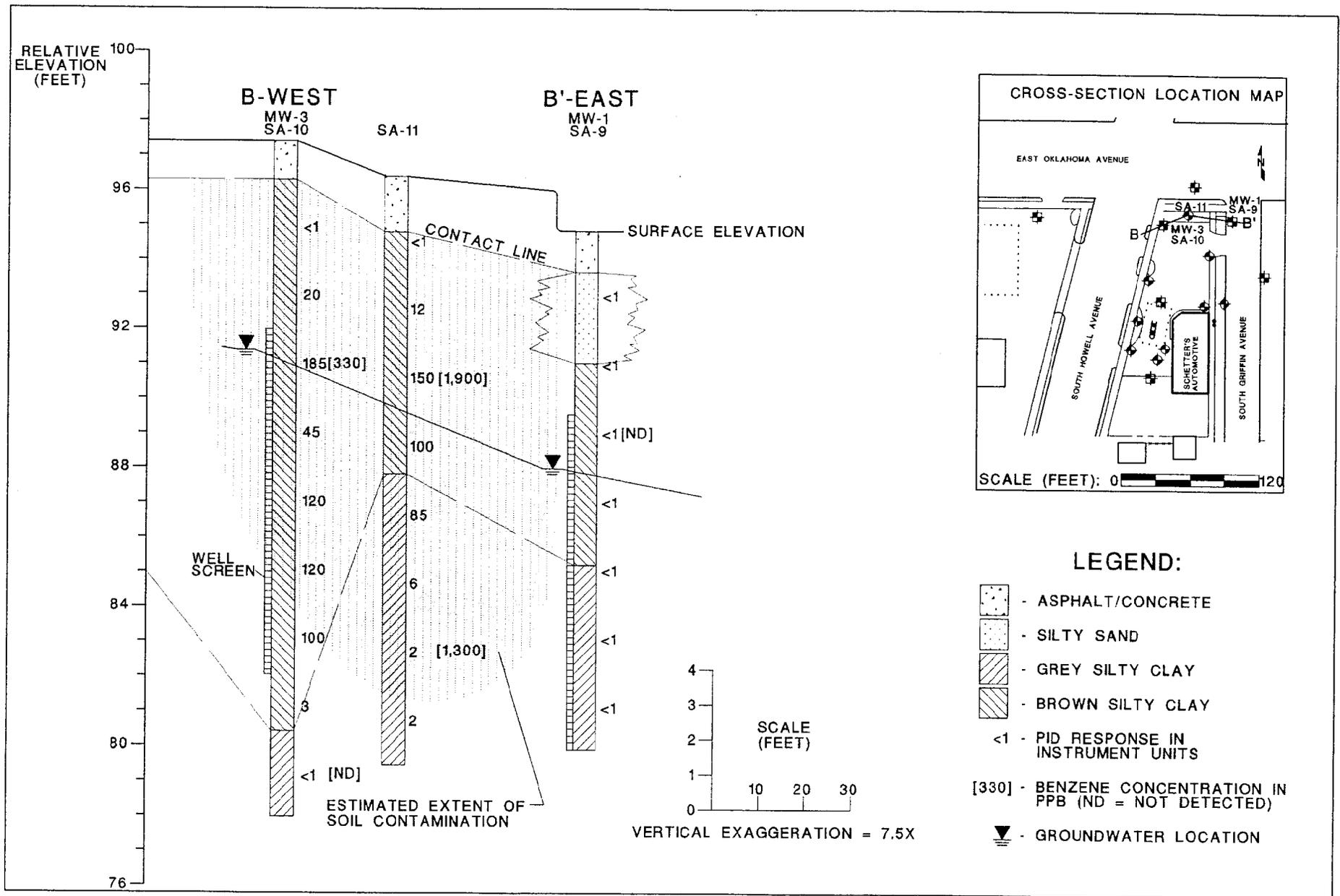


FIGURE 5 WEST TO EAST CROSS-SECTION B-B'
SCHETTER'S AUTOMOTIVE
MILWAUKEE, WISCONSIN

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 2/12/99
DRAWING # 97355.01F