

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 25, 2000

Ms. Lorena Cottrill
4118 W. Bernard Ave.
Greenfield, WI 53221-2549

Subject: Final Closure Letter for Cottrill Property (A.K.A. Alpha Industries), 3404 N. Holton Ave., Milwaukee, WI FID: 241403140 BRRTS: 03-41-001467

Dear Ms. Cottrill:

This letter acknowledges the receipt of a copy of the filed groundwater use restriction submitted by Giles Engineering on October 23, 2000. 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 (263-8680) at the above address.

Sincerely,

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: James Mertes, Giles Engineering
WDNR SER Files

Quality Natural Resources Management
Through Excellent Customer Service



Document Number

Groundwater Use Restriction

Document Title

7979479

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 1:55 PM

10-20-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 16.00

Recording Area

Name and Return Address

Lorena J. Cottrell
4118 W. Barnard Av.
Greenfield, WI 53221

Parcel Identification Number (PIN)

RECEIVED
DNR/HEADQUARTERS
SED
2000 OCT 26 AM 12:30

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

Document No.

GROUNDWATER USE RESTRICTION

FID NO. 241403140

BRRTS NO. 03-41-001467

Declaration of Restrictions

Lots 20, 21, 22, 23 and 24, Block 2, in Webster Avenue Heights, in the Southwest One-quarter (1/4) of Section 9, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Recording Area

Name and Return Address

Lorena J. Cottrill
4118 West Bernard Avenue
Greenfield, WI 53221-2549

281-2654-110-6

Parcel Identification Number (PIN)

WHEREAS, Lorena J. Cottrill is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Benzene-contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location(s) on the following date(s): Benzene was found at 2,180 ug/l in monitoring well W4R on July 20, 1998. The location of W4R is depicted on the attached Figure 8 which is hereby made a part of this restriction. See attached Figure 8.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions, which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140 Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812, Wis. Adm. Code.

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 limitations and restrictions.

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 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 20 day of OCT, 2000.

Signature: *Lorena J. Cottrell*
Printed Name: Lorena J. Cottrell

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

Janice Kay Ludwig
Notary Public, State of Wisconsin
My commission Janice Kay Ludwig
Notary Public Milwaukee County, Wis.
My Commission Expires August 22, 2004

Jim Mertes

This document was drafted by Giles Engineering, Inc. based on information provided by the Wisconsin Department of Natural Resources.



Source: USGS Milwaukee, Wisconsin 7.5 Minute Series
 Quadrangle (topographic) Map

Scale: 1"=2000'

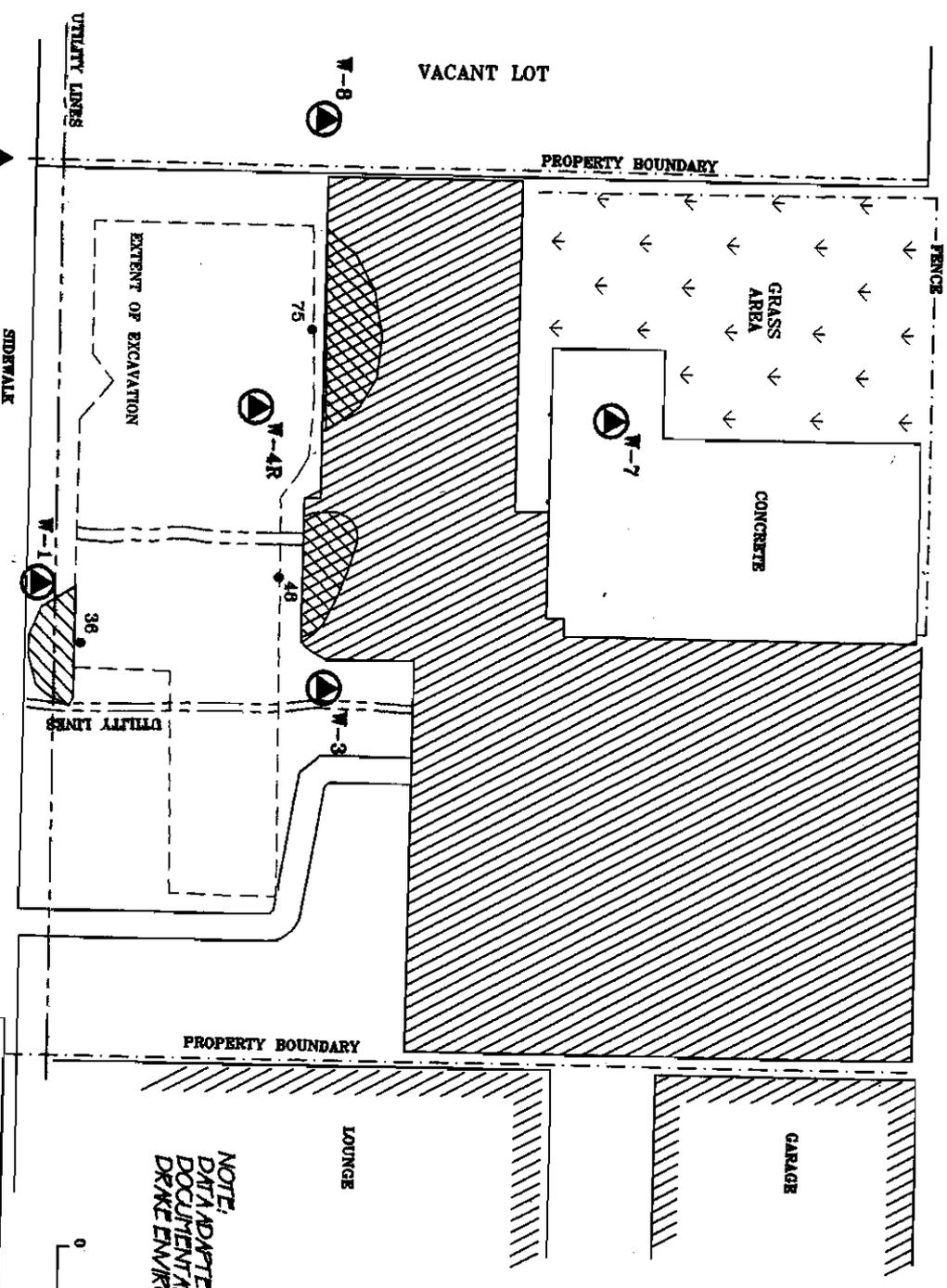
Contour Interval: 10 feet

FIGURE 1
 SITE LOCATION MAP

Charles Cottrill Property
 3404 North Holton Street
 Milwaukee, Wisconsin
 Project No. 1E-9704043



 **GILES**
 ENGINEERING ASSOCIATES, INC.



LEGEND:

- 48 • SAMPLE NUMBER AND LOCATION
- ▼ MONITORING WELL LOCATION
- ▲ BENCHMARK
- ▨ ESTIMATED EXTENT OF RESIDUAL IMPACTED SOIL

NORTH HOLTON STREET

NOTE:
 DATA ADAPTED FROM SOIL REMEDIATION DOCUMENTATION REPORT PREPARED BY DRKE ENVIRONMENTAL, INC.

SCALE
 0 20 (FEET)

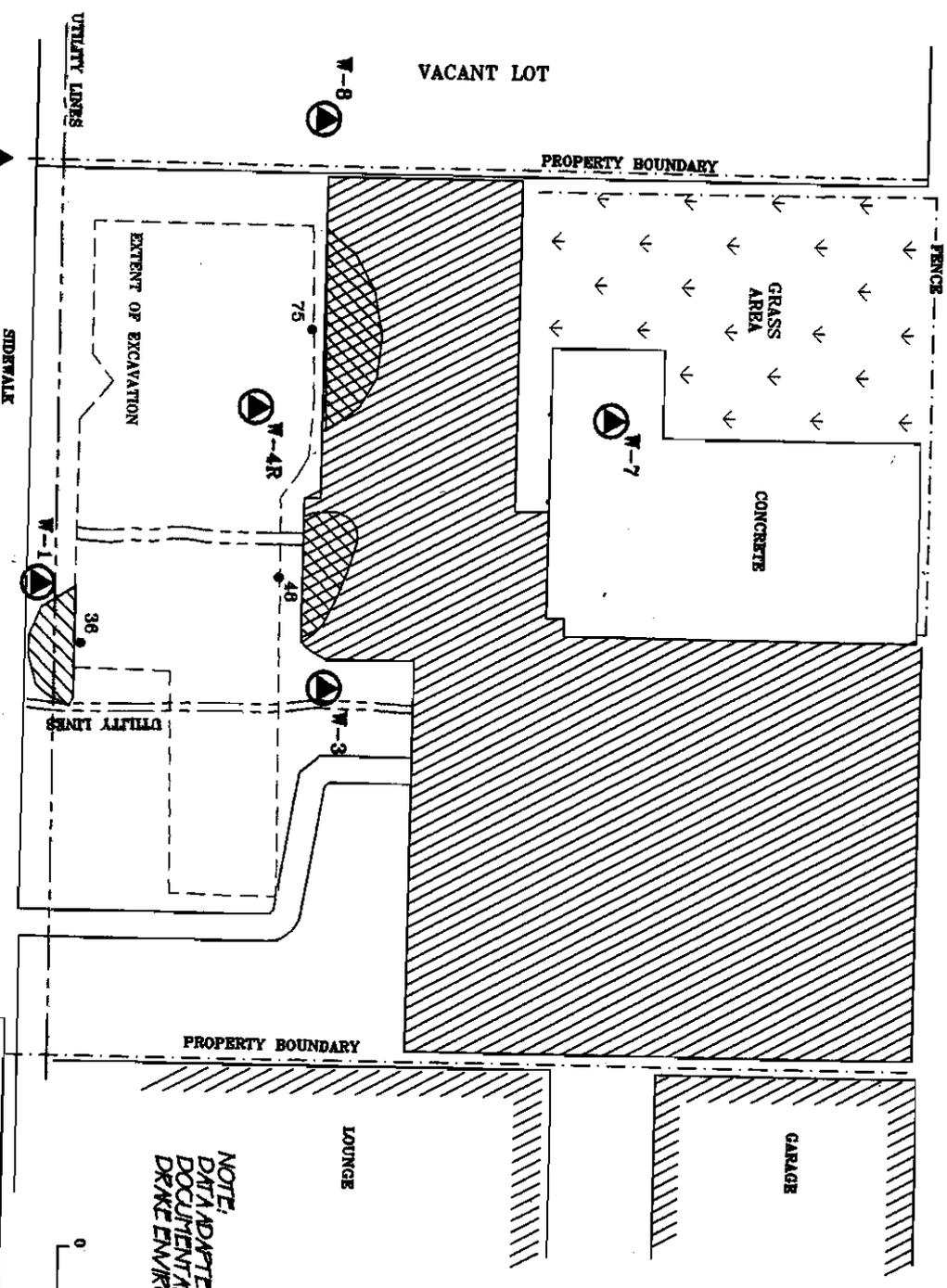


GUTES ENGINEERING ASSOCIATES, INC.
 NE WESSHO JOHNSON RD.; WAUWATOSA, WI. 53186
 (414)-544-0118

FIGURE 7
 LOCATION OF RESIDUAL IMPACTED SOIL AND EXISTING GROUNDWATER MONITORING WELLS
 CHANGES OUTRILL PROPERTY AND NORTH HOLTON STREET MANAGER, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJE	CTM	X	1" = 20'	06-18-97

PROJECT NO.: 1E-9704023 CAD No.: E7040233



LEGEND:

- 48 • SAMPLE NUMBER AND LOCATION
- ▼ MONITORING WELL LOCATION
- ▲ BENCHMARK
- ▨ ESTIMATED EXTENT OF RESIDUAL IMPACTED SOIL

NORTH HOLTON STREET

NOTE:
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SCALE
 0 20 (FEET)



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 NE WESSHO JOHNSON RD.; WAUWATOSA, WI. 53186
 (414)-544-0118

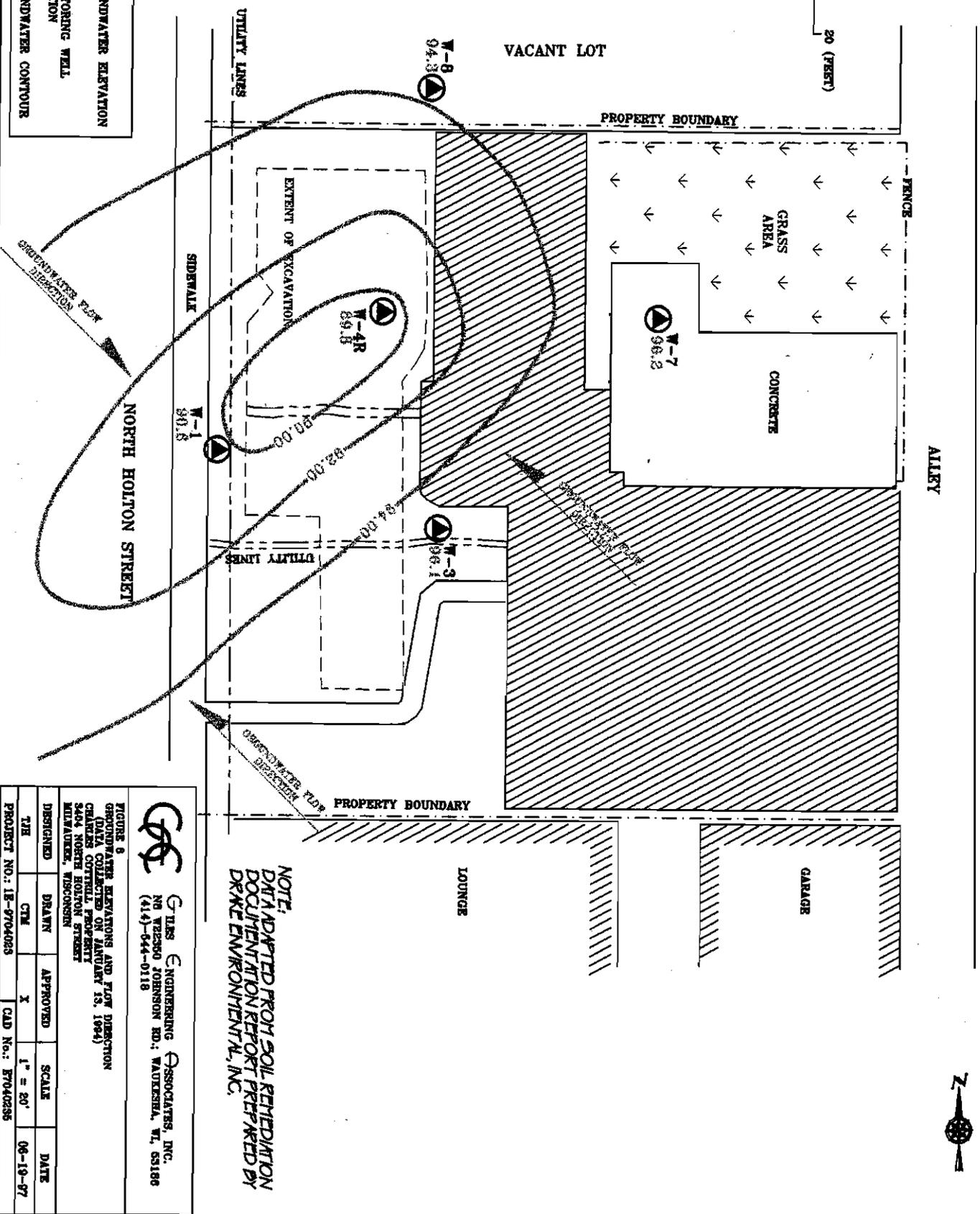
FIGURE 7
 LOCATION OF RESIDUAL IMPACTED SOIL AND EXISTING GROUNDWATER MONITORING WELLS
 CHANGES OUTRIGG PROPERTY
 3200 NORTH HOLTON STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJE	CTM	X	1" = 20'	06-18-97

PROJECT NO.: 1E-9704023 CAD No.: E7040233

SCALE
20 (FEET)

LEGEND:
 90.6 GROUNDWATER ELEVATION
 W-8 MONITORING WELL LOCATION
 GROUNDWATER CONTOUR



ALLEY

VACANT LOT

PROPERTY BOUNDARY

GRASS AREA

CONCRETE

EXTENT OF EXCAVATION

UTILITY LINES

SIDEWALK

NORTH HOLTON STREET

UTILITY LINES

PROPERTY BOUNDARY

LOUNGE

GARAGE

NOTE:
 DATA ADAPTED FROM SOIL REMEDIATION
 DOCUMENTATION REPORT PREPARED BY
 DRAKE ENVIRONMENTAL, INC.



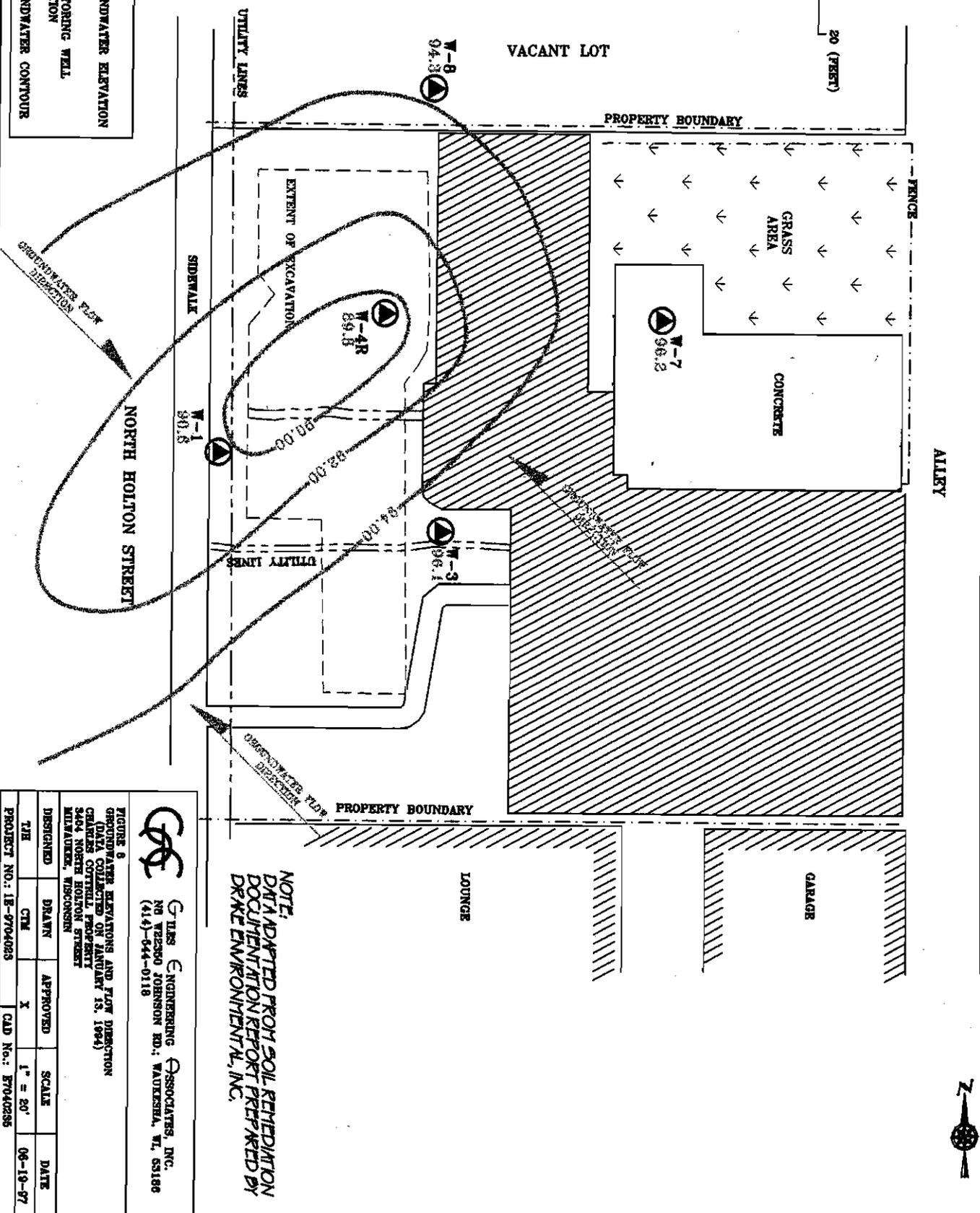
GTE ENGINEERING ASSOCIATES, INC.
 900 WISCONSIN AVENUE
 MADISON, WISCONSIN 53706
 (608) 261-1111

FIGURE 6
 GROUNDWATER ELEVATIONS AND FLOW DIRECTION
 (DATA COLLECTED ON JANUARY 13, 1984)
 3424 NORTH HOLTON STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJH	CTM	X	1" = 20'	06-19-87
PROJECT NO.: 1E-9704023		CAD No.: E7040235		

SCALE
20 (FEET)

LEGEND:
 90.6 GROUNDWATER ELEVATION
 W-8 MONITORING WELL LOCATION
 GROUNDWATER CONTOUR



NOTE:
 DATA ADAPTED FROM SOIL REMEDIATION
 DOCUMENTATION REPORT PREPARED BY
 DRKE ENVIRONMENTAL, INC.

GC CONSULTING ENGINEERING ASSOCIATES, INC.
 900 WISCONSIN JOHNSON RD.; WAUKESHA, WI 53186
 (414)-544-0118

FIGURE 6
 GROUNDWATER ELEVATIONS AND FLOW DIRECTION
 (DATA COLLECTED ON JANUARY 13, 1984)
 CHARLES COTTRELL PROPERTY
 3424 NORTH HOLTON STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJH	CTM	X	1" = 20'	06-19-87
PROJECT NO.: 1E-9704023		CAD No.: E7040235		

TABLE 3
GROUNDWATER ANALYTICAL RESULTS
CHARLES COTTRILL PROPERTY
MILWAUKEE, WISCONSIN
PROJECT NO. 1E-9704043

	W-4			W-4R			W-4R			W-4R			W-4R			W-4R			NE	NE
	7-1-91	1-13-94	9-11-96	7-1-91	1-13-94	9-12-96	7-1-91*	7-1-91*	1-13-94*	1-13-94*	9-11-96	7-1-91	1-13-94	9-11-96*	9-11-96*	7-1-91	1-13-94	9-11-96		
GRO	NA	<50	NA	NA	<50	NA	NA	NA	<50	<50	NA	NA	<50	NA	NA	NA	<50	NA	NE	NE
DRO	NA	224	118	NA	279	557	NA	NA	591	638	2590	NA	990	2860	3038	NA	NA	193	NE	NE
Benzene	0.5	0.5	1.34	<0.2	<0.2	<0.5	342	403	0.7	0.4	3780	<0.2	1.8	<0.5	<0.5	<0.2	<0.2	<0.5	0.5	5
Ethylbenzene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	124	154	<1.0	<1.0	35.7	<1.0	<5.0	<1.0	<1.0	<1.0	<1.0	<1.0	140	700
Methyl tert-butyl ether	ND	ND	<1.0	ND	ND	<1.0	ND	ND	ND	ND	<1.0	ND	ND	<1.0	<1.0	ND	ND	<1.0	12	60
Toluene	0.5	<2.0	<1.0	<0.5	<2.0	<1.0	838	726	<2.0	<2.0	41.5	<0.5	<10.0	<1.0	<1.0	ND	ND	<1.0	68.6	343
1,2,4-Trimethylbenzene	ND	ND	<1.0	ND	ND	<1.0	ND	ND	ND	ND	6.28	ND	ND	<1.0	<1.0	ND	ND	<1.0	NE	NE
1,3,5-Trimethylbenzene	ND	ND	<1.0	ND	ND	<1.0	ND	ND	ND	ND	3.08	ND	ND	<1.0	<1.0	ND	ND	<1.0	NE	NE
Xylenes	<1.0	<1.0	<2.0	<1.0	<1.0	<1.0	1100	1105	<1.0	<1.0	29.22	<1.0	<5.0	<2.0	<1.0	<1.0	<1.0	<1.0	124	620
PVOCs	1.0	0.5	1.34	0.0	0.0	0.0	2,280	2,388	0.7	0.4	3,896	0.0	1.8	0.0	0.0	4.1	0.0	0.0		
Total VOCs	1.0	2.8	NA	4.5	0.0	NA	2,435	2,538	2.1	1.9	NA	3.6	1.8	NA	NA	4.1	0.0	NA		
Chloroform	<0.5	<0.5	NA	<0.5	<0.5	NA	11.2	17.6	<0.5	<0.5	NA	<0.5	<2.5	NA	NA	<0.5	<0.5	NA	0.6	6
Methylene Chloride	<2.5	<2.5	NA	4.5	<2.5	NA	<2.5	92.0	<2.5	<2.5	NA	3.6	<12.5	NA	NA	<2.5	<2.5	NA	0.5	5
Trichloroethylene	<0.2	<0.2	NA	<0.2	<0.2	NA	20.2	40.5	<0.2	<0.2	NA	<0.2	<1.0	NA	NA	<0.2	<0.2	NA	0.5	5
1,2-Dichloroethane	<0.5	2.3	NA	<0.5	<0.5	NA	<0.5	<12.5	1.4	1.5	NA	<0.5	<2.5	NA	NA	<0.5	<0.5	NA	0.5	5
Lead	<2.0	<2.0	NA	<2.0	<2.0	NA	<2.0	<2.0	<2.0	<2.0	NA	<2.0	<2.0	NA	NA	NA	<2.0	NA	1.5	15

* = Duplicate Sample

** = W-4R replaced W-4 after soil overexcavation in October 1993. The 9-11-96 data is considered an anomaly due to errors.

PAL = Preventive Action Limit

ES = Enforcement Standard

NE = Not Established

NA = Not analyzed for this parameter

ND = Not above method detection limit

pb = Concentrations are expressed in parts per billion

Note: Concentrations in shade/bold represent concentrations which exceed regulatory levels.

Groundwater samples collected by Drake Environmental, Inc.