

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Sturtevant Service Center
9531 Rayne Road
Sturtevant, Wisconsin 53177
Telephone 414-884-2300
FAX 414-884-2306

March 16, 1999

In Reply Refer To: FID# 241739190
BRRTS# 03-41-004290
County of Milwaukee

Mr. Jim Papala
School District of Cudahy
5614 South O'Brien Avenue
Cudahy, WI 53110

SUBJECT: Site Closure for the *Parkview Elementary School site*, 5555
Nicholson Avenue, Cudahy WI PECFA Claim# 53110-2410-55

Dear Mr. Papala:

The Wisconsin Department of Natural Resources (WDNR) has previously reviewed the case file for the above referenced site to determine if case closure could be granted for the site. A letter was issued on May 27, 1998, that stated that, "due to the presence of *benzo(a)pyrene* in the groundwater at the site at a concentration above the NR 140 Enforcement Standard (ES), a requirement of case closure is that a "groundwater use restriction" be placed on the deed of the property, according to s. NR 726.05(8)(am)."

I have received an official copy of the "groundwater use restriction", which was recorded on February 4, 1999. Based upon the information in the case file, it appears that the degree and extent of petroleum contamination has been determined in the soil and groundwater at the site. It appears that the contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the Department considers the case "closed," having determined that no further remedial action is necessary at the site at this time. 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 or the environment.

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

The WDNR appreciates the actions you have taken to restore the environment at this site. If you have any questions regarding this letter you may contact me at (414) 884-2339. Please refer to the FID and BRRTS numbers on the top of this letter in any future correspondence.

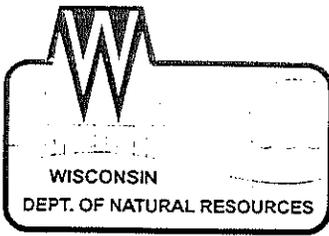
Sincerely,

Andrew Boettcher
Hydrogeologist

cc: Sara Remus - DPRA, Inc.
SER Case File

*Quality Natural Resources Management
Through Excellent Customer Service*





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9531 Rayne Road
Sturtevant, Wisconsin 53177
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May 27, 1998

In Reply Refer To: FID# 241739190
BRRTS# 03-41-004290
County of Milwaukee

Mr. Jim Papala
School District of Cudahy
5614 South O'Brien Avenue
Cudahy, WI 53110

SUBJECT: Site Closure Request for the *Parkview Elementary School site*, 5555
Nicholson Avenue, Cudahy WI PECFA Claim# 53110-2410-55

Dear Mr. Papala:

The Wisconsin Department of Natural Resources (WDNR) has reviewed the case file for the above referenced site to determine if case closure can be granted for the site, as you requested in the *Request for Site Closure / Supplemental Site Investigation Report*, dated October 23, 1997, which was submitted on your behalf by your consultant, DPRA, Inc. Based upon the information in the case file and in the above referenced report, it appears that the degree and extent of petroleum contamination, discovered during the removal of a 10,000 gallon fuel oil underground storage tank, has been determined in the soil and groundwater at the site.

Due to the presence of *benzo(a)pyrene* in the groundwater at the site at a concentration above the NR 140 Enforcement Standard (ES), a requirement of case closure is that a "groundwater use restriction" be placed on the deed of the property, according to s. NR 726.05(8)(am). I have enclosed a copy of the applicable chapter of the code for your reference. You may wish to submit a draft of the proposed deed restriction prior to its placement on the deed. After the WDNR receives an official copy of the deed restriction from the register of deeds office, a closure letter will be issued.

Another condition of closure is that you or your consultant properly abandon all on-site monitoring wells and submit completed *Well Abandonment Forms* to the WDNR.

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

The WDNR appreciates the actions you have taken to restore the environment at this site. If you have any questions regarding this letter you may contact me at (414) 884-2339. Please refer to the FID and BRRTS numbers on the top of this letter in any future correspondence.

Sincerely,

Andrew Boettcher
Hydrogeologist

cc: Thomas Lamb - DPRA, Inc.

SER Case File



Quality Natural Resources Management
Through Excellent Customer Service



7681171

Document Number

Document Title

Commencing at a point in the North line of said 1/4 Section, 1,578.82 feet WEST of the Northeast corner thereof, said point lying in the centerline of S. NICHOLSON AVENUE, as now laid out; continuing thence WEST along the NORTH line of said 1/4 Section, 1,081.17 feet to the Northwest corner of said 1/4 Section; thence S 0° 23' 44" W along the West line of said 1/4 Section, 564.98 feet to a point; thence S 89° 36' 16" E, 312.41 feet to a point; thence S 66° 10' 56" E, 309.52 feet to a point in the centerline of S. NICHOLSON AVENUE; thence N 35° 16' 11" E along said centerline 847.73 feet to the point of commencement.

Between 10/23/96 and 02/05/97, Benzo(a)pyrene was detected in the groundwater at or below 0.299 micrograms per liter on the property, above the WDNR Enforcement Standard of 0.2 micrograms per liter. The Benzo(a)pyrene was detected at one now abandoned groundwater monitoring well located approximately 300 feet North and 130 feet West of the Southeast property corner.

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR140 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 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.

This instrument was drafted by Sara L. Remus.

Grantor: Cudahy School District
5615 South O'Brien Avenue
Cudahy, WI 53110

Grantee: Parkview Elementary School
5555 S. Nicholson Avenue
Cudahy, WI 53110

Signature: James Papala

Signature: James Papala

Print Name: James Papala

Print Name: James Papala

Date of Execution: 2/1/99

Date of Execution: 2/1/99

Notary Signature: Behmella M Vandenoever

Date: 2-1-99



-11 55 AM

REGISTER'S OFFICE }
Milwaukee County, WI } SS

RECORDED AT -11 55 AM

FEB - 4 1999

REEL IMAGE

Walter C. Barczyk
REGISTER
OF DEEDS

Recording Area

Name and Return Address

Parkview Elementary School
5555 S. Nicholson Avenue
Cudahy, WI 53110

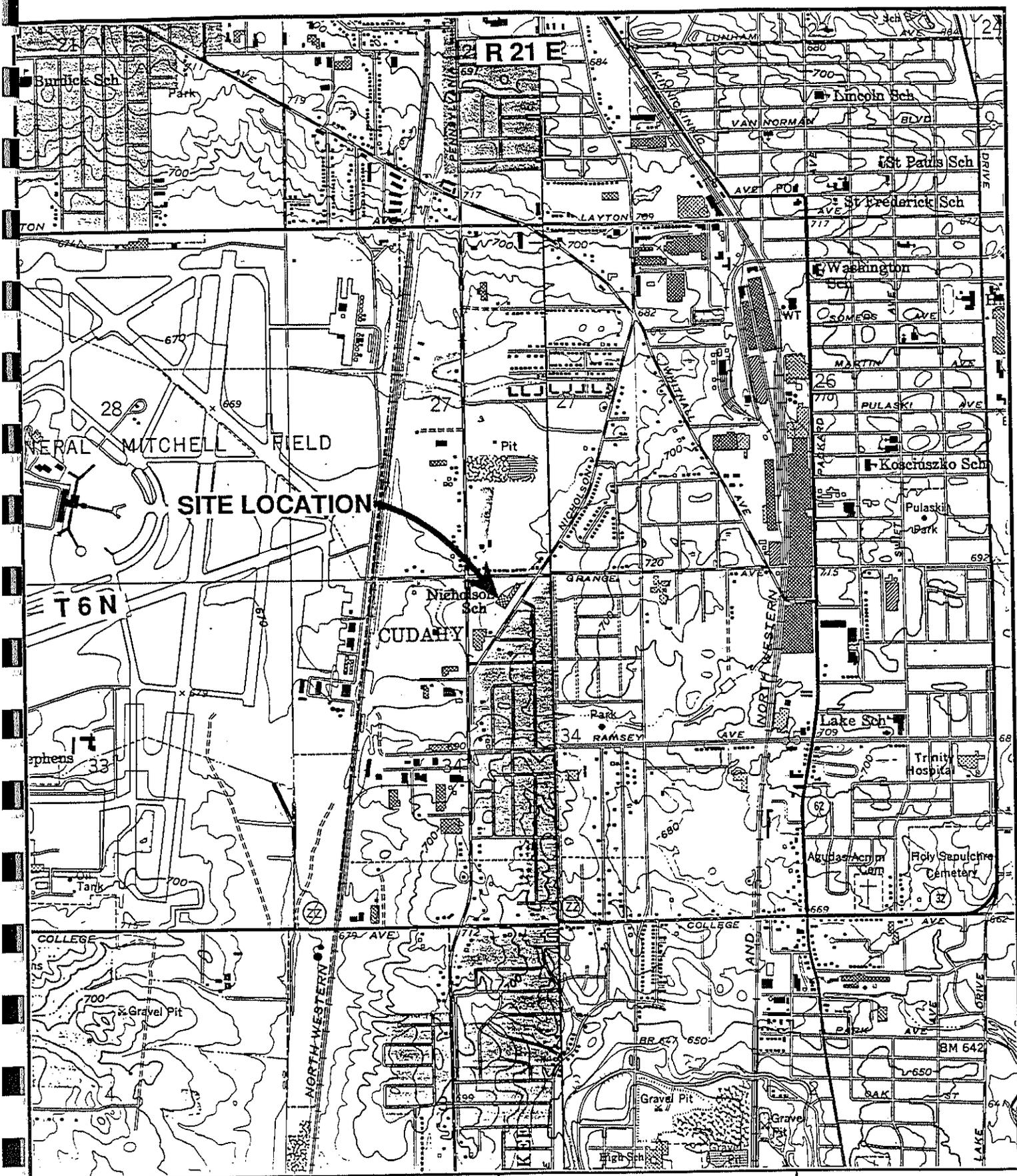
676-9986-002

Parcel Identification Number (PIN)

RECORD 7681171 #
10.00

AUTHENTICATION	ACKNOWLEDGMENT
Signature(s) _____	STATE OF WISCONSIN, <u>Milwaukee</u> County, SS,
authenticated this _____ day of _____, 19____	Personally came before me this <u>1st</u> day of <u>February</u> , 19 <u>99</u> the above named <u>James Papala</u>
TITLE: MEMBER STATE BAR OF WISCONSIN	
(If not, _____ authorized by §706.06, Wis. Stats.)	to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.
THIS INSTRUMENT WAS DRAFTED BY _____	<u>Perronella M Vandenoever</u> <u>Behmella M Vandenoever</u>
	Notary Public, <u>Milwaukee</u> County, Wis.
(Signatures may be authenticated or acknowledged. Both are not necessary.)	My commission is permanent (if not, state expiration date: <u>9-23-2001</u>)

*Names of persons signing in any capacity...



**FIGURE 1
SITE LOCATION MAP**

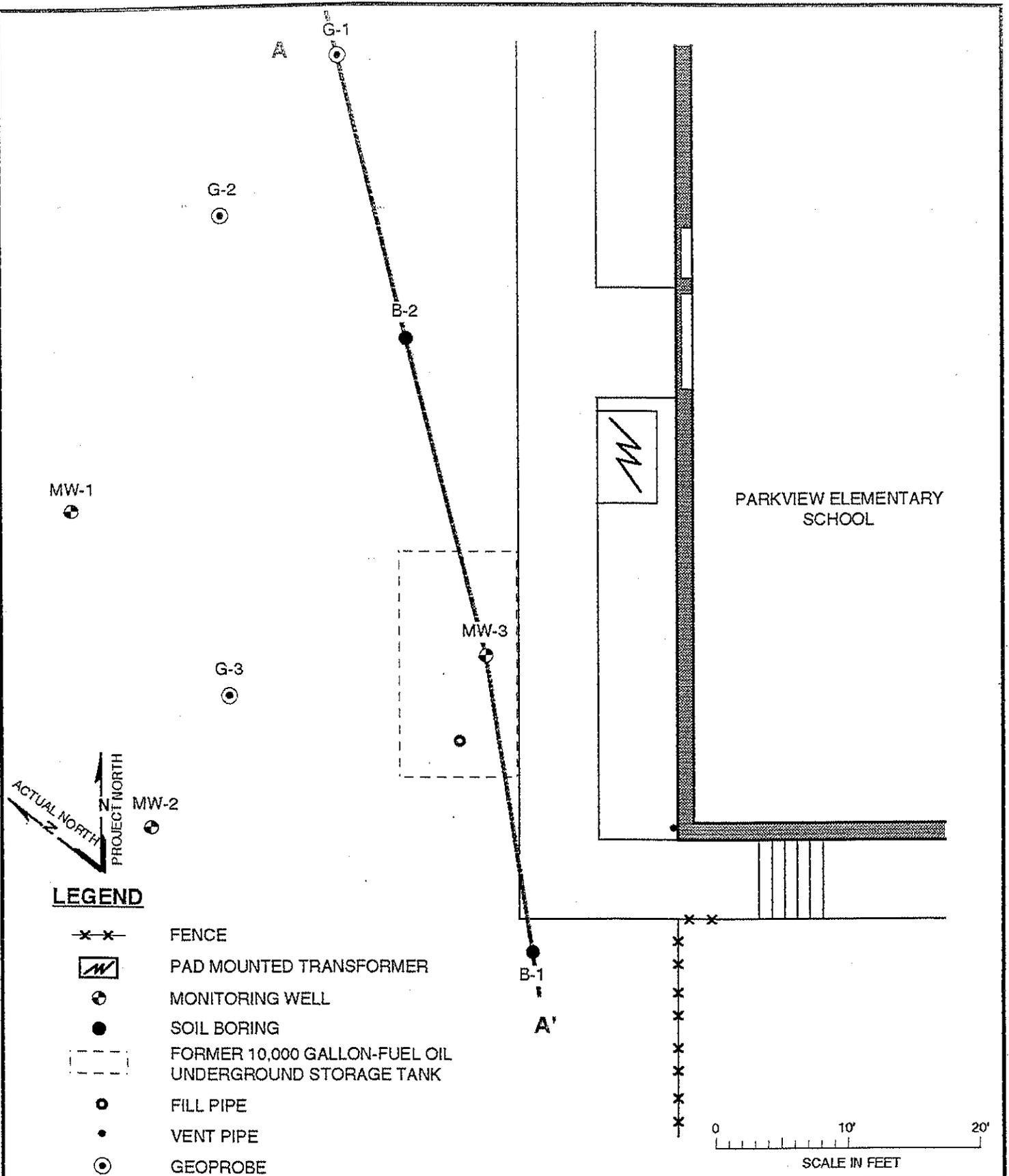
PARKVIEW ELEMENTARY SCHOOL
5555 SOUTH NICHOLSON AVENUE
CUDAHY, WISCONSIN



PROJECT NO. 5903.004



QUADRANGLE LOCATION
GREENDALE, WISCONSIN



LEGEND

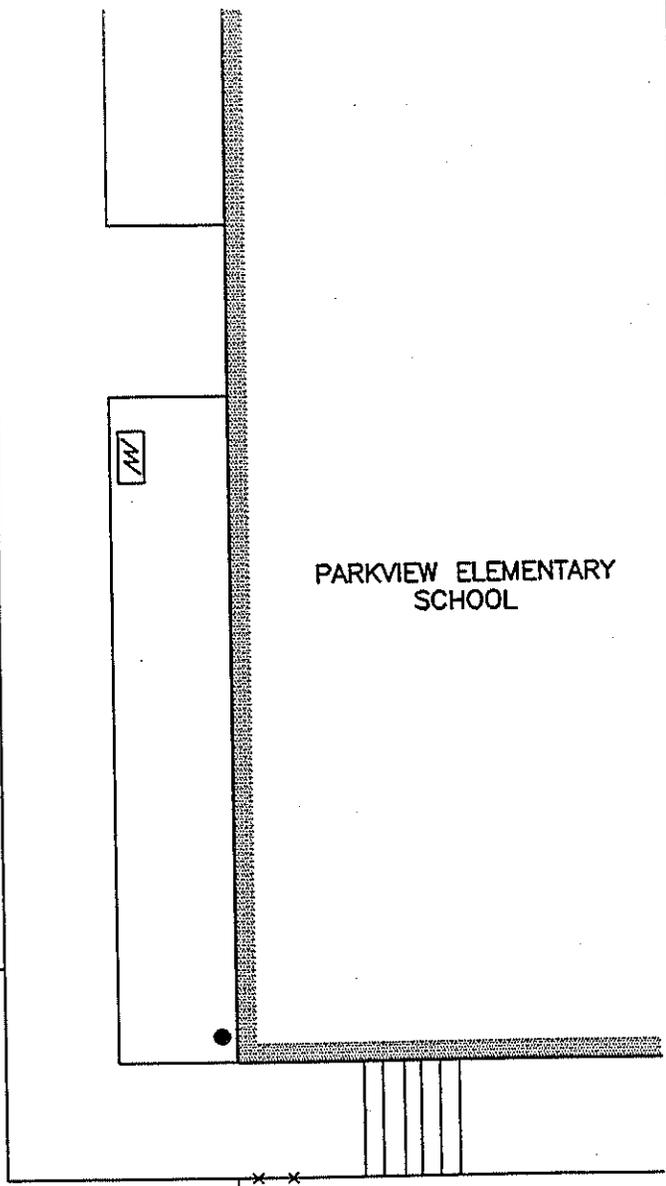
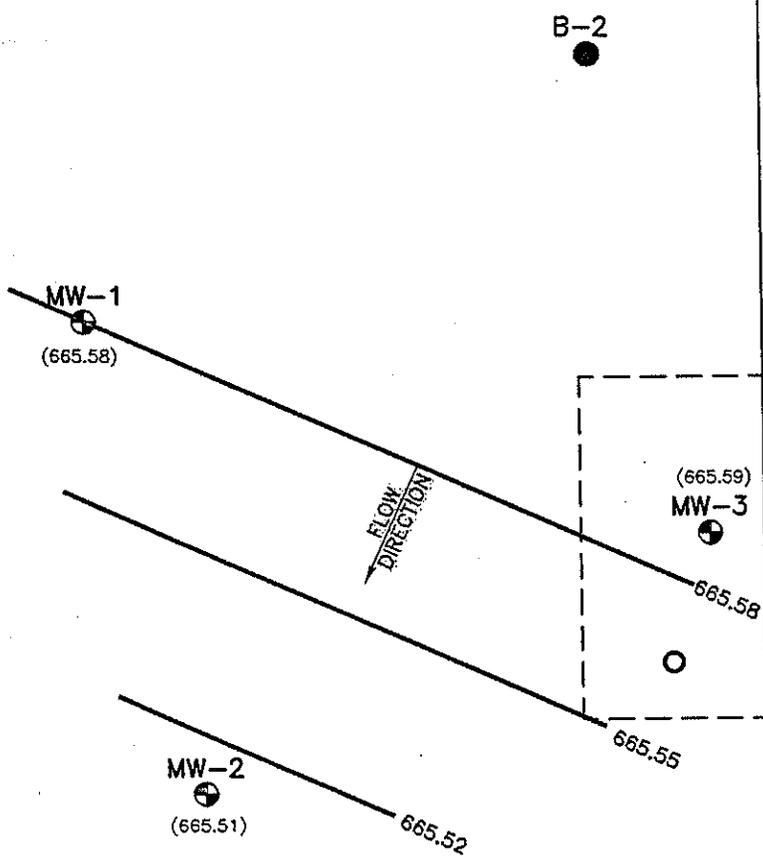
- x—x— FENCE
- PAD MOUNTED TRANSFORMER
- MONITORING WELL
- SOIL BORING
- FORMER 10,000 GALLON-FUEL OIL UNDERGROUND STORAGE TANK
- FILL PIPE
- VENT PIPE
- GEOPROBE

**FIGURE 3
CROSS SECTION LOCATION MAP**

PARKVIEW ELEMENTARY SCHOOL
5555 SOUTH NICHOLSON AVENUE
CUDAHY, WISCONSIN



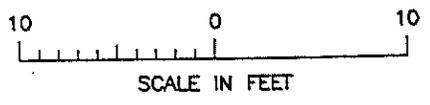
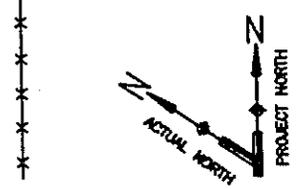
PROJECT NO. 5903.004



LEGEND

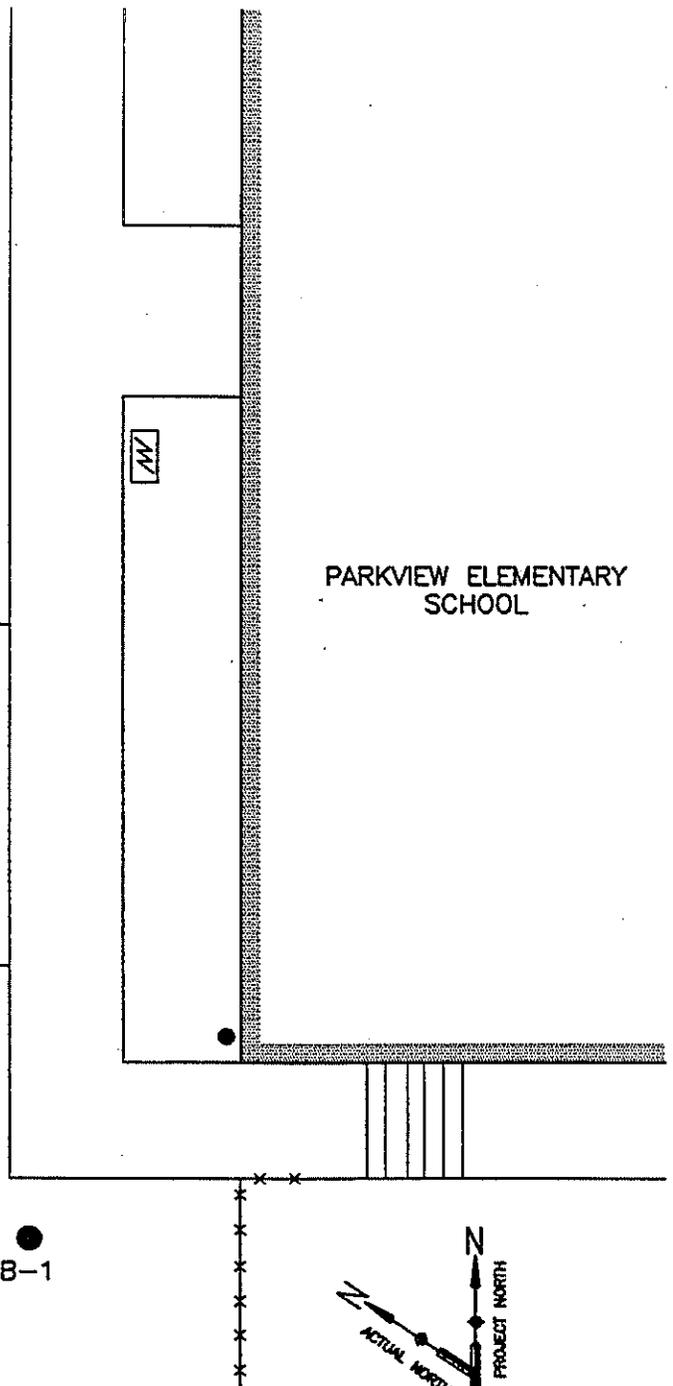
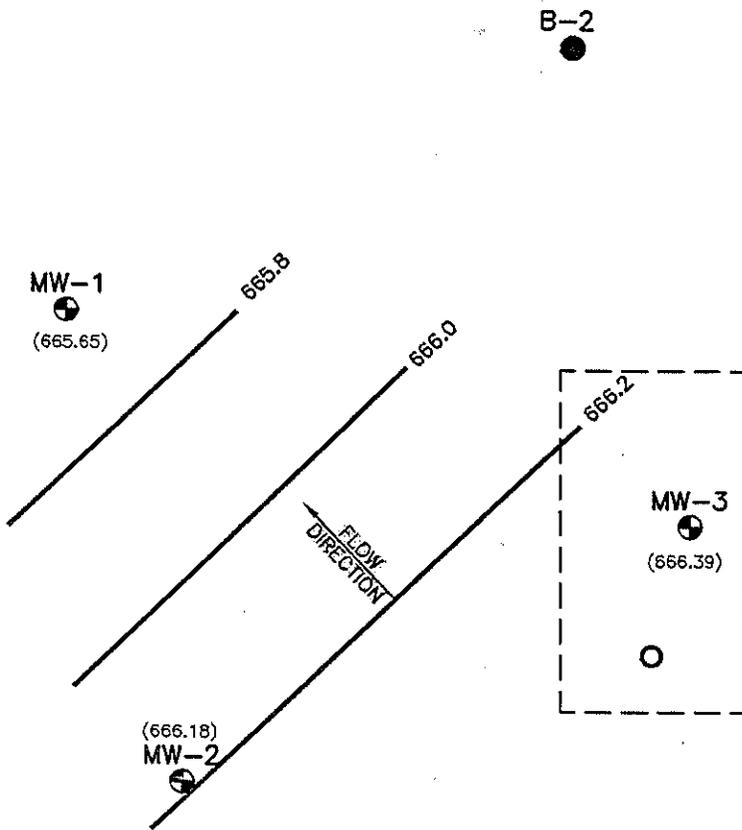
- x x x — FENCE
- [] FORMER 10,000-GALLON FUEL OIL UNDERGROUND STORAGE TANK
- [M] PAD MOUNTED TRANSFORMER
- ⊕ MONITORING WELL
- SOIL BORING
- FILL PIPE
- VENT PIPE
- (665.59) GROUNDWATER ELEVATION
- 665.58 — GROUNDWATER CONTOUR

B-1



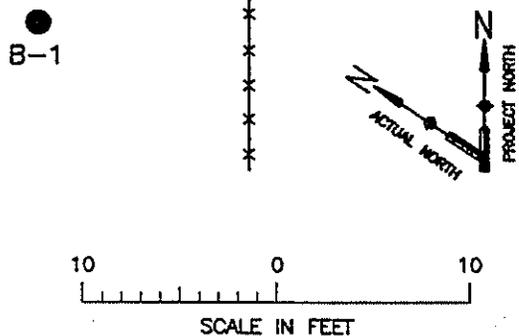
CONTOURS CALCULATED FROM ONLY THOSE ELEVATIONS RECORDED AT THE TIME AND LOCATIONS ON THIS MAP.
 NOTE: APPROXIMATE BUILDING AND UTILITY LOCATIONS. CALL LOCAL UTILITY OPERATOR TO VERIFY UTILITIES BEFORE STARTING ANY SUBSURFACE WORK.

GW-1097.SCR H5903001.S.DWG	FIGURE 2 WATER TABLE CONTOUR MAP (10/23/96)		
	PARKVIEW ELEMENTARY SCHOOL 5555 S NICHOLSON AVENUE CUDAHY, WISCONSIN		
	DATE:	OCTOBER 2, 1997	
	PROJECT NUMBER:	5903.004	



LEGEND

- x x x — FENCE
- FORMER 10,000-GALLON FUEL OIL UNDERGROUND STORAGE TANK
- ⊞ PAD MOUNTED TRANSFORMER
- ⊕ MONITORING WELL
- SOIL BORING
- FILL PIPE
- VENT PIPE
- (665.65) GROUNDWATER ELEVATION
- 665.8 — GROUNDWATER CONTOUR



CONTOURS CALCULATED FROM ONLY THOSE ELEVATIONS RECORDED AT THE TIME AND LOCATIONS ON THIS MAP.
 NOTE: APPROXIMATE BUILDING AND UTILITY LOCATIONS. CALL LOCAL UTILITY OPERATOR TO VERIFY UTILITIES BEFORE STARTING ANY SUBSURFACE WORK.

FIGURE 4
WATER TABLE CONTOUR
MAP (07/11/97)

PARKVIEW ELEMENTARY SCHOOL
5555 S NICHOLSON AVENUE
CUDAHY, WISCONSIN



DATE: OCTOBER 2, 1997

PROJECT NUMBER: 5903.004

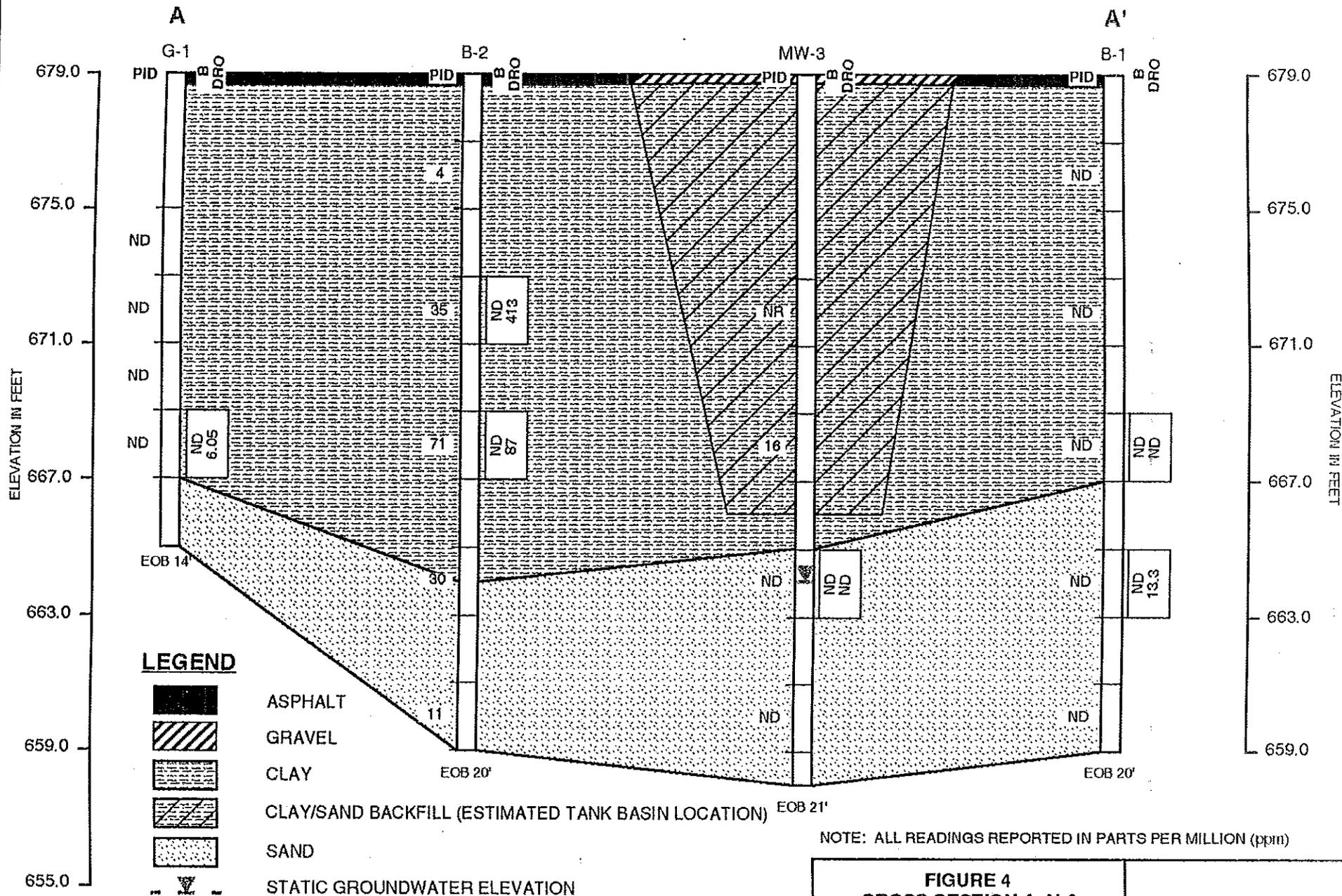
H5903004.S.DWG

TABLE 2

GROUNDWATER ELEVATION DATA
 Parkview Elementary School
 5555 South Nicholson Avenue
 Cudahy, Wisconsin

Well	Date Measured	Top of Casing Elevation ⁽¹⁾ (feet)	Depth to Groundwater ⁽²⁾ (feet)	Groundwater Elevation (feet)
MW-1	10/24/94	678.03	13.02	665.01
	11/23/94		13.02	665.01
	02/15/95		12.75	665.28
	10/23/96		12.45	665.58
	02/05/97		14.06	663.97
	07/11/97		12.38	665.65
MW-2	10/24/94	678.13	13.12	665.01
	11/23/94		13.08	665.05
	02/15/95		12.92	665.21
	10/23/96		12.62	665.51
	02/05/97		14.21	663.92
	07/11/97		11.95	666.18
MW-3	10/24/94	678.63	13.51	665.12
	11/23/94		13.53	665.10
	02/15/95		13.41	665.22
	10/23/96		13.04	665.59
	02/05/97		13.47	665.16
	07/11/97		12.24	666.39

-
- (1) Referenced to benchmark elevation of 682.00 feet on the top of the concrete retaining wall by the stairs and next to the fence. An X-mark was placed where the benchmark was, with a black marker.
- (2) Measured from top of well casing.



NOTE: ALL READINGS REPORTED IN PARTS PER MILLION (ppm)

FIGURE 4
CROSS SECTION A-A' & ANALYTICAL RESULTS
 PARKVIEW ELEMENTARY SCHOOL
 5555 SOUTH NICHOLSON AVE
 CUDAHY, WISCONSIN



PROJECT NO. 5903.004

SCALE
 HORIZONTAL: 1" = 10'
 VERTICAL: 1" = 4.0'