

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
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February 8, 1999

Mr. Rick Engel
2240 S. 170th St.
New Berlin, WI 53151

FID 241897590
BRRTS 0341108626

Subject: Closure request for E. Eggert and Sons, Inc. located at 5520 W. North Ave., Milwaukee,
WI

Dear Mr. Engel:

The Department has reviewed your most recent submittal, dated December 8, 1998, and any other information pertaining to the above mentioned site. The Department concurs with your consultant that no further action is necessary at the above mentioned site and considers this case closed. The Department acknowledges the receipt of a letter to the City of Milwaukee informing them of residual soil contamination located in the sidewalk west of 55th St.

Since there is groundwater contamination existing at the site above the NR 140, Wis. Adm. Code (WAC), Enforcement Standards (ES) a groundwater use restriction must be filed and include a specific legal description of the property; the location, type, and concentrations of contaminants; 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."

All Monitoring wells must be abandoned within 60 days in accordance to ch. NR 141.25, WAC.

After Departmental approval of the groundwater use restriction, receipt of a certified copy of the groundwater use restriction (with appropriate maps), and receipt of monitoring well abandonment, this site will be in compliance with chs. NR 700-726, WAC, and will be officially closed and tracked as such on the Department's tracking system.

For expedient processing, please send all future correspondence to the attention of Mike Farley-RR Program Assistant at the above address. Please include that I, Michelle McGee, am the current reviewer of the case.

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.

If you have any questions regarding this letter, please contact me at the above address or at (414)263-8644.

Sincerely,

Michelle M. McGee
Hydrogeologist
Remediation and Redevelopment Program

cc: Pete Pavalko, Advent Environmental Svc., Inc.
SER case file

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.

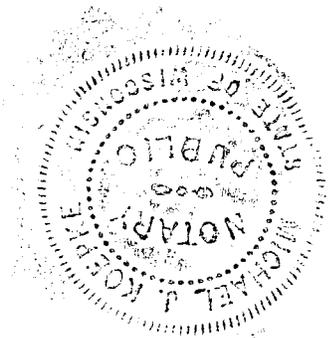
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restriction set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of 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 12 day of March, 1999.

Signature: *John C. Engel V.P.*
Printed Name: JOHN C. ENGEL

Subscribed and sworn to before me
this 12 day of March, 1999.

Michael J. Kopke
Notary Public, State of Wisconsin
My commission November 2002



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

20020312

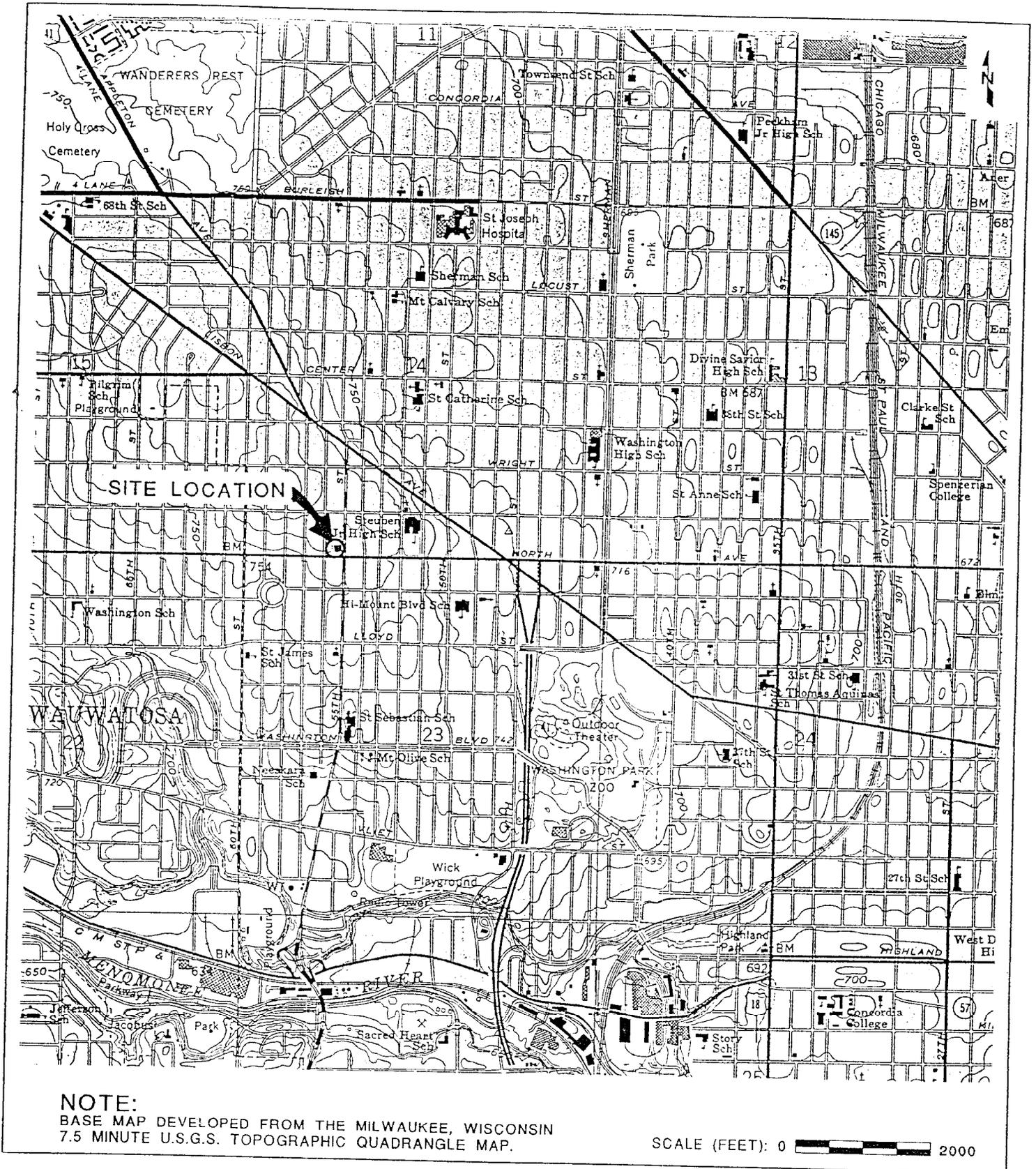


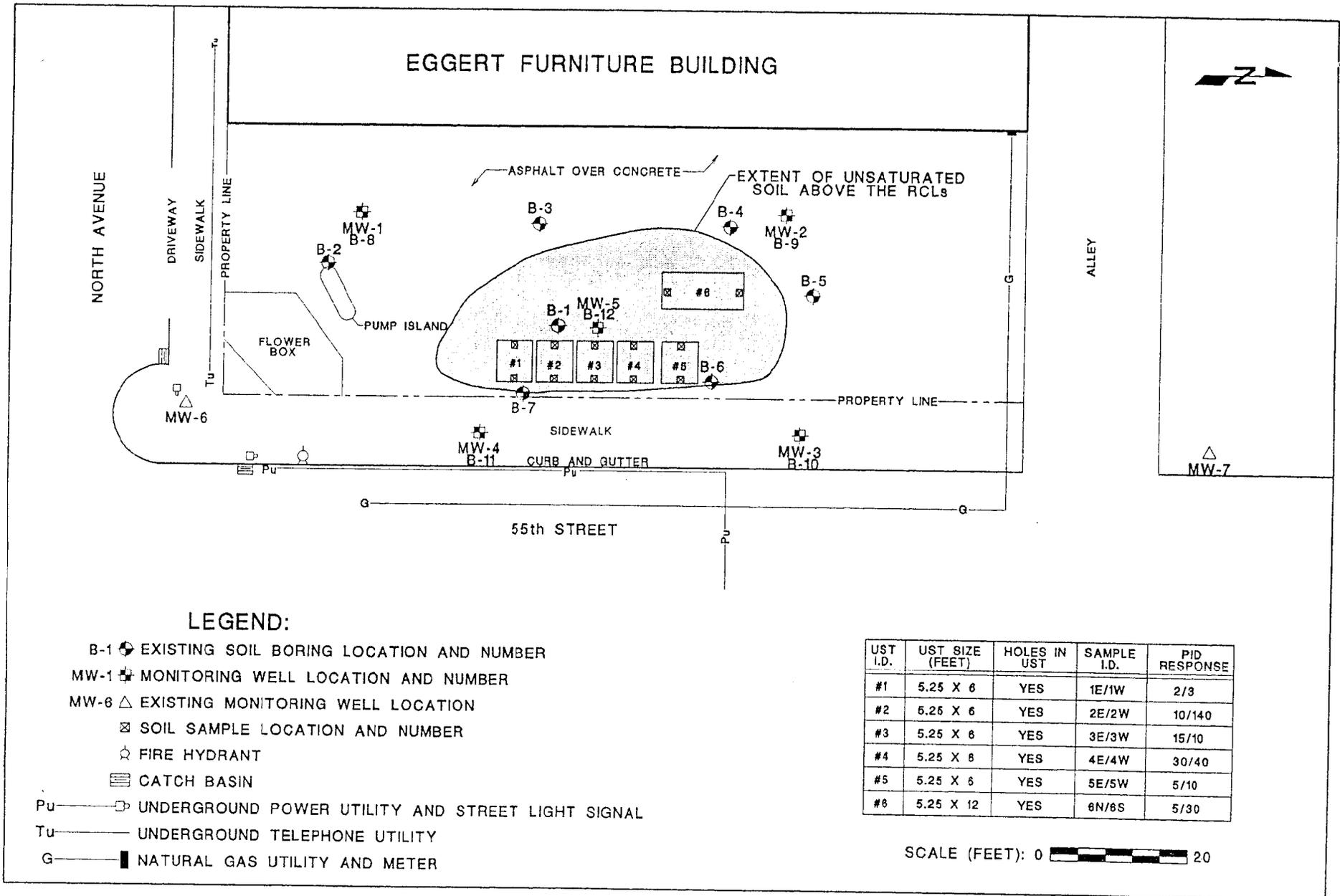
FIGURE 1 SITE LOCATION
 E. EGGERT AND SONS, INC.
 MILWAUKEE, WISCONSIN



QUADRANGLE LOCATION
 SE1/4 SW1/4 SEC.14 T.7N. R.21E.

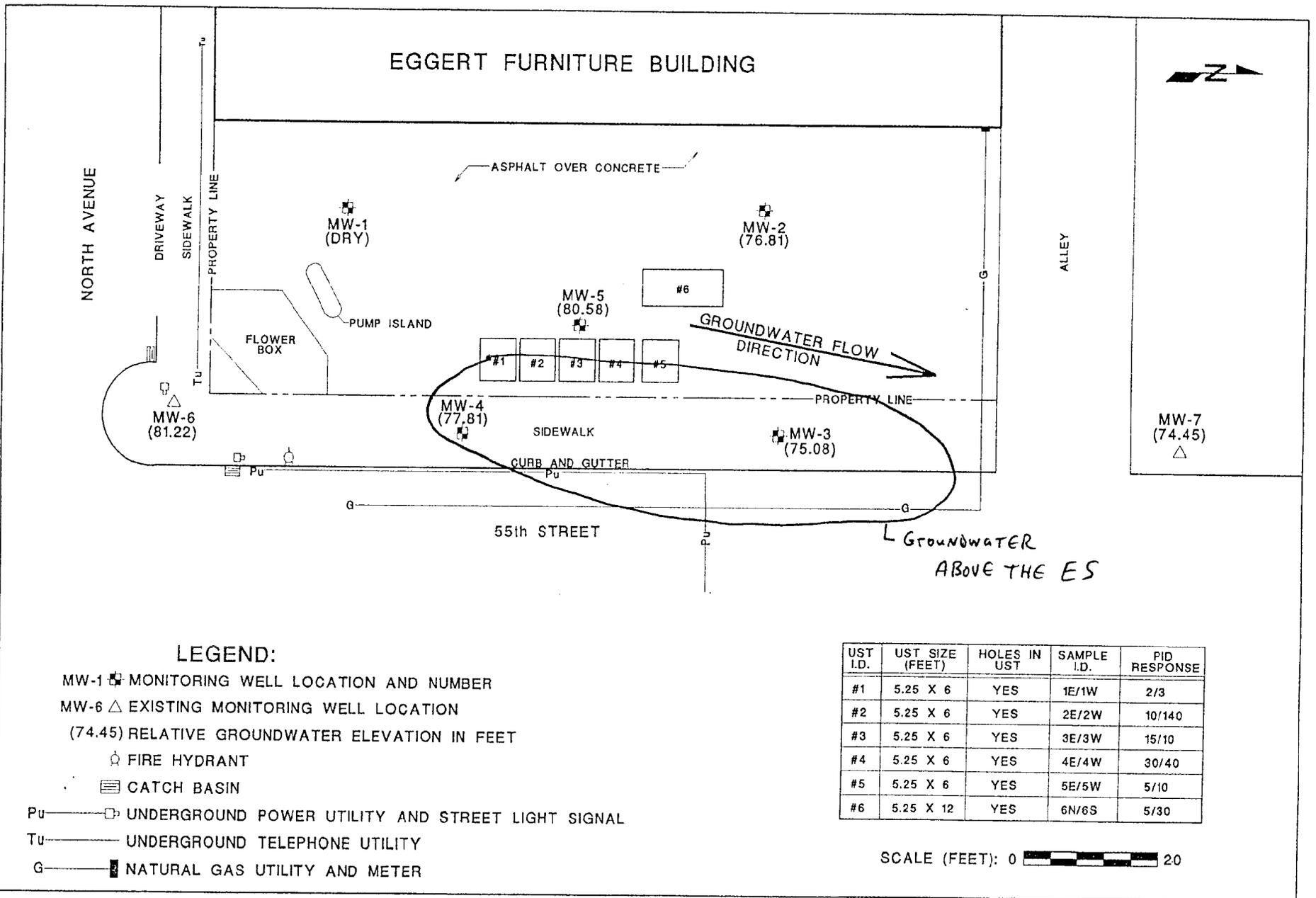
A D V E N T

ENVIRONMENTAL SERVICES, INC.
 DATE: 9/11/96
 DRAWING # 960136.00



**FIGURE 5 EXTENT OF SOIL
REQUIRING REMEDIATION
EGGERT FURNITURE
MILWAUKEE, WISCONSIN**

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 4/08/97
DRAWING # 960136.01C



**FIGURE 1 GROUNDWATER ELEVATIONS
EGGERT FURNITURE
MILWAUKEE, WISCONSIN**

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 7/7/98
DRAWING #960136.02C

TABLE 1
ANALYTICAL RESULTS - GROUNDWATER
E. EGGERT & SONS, INC.

Sample	NR 140.10 PAL	NR 140.10 ES	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3
Monitoring Well			MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3
Date of Sample			2/26/97	5/21/97	9/29/97	12/8/97	3/23/98	6/8/98	2/26/97	5/21/97	9/29/97	12/8/97	3/23/98	6/8/98
Ref. Water Level			76.07	76.45	76.01	74.90	78.16	76.81	74.24	73.71	74.01	72.87	75.45	75.08
D.O. (ppm)			0.25	0.52	0.26	0.41	0.31	0.80	0.22	0.09	0.10	0.22	0.23	0.12
GROs (ppb)			ND	66	57	80	140	37	17,000	13,000	12,000	8,200	10,000	8,600
Total Lead (ppb)	1.5	15	ND	NA	NA	NA	NA	NA	37	12	5.5	5.4	4.5	4.1
VOCs (ppb) ¹														
Benzene	0.5	5	0.96	0.54	0.30	ND	1.1	0.16	150	260	360	400	200	200
n-Butylbenzene			ND	5.9	0.70	ND	ND	ND	110	140	130	18	13	ND
sec-Butylbenzene			ND	0.62	0.61	ND	0.70	0.37	ND	ND	ND	ND	9.5	ND
tert-Butylbenzene			ND	0.79	0.80	ND	0.98	0.56	ND	ND	ND	ND	5.7	ND
1,2-Dibromoethane	0.05	0.005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.5	5	1.1	ND	ND	ND	ND	ND	ND	ND	19	20	20	ND
Ethylbenzene	140	700	ND	0.47	0.40	ND	1.6	0.13	960	1,300	440	290	990	1,000
Isopropylbenzene			ND	0.54	0.40	1.1	0.42	0.19	ND	100	53	34	71	66
p-Isopropyltoluene			ND	ND	ND	ND	ND	ND	ND	ND	38	ND	18	14
Isopropylether			ND	ND	ND	ND	ND	ND	ND	ND	ND	18	ND	ND
MTBE	12	60	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	8	40	ND	ND	0.58	ND	ND	ND	ND	220	58	41	150	130
n-Propylbenzene			ND	ND	ND	ND	ND	ND	100	130	65	28	95	80
Toluene	68.6	343	ND	0.41	0.39	0.19	0.19	ND	960	570	50	69	340	340
1,2,4 - TMB	50 ²	10 ²	ND	ND	ND	ND	0.36	0.11	800	700	300	160	480	420
1,3,5 - TMB	50 ²	10 ²	ND	ND	ND	ND	ND	ND	220	240	140	69	94	58
Total Xylenes	124	620	ND	1.6	1.21	ND	ND	ND	2,000	1,750	385	200	1,110	980

¹ Only PVOCS and other VOCs detected are listed. For a complete list of VOCs analyzed, see Attachment 1.

² ES and PAL for trimethylbenzenes are proposed.

Shaded areas indicate concentrations above NR 140.10 Groundwater Quality Enforcement Standard.

Bolding indicates Preventive Action Limit exceedance.

For laboratory detection limits, see Attachment 1.

ND = not detected

MTBE = methyl-tert-butylether

NA = not analyzed

NS = no sample; well was dry

TABLE 1
ANALYTICAL RESULTS - GROUNDWATER
E. EGGERT & SONS, INC.

Sample	NR 140.10 PAL	NR 140.10 ES	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-5	MW-5	MW-5	MW-5	MW-5	MW-5
Monitoring Well			MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-5	MW-5	MW-5-R	MW-5-R	MW-5-R	MW-5-R
Date of Sample			2/26/97	5/21/97	9/29/97	12/8/97	3/23/98	6/8/98	2/26/97	5/21/97	9/29/97	12/8/97	3/23/98	6/8/98	
Rel. Water Level			77.27	76.82	76.55	75.88	78.68	77.81	80.5	78.97	DRY	79.12	82.21	80.58	
D.O. (ppm)			0.20	0.30	0.13	0.32	0.25	0.12	0.16	0.13	NS	0.30	0.35	0.15	
GROs (ppb)			78	1,800	1,900	3,500	4,200	3,000	5,600	1,300	NS	ND	180	34	
Total Lead (ppb)	1.5	15	ND	NA	NA	NA	NA	NA	NA	ND	NA	NS	NA	NA	NA
VOCs (ppb) ¹															
Benzene	0.5	5	1.2	37	48	40	30	32	140	140	NS	ND	0.86	0.90	
n-Butylbenzene			1.4	5.8	12	9.9	ND	ND	96	22	NS	ND	ND	ND	
sec-Butylbenzene			ND	ND	2.9	ND	2.2	3.3	ND	ND	NS	ND	ND	ND	
tert-Butylbenzene			ND	ND	39	ND	1.5	1.9	ND	ND	NS	ND	ND	ND	
1,1-Dichloroethane	85	850	ND	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	
1,2-Dibromoethane	0.05	0.005	ND	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	
1,2-Dichloroethane	0.5	5	3.8	ND	ND	ND	ND	ND	28	19	NS	ND	ND	ND	
Ethylbenzene	140	700	1.1	64	170	110	220	230	330	41	NS	ND	0.83	1.1	
Isopropylbenzene			ND	8.4	15	9.6	22	29	28	8.1	NS	0.9	ND	ND	
p-Isopropyltoluene			ND	3.7	4.3	22	2.4	4.1	ND	6.3	NS	ND	ND	ND	
Isopropylether			ND	ND	40	ND	ND	ND	ND	ND	NS	ND	ND	ND	
MTBE	12	60	0.26	ND	4.3	ND	ND	ND	ND	ND	NS	ND	ND	ND	
Naphthalene	8	40	ND	26	5.3	27	23	5	ND	11	NS	ND	6.2	3.9	
n-Propylbenzene			ND	5.3	13	7	19	25	48	12	NS	ND	ND	ND	
Toluene	68.6	343	0.98	21	33	24	36	41	110	5.3	NS	ND	ND	ND	
1,1,1-Trichloroethane	40	200	ND	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	
1,2,4 - TMB	50 ²	10 ²	1	19	2.7	6.2	27	93	420	38	NS	ND	1.2	1.7	
1,3,5 - TMB	50 ²	10 ²	1.5	16	25	7.3	6	33	120	21	NS	ND	ND	ND	
Total Xylenes	124	620	2.3	70	31	29.4	72	98	1,200	61.5	NS	ND	0.62	ND	

¹ Only PVOCS and other VOCs detected are listed. For a complete list of VOCs analyzed, see Attachment 1.

² ES and PAL for trimethylbenzenes are proposed.

Shaded areas indicate concentrations above NR 140 10 Groundwater Quality Enforcement Standard.

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TABLE 1
ANALYTICAL RESULTS - GROUNDWATER
E. EGGERT & SONS, INC.

Sample	NR 140.10 PAL	NR 140.10 ES	MW-6	MW-6	MW-6	MW-6	MW-6	MW-6	MW-6	MW-7	MW-7	MW-7	MW-7	MW-7	MW-7
Monitoring Well			MW-6	MW-6	MW-6	MW-6	MW-6	MW-6	MW-6	MW-7	MW-7	MW-7	MW-7	MW-7	MW-7
Date of Sample			2/26/97	5/21/97	9/29/97	12/8/97	3/23/98	6/8/98	3/13/97	5/21/97	9/29/97	12/8/97	3/23/98	6/8/98	
Rel. Water Level			82.03	80.90	81.03	80.72	82.16	81.22	73.27	73.3	72.3	72.39	74.12	74.45	
D.O. (ppm)			8.14	0.37	0.18	0.63	0.36	0.31	0.48	0.41	1.80	0.67	1.40	1.42	
GROs (ppb)			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Total Lead (ppb)	1.5	15	ND	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA
VOCs (ppb) ¹															
Benzene	0.5	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	85	850	ND	ND	ND	0.24	0.32	0.34	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	0.05	0.005	ND	ND	ND	ND	ND	ND	0.82	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.5	5	ND	ND	ND	ND	ND	ND	ND	0.47	ND	0.38	0.23	ND	ND
Ethylbenzene	140	700	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene			ND	ND	ND	ND	ND	ND	0.75	0.77	0.39	0.61	0.21	0.38	
p-Isopropyltoluene			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylether			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MTBE	12	60	2.4	0.83	0.71	0.67	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	8	40	ND	ND	0.61	0.61	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	68.6	343	ND	ND	ND	ND	ND	ND	ND	0.52	ND	ND	0.18	0.31	
1,1,1-Trichloroethane	40	200	ND	ND	ND	0.34	0.43	0.45	ND	ND	ND	ND	ND	ND	
1,2,4 - TMB	50 ²	10 ²	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
1,3,5 - TMB	50 ²	10 ²	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Total Xylenes	124	620	ND	ND	ND	ND	ND	ND	ND	0.59	ND	ND	ND	ND	ND

¹ Only PVOCS and other VOCs detected are listed. For a complete list of VOCs analyzed, see Attachment 1.

² ES and PAL for trimethylbenzenes are proposed.

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MTBE = methyl-tert-butylether

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A D V E N T

December 8, 1998

Mr. Ron Sweet
City of Milwaukee
Department of Public Works – 9th Floor
841 N. Broadway
Milwaukee, WI 53202

Re: Residual petroleum contamination in the right-of-way at E. Eggert & Sons, Inc., 5520 W. North Avenue, Milwaukee, WI. Advent Project No 960136.02. WDNR FID#: 241897590 and WDNR BRRTS#: 03-41-108626.

Dear Mr. Sweet:

We have recently completed a remediation project involving petroleum (gasoline) contamination originating from six underground storage tanks formerly located at the site. We excavated all of the contaminated soil on the property and have been monitoring groundwater on the property and in the 55th street right-of way. The WDNR is prepared to close the site. One of the conditions for closure is that we notify the City of Milwaukee of the presence of contamination in the right-of-way. The purpose of this notification is to allow you to plan for and protect worker safety in the event construction activities in this area involve disturbing the contaminated soil.

Due to excavation constraints (we couldn't excavate into the sidewalk), some low level petroleum contamination remains in soil and groundwater below the sidewalk on the west side of 55th Street. I have enclosed a figure that indicates the approximate extent of remaining soil contamination. The contaminated soil is present at approximately 10-17 feet below ground surface (bgs) in the shaded area on the figure. Groundwater contamination above the NR 140 enforcement standard is present in a sand seam at 17 feet bgs in monitoring wells MW-3 and MW-4, both of which are located in the sidewalk west of 55th Street. Groundwater contamination appears to be declining through natural attenuation (natural processes).

At the present time, the remaining soil and groundwater contamination does not pose a significant threat to human health or the environment. However, if it becomes necessary to disturb this soil in the future, please contact me or another qualified environmental consultant for direction on how to properly handle the soil.

If you have any other questions about this site, please call me at 414-238-1998.

Sincerely,

Peter E. Pavalko, CHMM, REM
Environmental Scientist – Mequon Office

Cc: Mr. Tim Temperly, City of Milwaukee, Department of Building Inspection – Room 1016,
841 N. Broadway, Milwaukee, WI 53202
Mr. Mike Farley, WDNR, P.O. Box 12436, Milwaukee, WI 53212-0436

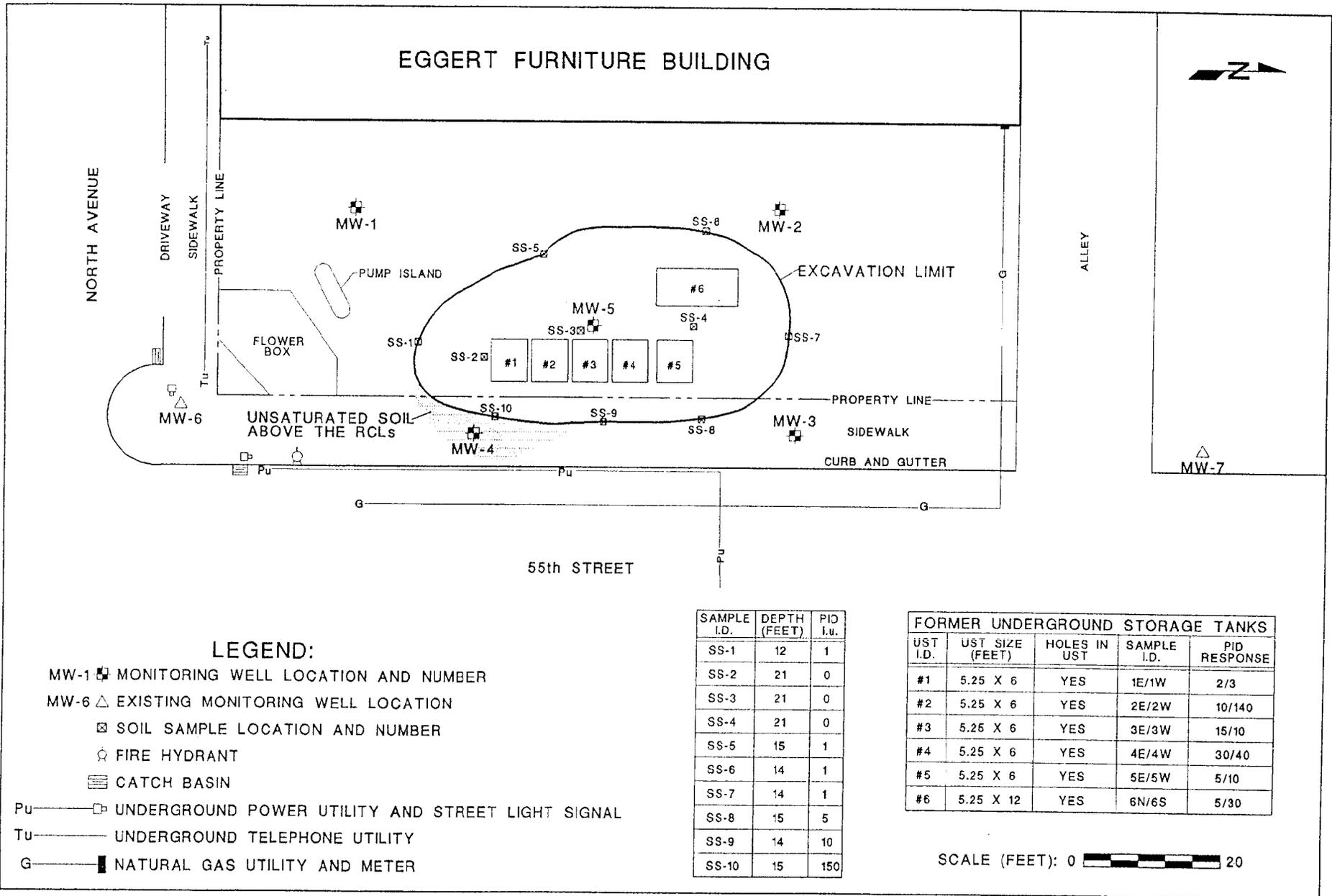
960136milw.1

Advent Environmental Services, Inc.

10845 N. Bunrock Ave. 64W
Mequon, WI 53092
414-238-1998
1-800-880-1998
Fax 414-238-1988

5110 Fairview Dr., Suite A
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715-831-1530
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Fax 715-831-1531

7520C Hwy. 51 South
Minocqua, WI 54548
715-356-9980
1-888-357-9980
Fax 715-358-2582



**FIGURE 3 ESTIMATE OF REMAINING CONTAMINATED SOIL
EGGERT FURNITURE
MILWAUKEE, WISCONSIN**

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 10/1/97
DRAWING # 960136.02C

