

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0341115264
Comm # (no dashes):	53212130139
County:	Milwaukee
Region:	Commerce
Site name:	Knoerr & Fischer Inc
Street Address:	3839 N Weil St
City:	Milwaukee
Closure Date	2000-09-27
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	691050.606602238
Northing (Y):	292529.739646211
Submitted by:	Cheryl Nelson

Checklist

- Final Closure Letter
- Copy of recorded deed Instrument for any property with GW >NR140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume
- GW flow direction
- MW(s) and/or potable wells
- Latest Table of GW results



September 27, 2000

Jerry Knoerr
Knoerr & Fischer Inc.
17525 Penbrook Dr.
Brookfield, WI 53045-1307

RE: COMMERCE # 53212-1301-39
Knoerr & Fischer, Inc., 3839 N. Weil St., Milwaukee, WI 53212

Petroleum-impacts discovered during soil and groundwater testing 1997-99

Case Closure

Dear Mr. Knoerr:

This letter acknowledges receipt of the following items:

- a copy of the registered *Notice of Contamination to Property*;
- a copy of a letter (April 5, 2000) to the City of Milwaukee Department of Public Works;
and
- monitoring well abandonment documentation.

This case is now considered closed, as described in my letter dated April 3, 2000.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (414) 220-5372.

Sincerely,

A handwritten signature in cursive script that reads "Nancy S. Kochis".

Nancy S. Kochis
Hydrogeologist
PECFA Site Review Section

cc: ✓ Jonathan Zimdars, Delta Environmental Consultants
electronic case file

Document Number

Notice of Contamination to
Document Title Property

7962849

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 12:02 PM

09-19-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 28.00

Re-Record to include Tables 1, 2, 4
3 and Figure 1.

Recording Area

RE-RECORD

Name and Return Address

Attn: Jerry Knoerr
Knoerr & Fisher, Inc.
17525 Penbrook Drive
Brookfield, WI 53045

Parcel Identification Number (PIN)

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 Number

NOTICE OF CONTAMINATION TO
PROPERTY

Declaration of Restrictions

: In re:

KNOERR & FISCHER, INC.
3839 North Weil Street
PECFA #53212-1301-39
WDNR #03-41-115264

SEE ATTACHED LEGAL DESCRIPTIONS INCORPORATED
HEREIN

Name and Return Address

Attn.: Jerry Knoerr
Knoerr & Fischer, Inc.
17525 Penbrook Drive
Brookfield, WI 53045-1307

274-9981-100 and
274-9984-100-6
Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Section 1. Knoerr & Fischer, Inc. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Contaminated groundwater above NR 140 enforcement standards and contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property in the area of former UST C, geoprobe boring GP-8 (See Figure 1).

Section 3. 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:

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 prohibitions or 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.

Residual petroleum contaminated soil and groundwater remains on this site in the vicinity of UST C. Tables 1, 2, and 3 document the magnitude of impact. Figure 1 is a Site Map illustrating sample locations. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. 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 restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 23 day of May, 2000.

By signing this document, Jerry Knoerr acknowledges that he is duly authorized to sign this document on behalf of Knoerr & Fischer, Inc. , President.

Signature: Jerry Knoerr

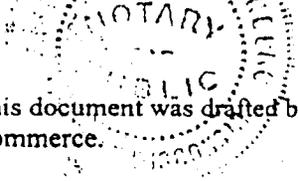
Printed Name: Jerry Knoerr

Title: President

Subscribed and sworn to before me this 23 day of May, 2000.

[Signature]

Notary Public, State of Wisconsin
My commission is permanent



This document was drafted by Delta Environmental Consultants, Inc. with input from the Wisconsin Department of Commerce.

000200607

NOTICE OF CONTAMINATION TO
PROPERTY
Document Title

Document Number

7925443

REGISTER'S OFFICE, I SS
Milwaukee County, WI

RECORDED AT 3:07 PM

06-19-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 16.00

Recording Area

Name and Return Address

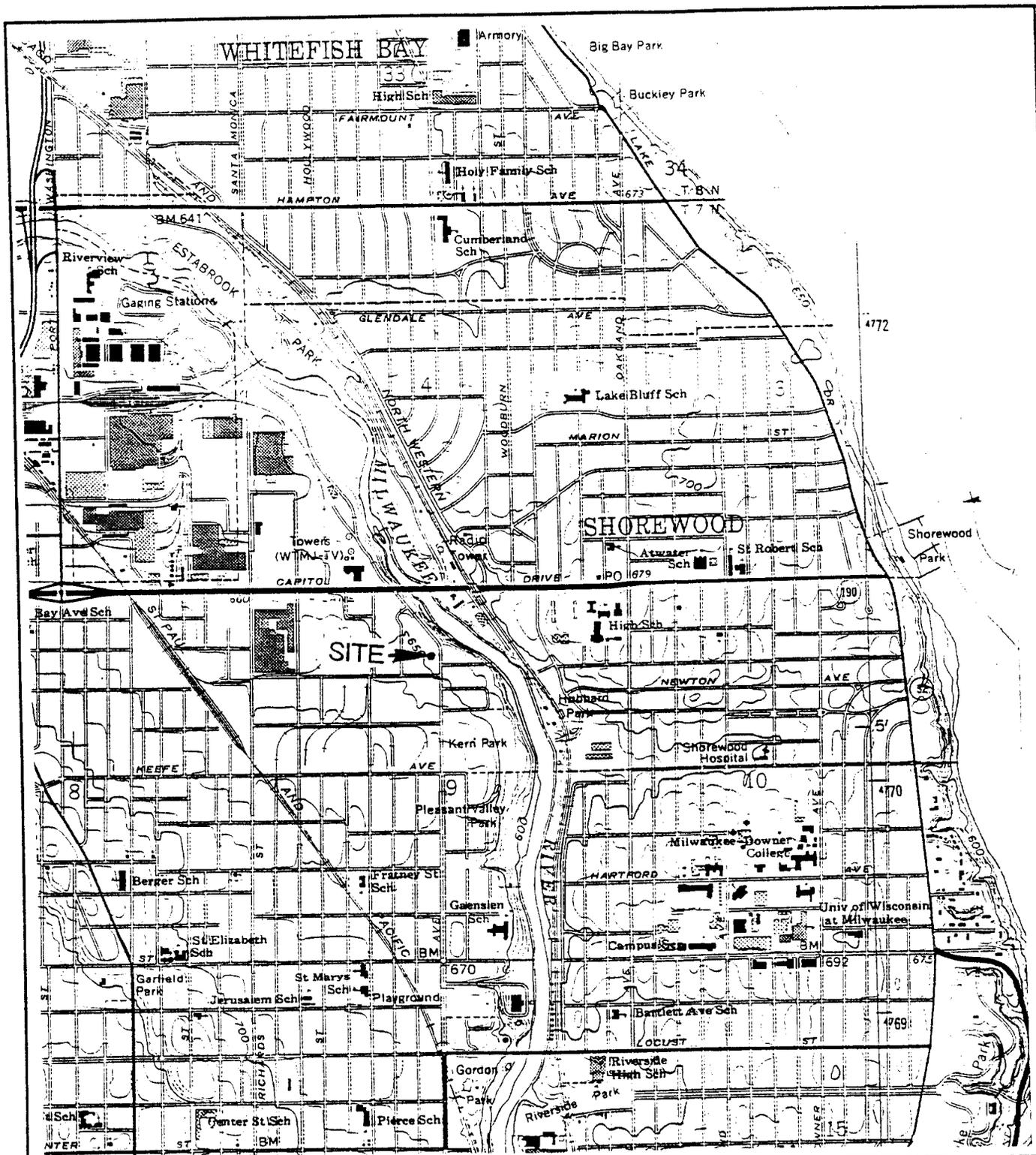
Jerry Knoerr
Knoerr & Fischer, Inc.
17525 Penbrook Drive
Brookfield, WI 53045-1307

Parcel Identification Number (PIN)

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

Part of the North West one-quarter (1/4) of Section Nine (9), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows (references to North Weil Street and East Abert Place being to said street and place as located after the partial vacation thereof on January 12, 1931: Commencing at a point in the West line of North Weil Street 193.48 feet North of the North line of East Vienna Street; thence West and parallel to the North line of East Vienna Street 110 feet more or less to the East line of the North and South alley in the block bounded by East Vienna Avenue, North Weil Street, East Abert Place and North Bremen Street; thence North along the East line of said alley 158.09 feet more or less to the South Easterly line of East Abert Place; thence Northeasterly along said South Easterly line of East Abert Place 48.01 feet more or less to the intersection of the South Easterly line of East Abert Place with the Southwesterly line of North Weil Street; thence South Easterly along the South Westerly line of North Weil Street; thence South Easterly along the South Westerly line of North Weil Street 113.51 feet more or less to a point where North Weil Street changes its direction to North and South; thence South along the West line of North Weil Street 100.91 feet more or less to the point of beginning. Together with the rights granted to subject premises by warranty deed recorded December 28, 1950 in Volume 2835 of Deeds at page 80, as Document No. 2996786. Tax key No. 274-9981-100.

That part of the NW 1/4 of Section 9, T 7 N, R 22 E, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the intersection of the North line East Vienna Avenue with the East line of North Bremen Street; thence North 89 degrees 57' 00" East along the North line of East Vienna Avenue 154.00 feet to a point on the center line of a vacated alley, thence due North along the center line of said vacated alley 163.48 feet to the point of beginning of the land to be described; thence North 89 degrees 57' 00" East and parallel to the North line of East Vienna Avenue 10.00 feet to a point; thence due North and parallel with the West line of North Weil Street 189.18 feet to an angle point; thence Northeasterly along the Southeasterly line of East Abert Place, as laid out extended Southwesterly to a point on the Southwesterly line of North Weil Street as now laid out; thence North 38 degrees 16' 37" West along the Southwesterly line of North Weil Street 5.04 feet, more or less to a point on the present South line of East Abert Place; thence South 89 degrees 59' 20" West along the present South line of East Abert Place 46.65 feet to a point; said point being 154.00 feet North 89 degrees 59' 20" East of the East line of North Bremen Street; thence due South and parallel to the East line of North Bremen Street and along the center line of said vacated alley 223.96 feet to the point of beginning. Tax Key #274-9984-100-6.



MILWAUKEE QUADRANGLE
 WISCONSIN-MILWAUKEE CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)



QUADRANGLE LOCATION

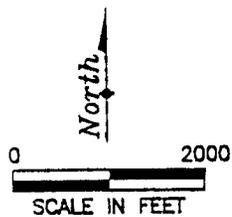
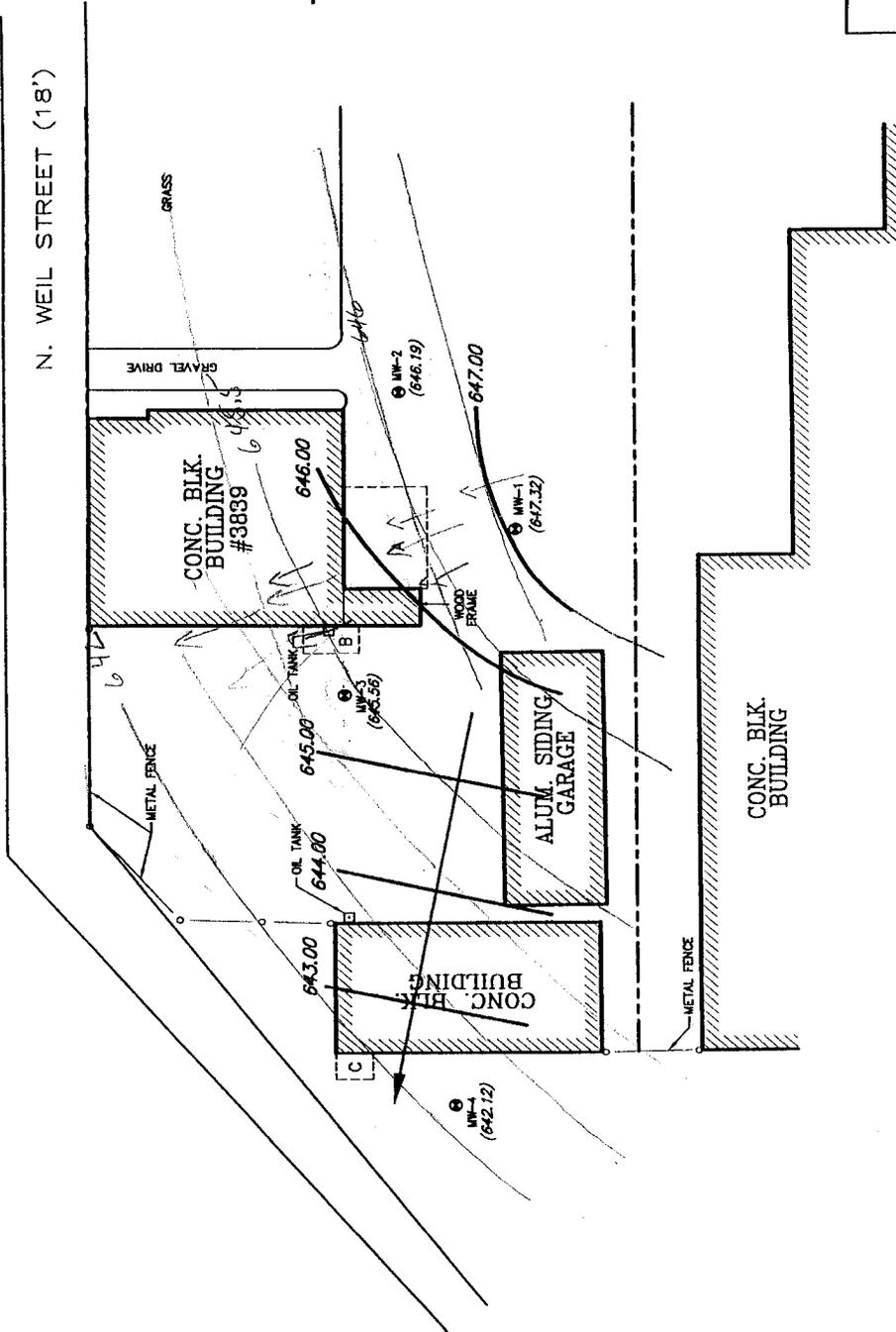


FIGURE 1
 SITE LOCATION MAP
 KNOERR & FISCHER
 3839 NORTH WEIL STREET
 MILWAUKEE, WISCONSIN

PROJECT NO. 1097-107	PREPARED BY GG
DATE 09/19/97	REVIEWED BY





N. WEIL STREET (18')

- LEGEND:**
- PROPERTY BOUNDARY
 - MONITORING WELL
 - (647.32) GROUND WATER ELEVATION (IN FEET)
 - 644.00 GROUND WATER CONTOUR LINE
CONTOUR INTERVAL = 1.00 FEET
 - INFERRED GROUND WATER FLOW DIRECTION
 - [A] FORMER UST BASIN
 - A-GASOLINE
 - B-FUEL OIL
 - C-FUEL OIL

NOTES:

APPROXIMATE HYDRAULIC GRADIENT, dh/dl = 0.033 ft/ft
 THE GROUND WATER ELEVATIONS AT MW-1 AND MW-2
 ARE HIGHER THAN THE TOP OF THE WELL SCREEN.
 WATER IS PRESENT IN MW-1 UP TO THE TOP OF THE
 WELL CASING AND SURFACE WATER MAY BE IMPACTING
 THE WELL.

FIGURE 5
GROUND WATER ELEVATION CONTOUR MAP
 APRIL 2, 1998
 KNOERR & FISCHER
 3839 NORTH WEIL STREET
 MILWAUKEE, WISCONSIN

PROJECT NO.	1097-107	PREPARED BY	LN	DRAWN BY	DD
DATE	10/01/98	REVIEWED BY		FILE NAME	97107SM



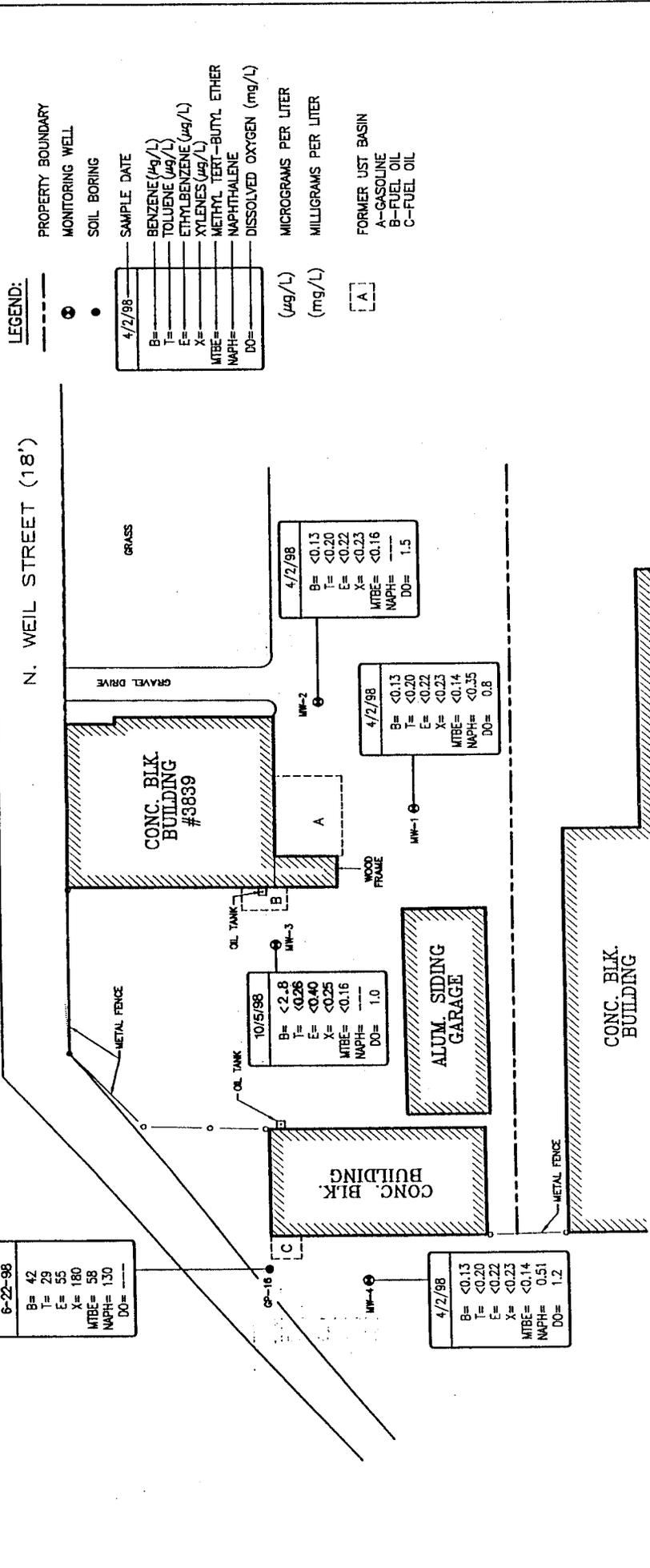


FIGURE 7
GROUND WATER CHEMICAL CONCENTRATION MAP

KNOERR & FISCHER
 3839 NORTH WEIL STREET
 MILWAUKEE, WISCONSIN

PROJECT NO.	DRAWN BY
1087-107	DD
DATE	FILE NAME
10/01/98	97107SM



TABLE 2
Geoprobe Groundwater Analytical Results
 Knoerr and Fischer, Inc.
 Milwaukee, Wisconsin
 Delta No. 1097-107

	NR 140 ES	GP-6	GP-7	GP-8	GP-9
PVOCs					
Benzene	5	<0.13	<0.13	7.0	<0.13
Toluene	343	<0.20	1.4	1.8	<0.20
Ethylbenzene	700	<0.22	0.59	9.9	<0.22
Total Xylenes	620	<0.23	2.8	30	<0.23
1,2,4-TMB	480 (total)	<0.22	<0.22	20	<0.22
1,3,5-TMB		<0.29	<0.29	6.3	<0.29
MTBE	60	<0.16	<0.16	5.9	<0.16
PNAs					
Acenaphthene	NS	<0.22	<0.22	80	2.4
Acenaphthylene	NS	<0.55	<0.55	<5.5	0.83
Anthracene	3000	0.25	0.026	35	0.60
Benzo (a) anthracene	NS	1.6	0.17	43	0.082
Benzo (b) fluoranthene	0.2	2.0	0.12	11	0.047
Benzo (k) fluoranthene	NS	1.0	0.062	4.1	0.078
Benzo (a) pyrene	0.2	3.6	0.22	3.6	0.10
Benzo (ghi) perylene	NS	6.0	0.28	<1.0	0.15
Chrysene	0.2	1.3	0.13	43	0.082
Dibenzo (a,h) anthracene	NS	0.38	<0.16	<1.6	<0.16
Fluoranthene	400	2.4	0.39	420	0.45
Fluorene	400	0.30	<0.029	240	3.1
Indeno (1,2,3-cd) pyrene	NS	3.2	0.19	<0.83	<0.083
1-Methylnaphthalene	NS	<0.40	<0.40	1700	2.6
2-Methylnaphthalene	NS	<0.60	<0.60	3400	12
Naphthalene	40	<0.22	<0.22	930	14
Phenanthrene	NS	0.65	0.14	390	2.1
Pyrene	250	2.5	0.20	300	0.092

TABLE 3
Groundwater Monitoring Well Analytical Results
 Knoerr and Fischer, Inc.
 Milwaukee, Wisconsin
 Delta No. I097-107

	NR 140 ES	MW-1	MW-2	MW-3	MW-4
PNAs					
Acenaphthene	NS	<0.22	<0.22	<0.22	<0.22
Acenaphthylene	NS	<0.56	<0.56	<0.55	<0.56
Anthracene	3000	<0.018	<0.018	<0.018	<0.018
Benzo (a) anthracene	NS	<0.017	<0.027	<0.017	<0.017
Benzo (b) fluoranthene	0.2	0.071	<0.043	<0.043	<0.043
Benzo (k) fluoranthene	NS	<0.030	<0.029	<0.029	<0.029
Benzo (a) pyrene	0.2	0.055	<0.017	<0.027	<0.027
Benzo (ghi) perylene	NS	<0.10	<0.10	<0.10	<0.10
Chrysene	0.2	<0.047	<0.013	<0.013	<0.013
Dibenzo (a,h) anthracene	NS	<0.16	<0.16	<0.16	<0.16
Fluoranthene	400	0.13	<0.10	<0.10	<0.10
Fluorene	400	<0.030	<0.029	<0.029	<0.029
Indeno (1,2,3-cd) pyrene	NS	<0.085	<0.084	<0.083	<0.084
1-Methylnaphthalene	NS	<0.41	<0.40	<0.40	<0.40
2-Methylnaphthalene	NS	<0.61	<0.61	<0.60	<0.61
Naphthalene	40	<0.22	<0.22	<0.22	<0.22
Phenanthrene	NS	<0.014	<0.014	<0.014	<0.014
Pyrene	250	0.11	<0.047	<0.047	<0.047