

GIS REGISTRY

Cover Sheet

May, 2009
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-41-554211 PARCEL ID #: 95-9003

ACTIVITY NAME: Boer Residence WTM COORDINATES: X: 691170 Y: 299566

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title: Plat of Survey**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site Plan**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 03-41-554211

ACTIVITY NAME: Boer Residence

MAPS (continued)

Geologic Cross-Section Map: A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: Title:

Figure #: Title:

Groundwater Isoconcentration Map: For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

Groundwater Flow Direction Map: A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.

Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: **Soil Analytical Results**

Groundwater Analytical Table: Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2 Title: **Groundwater Analytical Results**

Water Level Elevations: Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

Site Location Map: A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

Well Construction Report: Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

BRRS #: 03-41-554211

ACTIVITY NAME: Boer Residence

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

October 28, 2009

Mr. Ralf Boer
7240 North Barnett Lane
Fox Point, WI 53217

RE: **Final Closure**

Commerce # 53217-3609-40-A DNR BRRTS # 03-41-554211
Boer Residence, 7240 North Barnett Lane, Fox Point

One 1,000-gallon fuel oil underground storage tank (UST) closed in-place on August 13, 2009

Dear Mr. Boer:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, GZA GeoEnvironmental, Inc., for the site referenced above. Commerce has received the required Geographic Information System (GIS) Registry packet and has verified that payment of the soil GIS Registry fee has been received by the Department of Natural Resources (DNR). This site is now listed as "closed" on the Commerce database and will be included on the DNR GIS Registry of Closed Remediation Sites to address residual soil contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

Commerce has determined that this site does not pose a significant threat to human health and the environment. No further investigation or remedial action is necessary. All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. If soil surrounding the former UST which underlies the garage is excavated, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

If it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. It is in your best interest to keep all documentation related to environmental activities at your site.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4705.

Sincerely,

A handwritten signature in cursive script that reads "Monica L. Weis".

Monica L. Weis
Senior Hydrogeologist
Site Review Section

cc: Mr. Mark Borucki, GZA GeoEnvironmental, Inc.

REEL 1428 695

5524965

This Deed, made between PAUL CUSHMAN, JR. and PAULETTE B. CUSHMAN, husband and wife,

Grantor and RALF R. BOER and KATHLEEN M. BOER, husband and wife, as Attorneys in Common,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

REGISTER'S OFFICE
Milwaukee County, Wis. } 55
RECORDED AT - 8 40 AM

FEB 11 1982
REEL 1428 IMAGE 6950
When changed 698 inel
REGISTER OF DEEDS

RETURN TO Ralf Boer Box
Foley + Gardner
777 SE Wisconsin Ave 5^c
Milwaukee, Wis 53202

Tax Key No. Part of 95-9003

SEE ATTACHED SHEET

TRANSFER
\$ 615.00
FEE

DOC # 5524965 #
RECORD 5.00
RTX 615.00

This is homestead property.
(is) (is not)
Together with all and singular the hereditaments and appurtenances thereunto belonging;
And PAUL CUSHMAN, JR. and PAULETTE B. CUSHMAN, husband and wife, warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except Municipal and Zoning Ordinances, Recorded Easements for Public Utilities located adjacent to side and rear lot lines, Recorded Building and Use Restrictions and Covenants, General taxes levied in the year of closing and will warrant and defend the same.

Dated this 22nd day of January, 1982.

(SEAL) Paul Cushman (SEAL)
* Paul Cushman, Jr.
(SEAL) Robert Slosman (SEAL)
* Paulette B. Cushman

AUTHENTICATION

Signatures authenticated this day of 1982

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Audrey Y. Kizewski

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County, ss.

Personally came before me, this day of January, 1982 the above named Paul Cushman, Jr. and Paulette B. Cushman, husband and wife,

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

Notary Public
My Commission is permanent. (If not, state expiration date July 15, 1984, 1984.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

Lot 1, Certified Survey Map No. 4147, recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on January 18, 1982, as Document No. 5521121, being a Division of Parcel A of Certified Survey Map No. 527, located in the Southwest One-quarter ($\frac{1}{4}$) of the Southeast One-quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Eight (8) North, Range Twenty-two (22) East, Village of Fox Point, County of Milwaukee, State of Wisconsin.

Together with an easement in common with the owner of the land over which it extends for ingress, egress and regress over the following described premises, to-wit: That part of the South West $\frac{1}{4}$ and the South East Fractional $\frac{1}{4}$ of Section 16, Township 8 North, Range 22 East, in the Village of Fox Point, bounded and described as follows:

Commencing at a stone monument which is 535.01 feet more or less North $0^{\circ}42'$ East of and 4.61 feet North $89^{\circ}57'$ West of the South West corner of the South East Fractional $\frac{1}{4}$ of Section 16 aforesaid; thence South $89^{\circ}57'$ East on a line which is marked by the original old stone monuments 165 feet to a point; thence North $26^{\circ}08'$ East on a line, 111.34 feet to a point; thence North $89^{\circ}57'$ West on a line, 17.81 feet to a point; thence South $26^{\circ}08'$ West on a line, 76.60 feet to a point; thence Southwesterly on a curve, whose radius is 20 feet and the center is to the North West, 22.31 feet to a point; thence North $89^{\circ}57'$ West on a line 150 feet to a point on the Easterly line of North Barnett Lane; thence Southerly along a curve whose radius is 137.76 feet and whose center is to the West, 20.10 feet to the place of beginning, and an easement for sewer, water, gas and electricity over, through and upon the premises adjoining on the South and West of the premises above-described; such property as further described as Lot 1 on the Certified Survey Map No. 4147, a copy of which is attached to and made a part of this deed.

PLAT NO. EP-E-72

**W. G. NIENOW ENGINEERING ASSOC.
CONSULTING ENGINEERS-SURVEYORS**

WALLACE G. NIENOW, P.E., L.S.

LAND CONSULTANT
SEWER & WATER DESIGN
SUBDIVIDING

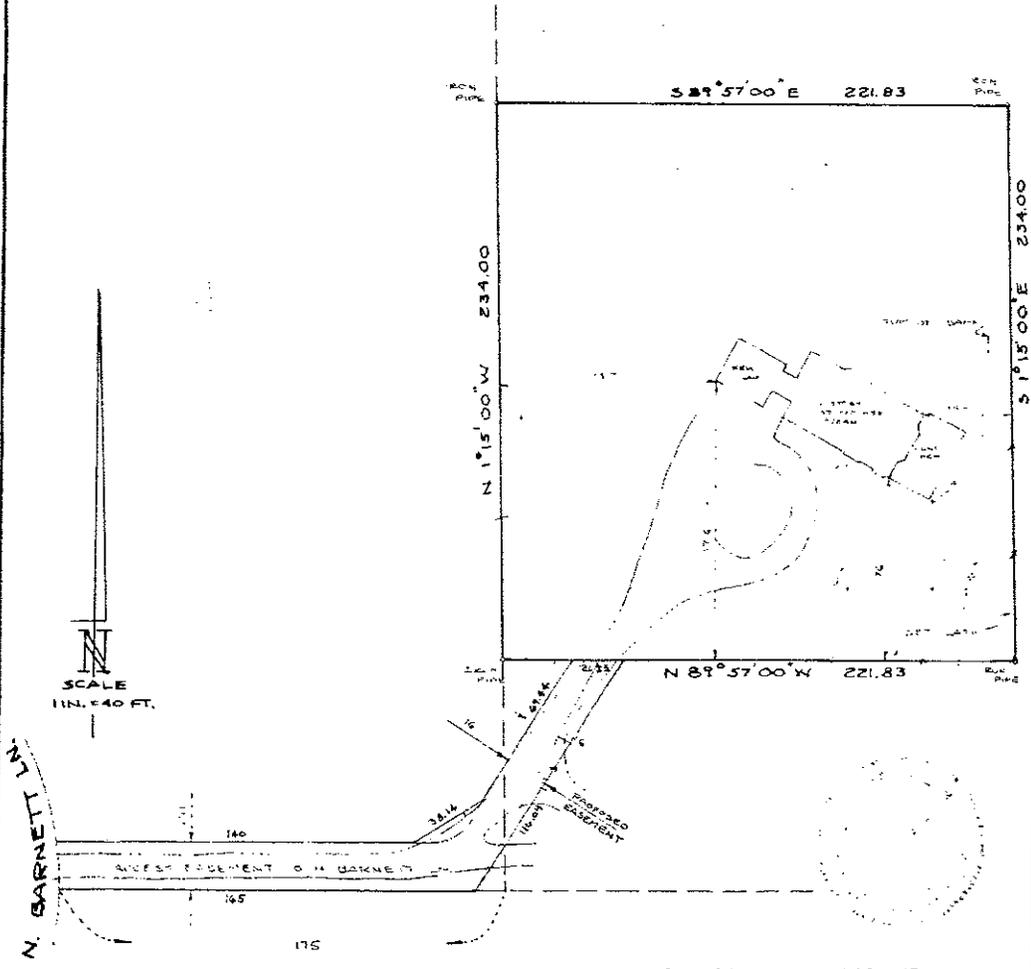
1743 W. GREEN TREE ROAD
MILWAUKEE, WIS
TELEPHONE 331-1620

ASSOCIATES
KENNETH B. WESTERN, P.E.
DAVID E. OBLACK, JR., P.E.
PAUL D. DIXON, L.S.

PLAT OF SURVEY

PREPARED FOR Ralph Boer

DESCRIPTION OF PROPERTY Lot 1, in Certified Survey Map No. 3147, located in the Southeast 1/4 of Section 16, Town 9 North, Range 23 East, in the Village of Fox Point, Milwaukee County, Wisconsin.



STATE OF WISCONSIN
MILWAUKEE COUNTY

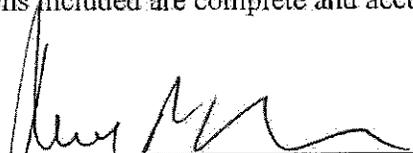
I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and show the size and location of the property, its extent boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any.

This survey is made for present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Dated at MILWAUKEE WISCONSIN this 15TH day of FEBRUARY 1984

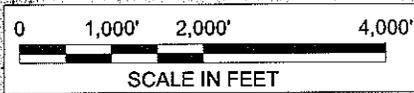
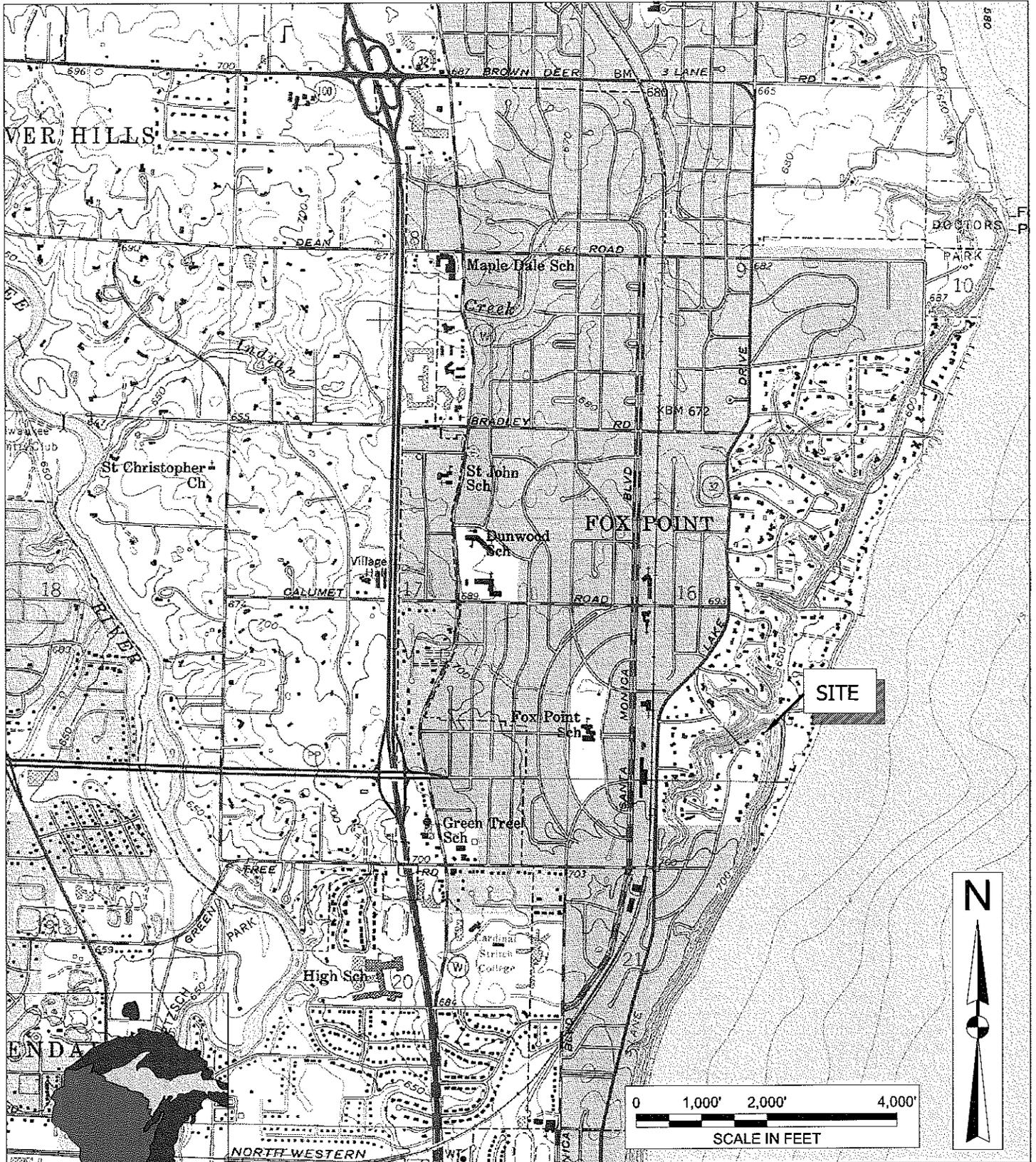
CERTIFICATION

I, Ralf R. Boer, as Responsible Party for performing closure activities at the property located at 7240 N. Barnett Lane, Village of Fox Point, Wisconsin, do hereby certify that to the best of my knowledge the legal descriptions included are complete and accurate.



Ralf R. Boer

October 15, 2009



SOURCE: U.S.G.S. THIENSVILLE, WISCONSIN
QUADRANGLE MAP (1976)

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

PREPARED BY:

GZA GeoEnvironmental, Inc.
Engineers and Scientists
 20500 SWENSON DRIVE, SUITE 150
 WAUKESHA, WISCONSIN 53186
 (262) 764-2590

PREPARED FOR:

PROJ MGR: JCO REVIEWED BY: SEK
 DESIGNED BY: SEK DRAWN BY: JFK

NO.	ISSUE/DESCRIPTION	BY	DATE

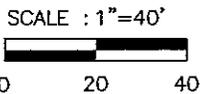
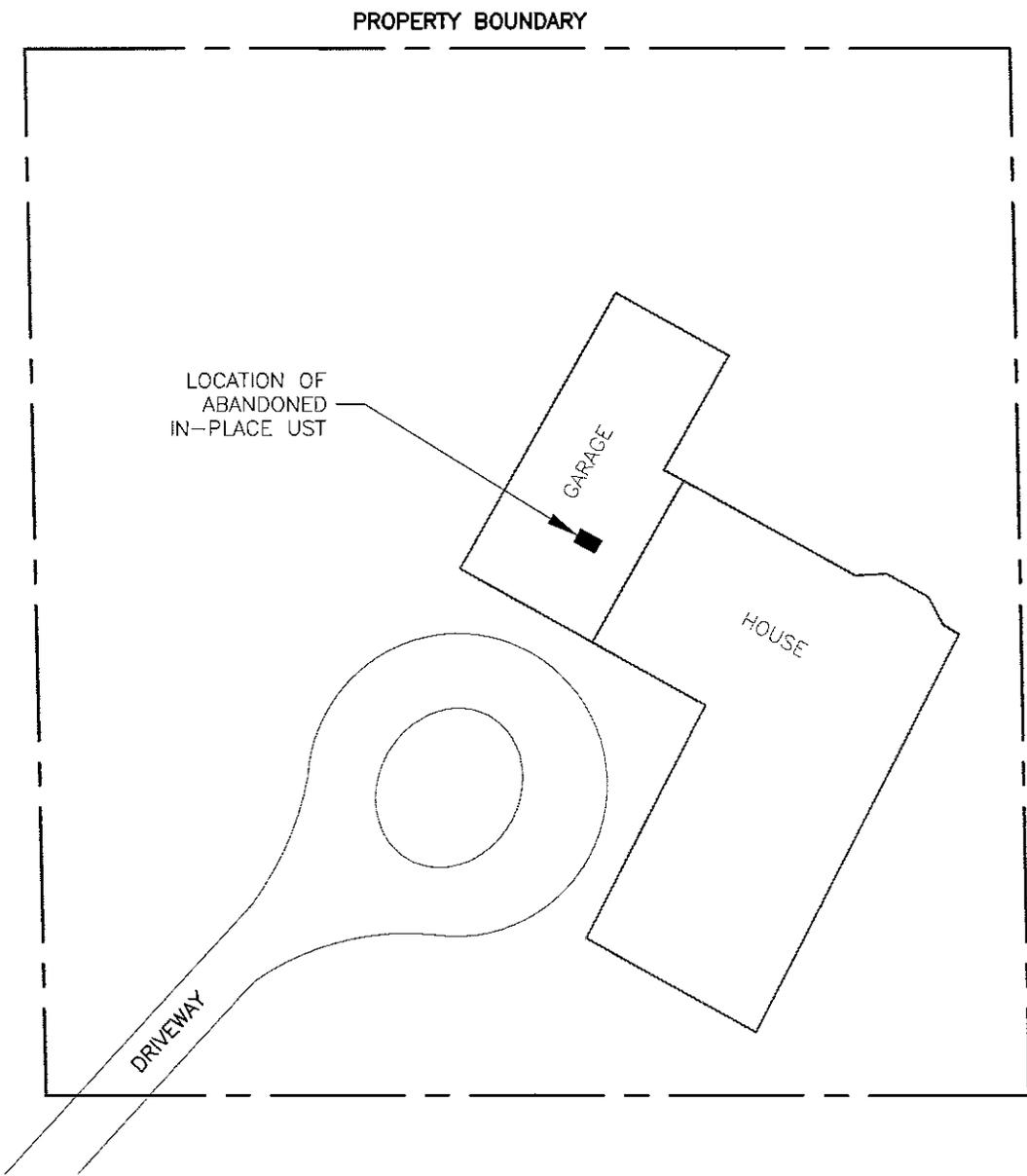
FIGURE 1

SHEET NO.

SITE LOCATION MAP

**7240 NORTH BARNETT LANE
FOX POINT, WISCONSIN**

DATE: 9/10/09 PROJECT NO.: 20.0152359.00 REVISION NO.:



PREPARED BY:

GZA GeoEnvironmental, Inc.
 Engineers and Scientists
 2030 SWENSON DRIVE, STE. 150
 WALKESHA, WISCONSIN
 (262) 54-2660

PREPARED FOR:

NO.	ISSUE/DESCRIPTION	BY	DATE

BOER RESIDENCE 7240 N. BARNETT LANE FOX POINT, WISCONSIN		FIGURE 2				
SITE PLAN						
PROJ MGR: MKB DESIGNED BY: MKB	REVIEWED BY: MKB DRAWN BY: VAS	CHECKED BY: SCALE:	DATE 10/16/09	PROJECT NO. 20.0152359.00	REVISION NO. 1	SHEET NO. 2 OF 2

TABLE 1
SOIL ANALYTICAL RESULTS
Samples Collected 2.5 Feet Beneath Site UST
Boer Property
Fox Point, Wisconsin

Sample	Compound	NR 720 RCL	Concentration
Subtank East-2.5'	DRO (mg/kg)	100/ 250	1,300
Subtank West-2.5'	DRO (mg/kg)	100/ 250	640

Notes:

1. DRO = diesel range organics.
2. DRO Residual Contaminant Level (RCL) value of 250 milligrams per kilogram (mg/kg) is applicable at this site due to inferred <10-6 centimeters per second (cm/sec) hydraulic conductivity value of soil underlying the underground storage tank (UST).
3. **Bold font** indicates RCL exceedance.
4. NS = no standard; and NA = not applicable.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
Site Sump Crock
Boer Property
Fox Point, Wisconsin

Sample	Compound	Concentration
Sump Crock	DRO (mg/kg)	<0.093

Notes:

1. DRO = diesel range organic compounds.