

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Annex
4041 N. Richards Street, Box 12436
Milwaukee, Wisconsin 53212-0436
TELEPHONE 414-229-0800
FAX 414-229-0810

January 25, 1999

Ms. Donna Knabe
W.A.K., Inc.
4055 Mary Lane
Cedarburg, WI 53012

WDNR FID#460167950
BRRTS#0360109389

SUBJECT: Closure Review, Kaemmer food Service, 2625 N. 15th St., Sheboygan, WI

Dear Ms. Knabe:

The Department of Natural Resources provided notice to you that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

The Department has received and reviewed your case closure request submitted by Key Engineering, dated December 21, 1998. The case file was reviewed to determine whether or not the site qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above-named site has been remediated to the extent practicable under current site conditions. Structural impediments existing onsite have made complete remediation of the soil impracticable. Gasoline-contaminated soil remains on the property beneath the southern end of the building located on the subject site (see attached site map). If this soil contamination becomes accessible in the future, the property owner shall manage the contaminated soil in accordance with applicable laws.

In accordance with s. NR 140.28(2), I am granting an exemption for having a concentration of lead in groundwater greater than the preventive action limit listed in ch. NR 140 at the location of monitoring wells MW-4 and MW-5.

To complete the closure of this site, you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type and concentration of the contaminants. A copy of the recorded deed restriction must be sent to the Department. The attached copy of the deed restriction has been approved by our legal staff.

One additional condition of site closure is that all of the groundwater monitoring wells at the site must be abandoned in accordance with s. NR141.25(1)(b), and the completed abandonment forms must be submitted to the department. Once the department receives the abandonment forms and a copy of the recorded deed restriction, this case will be tracked as closed on the Department's tracking system.

The Department appreciates the actions you have taken to investigate and remediate the contamination

*Quality Natural Resources Management
Through Excellent Customer Service*



at 2625 N. 15th St., Sheboygan. If you have any questions or comments, please feel free to contact me at the letterhead address or at (414) 229-0874. Please refer to the FID and BRRTS numbers at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment program assistant, at the regional headquarters location at 2300 N. Dr. Martin Luther King Dr., Milwaukee, WI 53212.

Sincerely,

Nancy D. Ryan
Hydrogeologist

cc: SER case file
Scott Cramer, Key Engineering
Steve Karklins, WDNR

Enclosures

Groundwater Use Restriction

Document Number

Document Title

In Re: Lots Fourteen (14) and Fifteen (15).
Block One (1) Edwin Schaezter
Subdivision to the City of Sheboygan.
Sheboygan County, Wisconsin,
according to the plat thereof.

Site Address:
2525 North 15th Street
Sheboygan, Wisconsin 53081

Recording Area

Name and Return Address

Mr. Leo P. Bonelli, Jr.
2719 Windepoint Court
Sheboygan, Wisconsin 53083

Declaration of Restrictions

STATE OF WISCONSIN)
) ss
COUNTY OF SHEBOYGAN)

718080

Parcel Identification Number (PIN)

WHEREAS, Leo P. Bonelli, Jr. is the owner of the above-described property; and

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

WHEREAS, petroleum discharges have occurred at this property. The petroleum discharges contaminated groundwater above NR 140 ES. Residual 1,2-dichloroethane concentrations exist in groundwater (19 micrograms per liter ($\mu\text{g/l}$)) above the NR 140 enforcement standard ($5.0 \mu\text{g/l}$) on this property in the groundwater monitoring well MW-2 located south of the building. The groundwater sample was collected on March 18, 1998. Some residual soil contamination remains on the property beneath the southern end of the building.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate residual groundwater concentrations exceeding Chapter NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in Chapter NR 809 is restricted by Chapter NR 811 and Chapter NR 812. 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 limitation and restrictions:

- 1) Anyone who proposes to construct or reconstruct a well on this property is required to contact the Wisconsin 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 the 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 of Natural Resources, 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 is no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restriction contained herein can be extinguished. If the Wisconsin Department of Natural Resources determines that the restrictions can be removed, an affidavit can be recorded with a copy of the Wisconsin Department of Natural Resources's determination to give notice that the groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 17th day of MAR, 1999.

Signature:

Printed Name:

Geo T. Bonelli Jr.

Subscribed and sworn to before me
this 17th day of March, 1999.

Wendy S. DeBee

Notary Public, State of Wisconsin

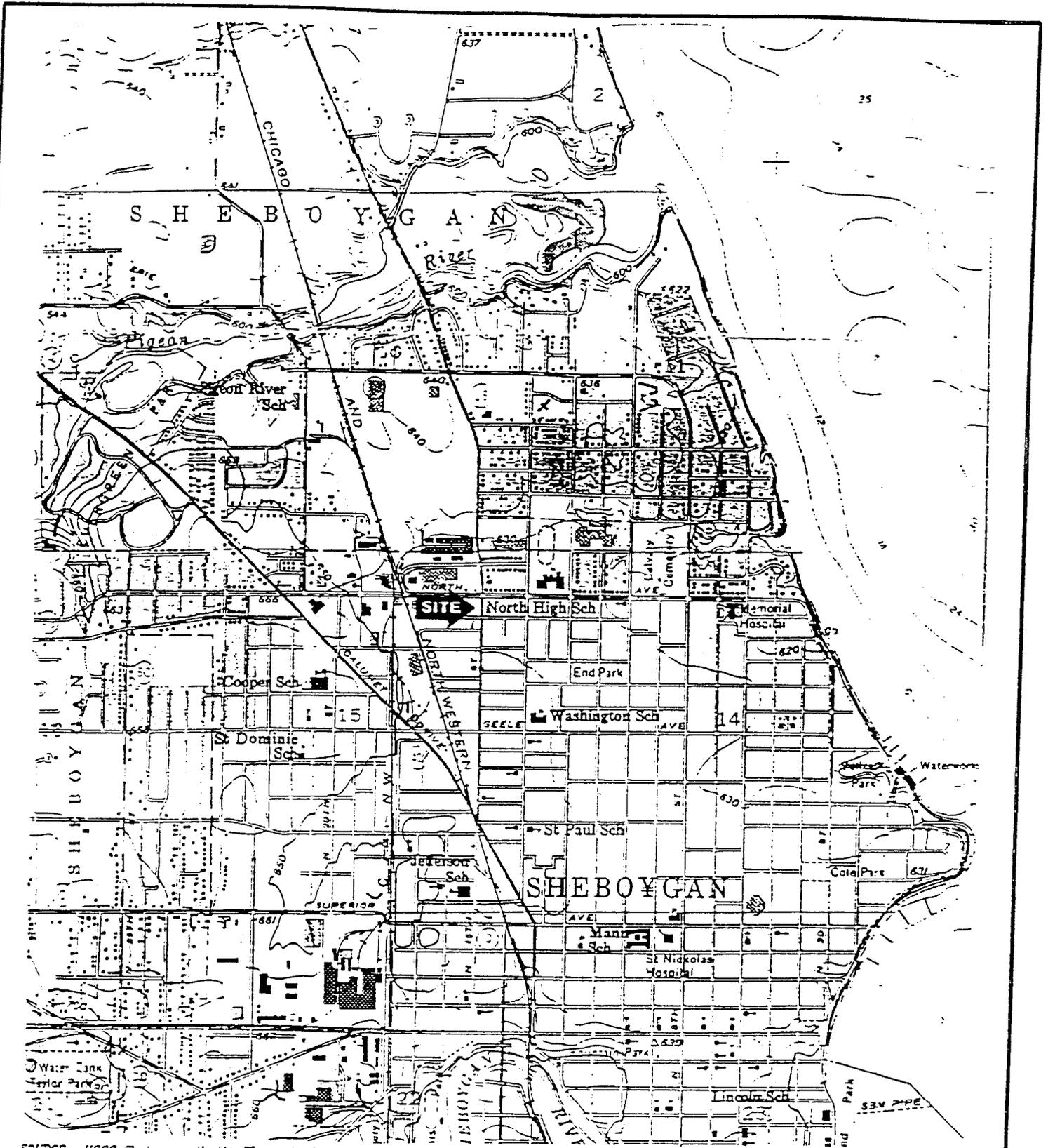
My commission 11-7-99

Cashier ID: 7
COUNTER CUSTOMER - NO NAME
TRANSACTION #: 013751
03-29-1999 10:48 AM
DOCUMENT # 1538811
Type of Document
MISCELLANEOUS
of Pages 2

Recording Fee: 12.00

TOTAL: 12.00
CHECK: 12.00

THANK YOU
DARLENE J. NAVIS
SHEBOYGAN COUNTY
REGISTER OF DEEDS



SOURCE: USGS Sheboygan North, Wisconsin Quadrangle Map
 Topographic Map 354
 Photorevised 1973

FIGURE 1
 SITE LOCATION MAP

KAEMMER POULTRY
 2625 NORTH 15th STREET
 SHEBOYGAN, WISCONSIN

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DRN. BY:	S.L.G.	DATE:	10/02/97
DSN. BY:	S.W.C.	FILE NO.:	06C8CC4
CHK. BY:	S.W.C.	DWG. NO.:	06C8CC41
REV. BY:	G.L.J.	SHEET NO.:	1

Key ENVIRONMENTAL SERVICES, INC.

166 N215 Commerce Court • Cedarburg, WI 53012 • (414) 375-0750
 6216 Washington Ave. • Racine, WI 53408 • (414) 866-4428

DATE	REVISIONS	INI.

0 1000 2000

SCALE: 1"=2000'

15TH STREET

GRASS
SIDEWALK

APPROXIMATE
PROPERTY
BOUNDARY

RESIDENCE

GARAGE

KAEMMER POULTRY
2625 NORTH 15th STREET

GAS
METER

SHED

CONCRETE PAD

GRASS

ALLEY

RESIDENCE

GRAVEL
PARKING
AREA

B-1
MW-1

B-4
MW-4

GP-3

FORMER 550-GALLON
GASOLINE UST

GP-1

GP-4

GP-2

GP-5

OVERHEAD
DOOR

GP-7

B-3
MW-3

PAVED
AREA

B-2
MW-2

SIDEWALK

GRASS

MAIN STREET

OB-2

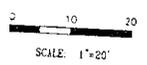
OB-1

GRASS

RESIDENTIAL



- LEGEND
- ⊙ MANHOLE
 - UTILITY POLE
 - OVERHEAD UTILITY
 - - - NATURAL GAS UTILITY
 - - - STORM SEWER UTILITY
 - - - WATER UTILITY
 - ⊕ MONITORING WELL LOCATION
 - ⊙ GEPROBE® BORING LOCATION



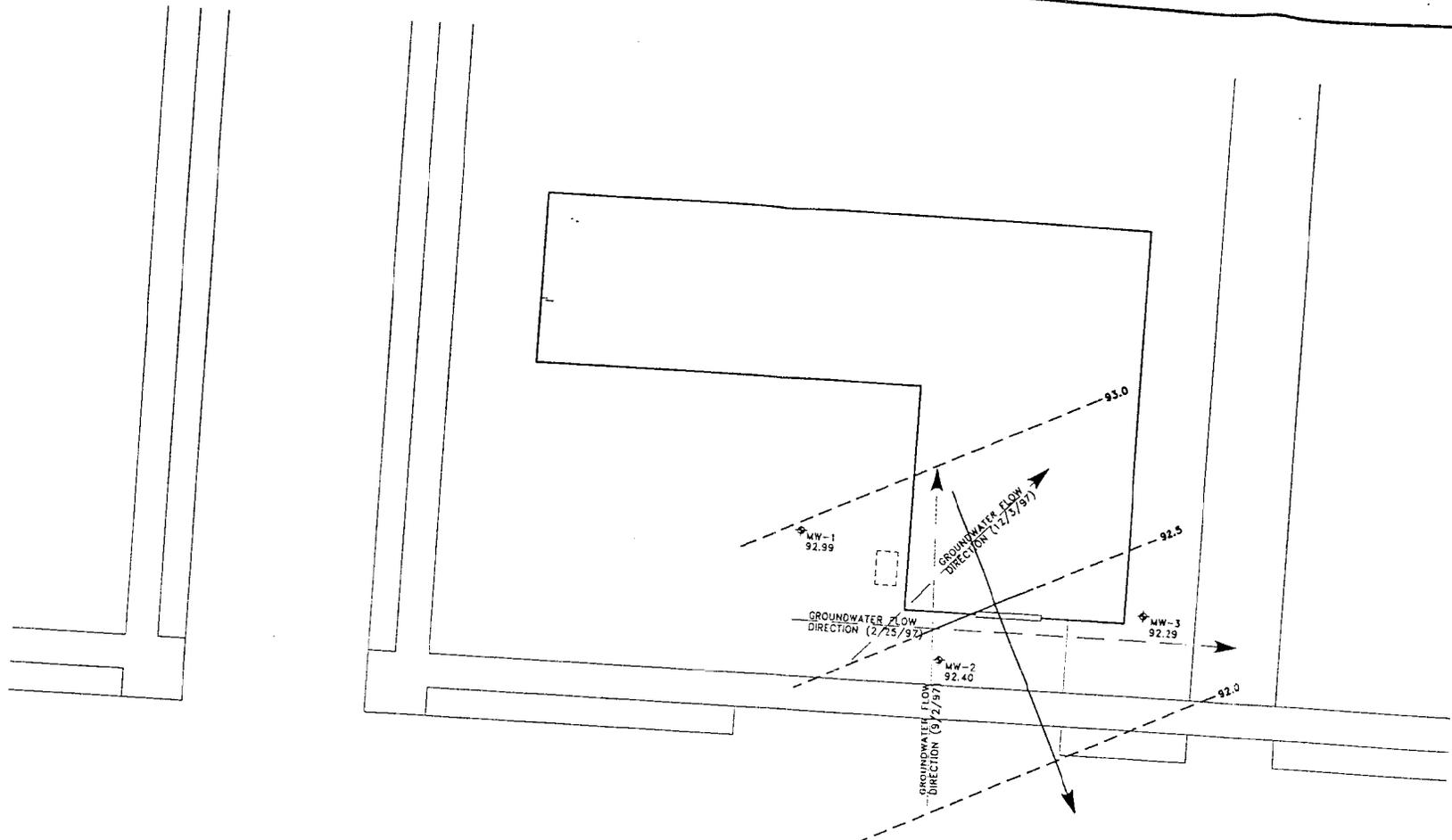
DRN. BY:	S.L.G.	DATE:	11/10/98
DSN. BY:	S.W.C.	FILE NO.:	0608004
CHK. BY:	S.W.C.	DWG. NO.:	06080042
REV. BY:	G.L.J.	SHEET NO.:	2



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FIGURE 2
SITE LAYOUT

KAEMMER POULTRY
2625 NORTH 15th STREET
SHEBOYGAN, WISCONSIN



LEGEND
 ◆ MONITORING WELL LOCATION
 92.99 GROUNDWATER ELEVATION (3/18/98)
 ← GROUNDWATER FLOW DIRECTION (3/18/98)

DATE	REVISIONS	INI.

SCALE 1"=20'

FIGURE 4
GROUNDWATER ELEVATION
CONTOUR MAP
(MARCH 18, 1998)

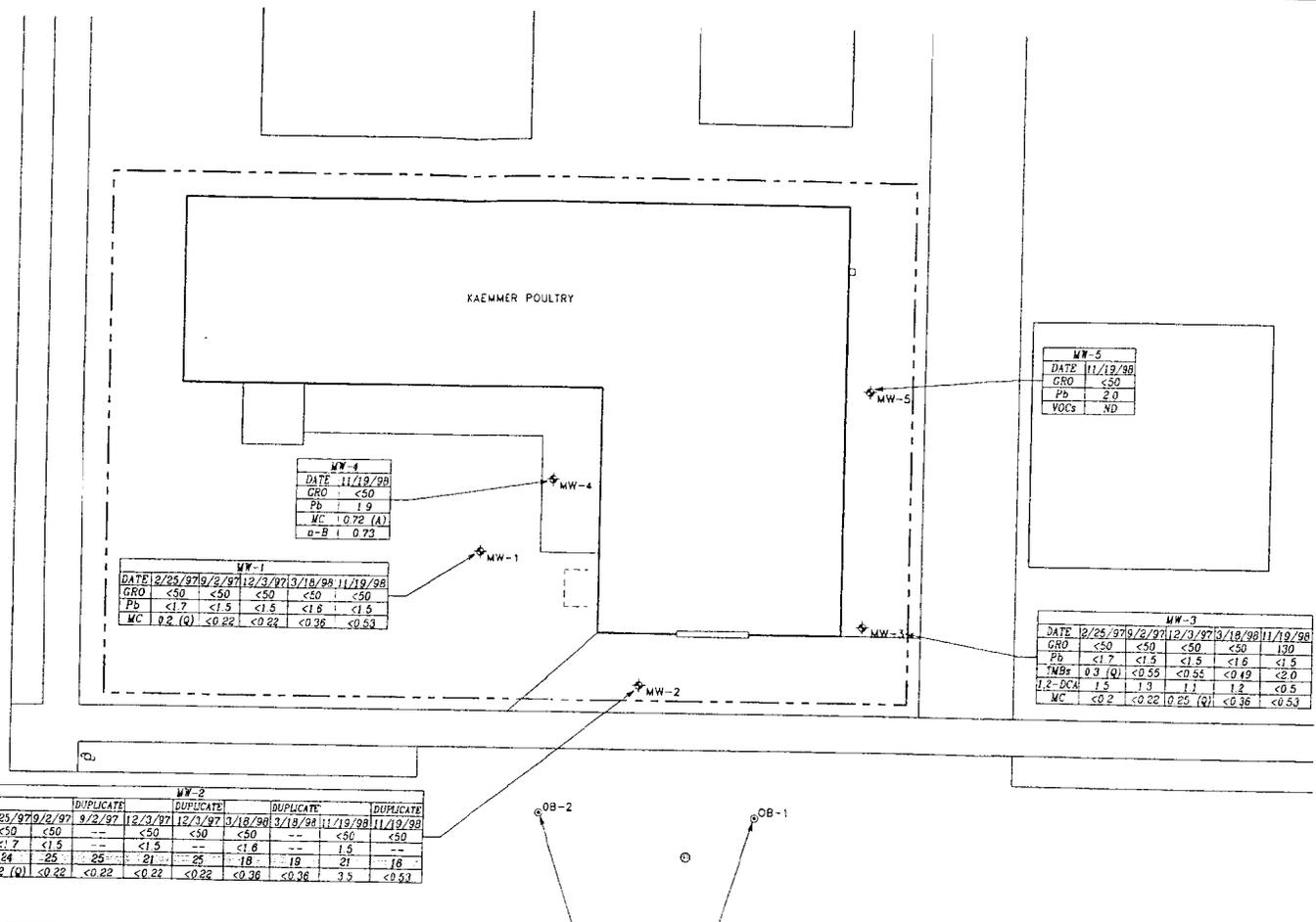
REMEDIAL ACTION PLAN
 KAEMMER POULTRY
 2625 NORTH 15th STREET
 SHEBOYGAN, WISCONSIN

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DFN. BY:	S.L.G.	DATE:	04/28/98
DSN. BY:	S.W.C.	FILE NO.:	0608004
CHK. BY:	S.W.C.	DWG. NO.:	06080046
REV. BY:	G.L.J.	SHEET NO.:	4

Key ENVIRONMENTAL SERVICES, INC.
 706 N215 Commerce Court - Okauchie, WI 53012 • (414) 775-4750
 8218 Washington Ave - Racine, WI 53408 • (414) 868-4429





MW-4

DATE	11/19/98
GR0	<50
Pb	1.9
MC	0.72 (A)
a-B	0.75

MW-5

DATE	11/19/98
GR0	<50
Pb	2.0
VOCs	ND

MW-1

DATE	2/25/97	9/2/97	12/3/97	3/18/98	11/19/98
GR0	<50	<50	<50	<50	<50
Pb	<1.7	<1.5	<1.5	<1.6	<1.5
MC	0.2 (Q)	<0.22	<0.22	<0.36	<0.53

MW-3

DATE	2/25/97	9/2/97	12/3/97	3/18/98	11/19/98
GR0	<50	<50	<50	<50	130
Pb	<1.7	<1.5	<1.5	<1.6	<1.5
MNB*	0.3 (Q)	<0.55	<0.55	<0.49	<2.0
1,2-DCA	1.5	1.9	1.1	1.2	<0.5
MC	<0.2	<0.22	0.25 (Q)	<0.36	<0.53

MW-2

DATE	2/25/97	9/2/97	12/3/97	3/18/98	11/19/98	11/19/98
GR0	<50	<50	<50	<50	<50	<50
Pb	<1.7	<1.5	<1.5	<1.6	<1.5	<1.5
1,2-DCA	24	25	21	18	10	21
MC	0.2 (Q)	<0.22	<0.22	<0.36	<0.36	3.5

OB-2

DATE	4/11/97
GR0	<50
Pb	<1.5
VOCs	ND

OB-1

DATE	4/11/97
GR0	270
Pb	<1.5
1,2-DCA	0.5 (Q)
MC	0.4 (Q)
sec-3	0.3 (Q)
p-TPT	0.2 (Q)

NOTES

GR0: GASOLINE RANGE ORGANICS, ug/l
 Pb: TOTAL LEAD, ug/l
 VOCs: VOLATILE ORGANIC COMPOUNDS, ug/l
 TMBs: TOTAL TRIMETHYLBENZENES, ug/l
 1,2-DCA: 1,2-DICHLOROETHANE, ug/l
 MC: METHYLENE CHLORIDE, ug/l
 sec-B: sec-BUTYLBENZENE, ug/l
 p-TPT: p-ISOPROPYLTOLUENE, ug/l
 ug/l: MICROGRAMS PER LITER
 <: LESS THAN
 ---: NOT ANALYZED
 (Q): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTIFICATION
 (A): LABORATORY ARTIFACT

LEGEND

⊕ MONITORING WELL LOCATION
 ⊙ GEOPROBE* BORING LOCATION (TEMPORARY WELL)
 □ CONCENTRATION GREATER THAN NR 140 ENFORCEMENT STANDARD

SCALE 1"=20'

DRN. BY:	S.L.G.	DATE:	12/11/98
DSN. BY:	S.W.C.	FILE NO.:	0608004
CHK. BY:	S.W.C.	DWG. NO.:	06080045
REV. BY:	G.L.J.	SHEET NO.:	3



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FIGURE 3
 SUMMARY OF GROUNDWATER
 SAMPLE ANALYTICAL RESULTS

KAEMMER POULTRY
 2625 NORTH 15th STREET
 SHEBOYGAN, WISCONSIN

TABLE 1
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

KASMER POULTRY
2625 North 15th Street
Sheboygan, Wisconsin

SAMPLE I.D.	MW-1				MW-2				DUP (MW-2)			MW-3				OB-1	OB-2	ES	PAL
	Date Collected	2/25/97	9/2/97	12/3/97	3/18/98	2/25/97	9/2/97	12/3/97	3/18/98	9/2/97	12/3/97	3/18/98	2/25/97	9/2/97	12/3/97	3/18/98	4/11/97	4/11/97	—
GRO (ug/l)	<50	<50	<50	<50	<50	<50	<50	<50	NA	<50	NA	<50	<50	<50	<50	270	<50	NSE	NSE
eqc (ug/l)	<1.7	<1.5	<1.5	<1.6	<1.7	<1.5	<1.5	<1.6	NA	<1.7	NA	<1.7	<1.5	<1.5	<1.6	<1.5	<1.5	15	1.5
PVOCs (ug/l)	<0.4	<0.41	<0.41	<0.27	<0.4	<0.41	<0.41	<0.27	<0.41	<0.41	<0.27	<0.4	<0.41	<0.41	<0.27	<0.4	<0.4	5	0.5
Benzene	<0.3	<0.28	<0.28	<0.27	<0.3	<0.28	<0.28	<0.27	<0.28	<0.28	<0.27	<0.3	<0.28	<0.28	<0.27	<0.3	<0.3	343	68.6
Toluene	<0.2	<0.23	<0.23	<0.32	<0.2	<0.23	<0.23	<0.32	<0.23	<0.23	<0.32	<0.2	<0.23	<0.23	<0.32	<0.2	<0.2	700	140
Ethylbenzene	<0.6	<0.79	<0.79	<0.67	<0.6	<0.79	<0.79	<0.67	<0.79	<0.79	<0.67	<0.6	<0.79	<0.79	<0.67	<0.6	<0.6	620	124
Total Xylenes	<0.6	<0.55	<0.55	<0.49	<0.6	<0.55	<0.55	<0.49	<0.55	<0.55	<0.49	0.3 Q	<0.55	<0.55	<0.49	<0.6	<0.6	50*	10*
Total TME	<0.6	<0.55	<0.55	<0.49	<0.6	<0.55	<0.55	<0.49	<0.55	<0.55	<0.49	0.3 Q	<0.55	<0.55	<0.49	<0.6	<0.6	60	12
MTBE	<0.5	<0.53	<0.53	<0.32	<0.5	<0.53	<0.53	<0.32	<0.53	<0.53	<0.32	<0.5	<0.53	<0.53	<0.32	<0.5	<0.5	60	12
Detected VOCs (ug/l):																			
1,2-Dichloroethane	<0.2	<0.24	<0.24	<0.37	24	25	21	18	29	25	19	1.5	1.3	1.1	1.2	0.5 Q	<0.2	5	0.5
Methylene Chloride	0.2 Q	<0.22	<0.22	<0.36	0.2 Q	<0.22	<0.22	<0.36	<0.22	<0.22	<0.36	<0.2	<0.22	0.25 Q	<0.36	0.4 Q	<0.2	5	0.5
tert-Butylbenzene	<0.2	<0.23	<0.23	<0.29	<0.2	<0.23	<0.23	<0.29	<0.23	<0.23	<0.29	<0.2	<0.23	<0.23	<0.29	0.3 Q	<0.2	NSE	NSE
p-Isopropyltoluene	<0.3	<0.22	<0.22	<0.24	<0.3	<0.22	<0.22	<0.24	<0.22	<0.22	<0.24	<0.3	<0.22	<0.22	<0.24	0.2 Q	<0.2	NSE	NSE

Notes
 GRO - gasoline range organics
 PVOCs - petroleum volatile organic compounds
 VOCs - volatile organic compounds
 TME - trimethylbenzene
 Bold values indicate those concentrations which exceed NR 140 ES
 MTBE - methyl-tert-butyl ether
 ug/l - micrograms per liter
 ES - NR 140 enforcement standard
 PAL - NR 140 preventive action limit
 NSE - no standard established
 * - draft NR 140 ES and PAL
 Q - Value detected is between laboratory's limit of detection and limit of quantification and is qualified due to the uncertainty of parameter concentration.