

CO Packet Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination to the database. Certain documents that are currently required by Wis. Admin. Code ch. NR 726 may therefore not be included in this packet, as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file and added to the database to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

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 #: (No Dashes) PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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:**
- 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 11 x 17 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 #: **Title:**
- 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 #: **Title:**
- 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 #: 02-41-115869

ACTIVITY NAME: HOPKINS CLEANERS

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 11 x 17 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 #: **Title:**

- 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 #: **Title:**

- 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).

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ACTIVITY NAME: HOPKINS CLEANERS

NOTIFICATIONS

Source Property

Not Applicable

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.

Not Applicable

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.

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:

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:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

March 10, 1997

Erv Hopkins
Hopkins' Dry Cleaners
4700 North Hopkins Street
Milwaukee, WI 53207

Dear Mr. Hopkins:

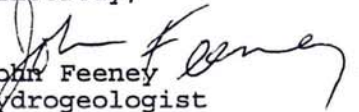
Subject: Case closure request for Hopkins' Dry Cleaners, 4700 North
Hopkins Street, Milwaukee, file reference FID #241174010
RR-LUST

I have reviewed your case for closure based on the investigation report submitted by your consultant, Environmental Professionals, Ltd. I understand that the worst of the contaminated soil is not accessible for remediation.

I can close the case at this time if you place a declaration of restriction on the deed of the property that describes the nature, extent, and location of the contamination and states that the contaminated soil must be remediated when surface impediments are removed. Alternately, you may obtain closure if your consultant can show that the remaining soil contamination does not pose a threat to the groundwater under normal rainwater infiltration conditions under the authority of Wisconsin Administrative Code NR720.19.

If you have any questions about this letter, call me at 414-229-0850.

Sincerely,


John Feeney
Hydrogeologist

cc: Environmental Professionals, Inc.
SED File

Declaration of Restrictions and Covenants

Return to
Environmental Professionals
1126 S 70th St Suite 5415A
West Allis, WI 53214

REGISTER'S OFFICE } ss
Milwaukee County, WI }
RECORDED AT _____ 2:55 PM

APR 16 1997
REEL 4033 IMAGE 1546
Walter B. Buehl REGISTER OF DEEDS

In Re: North Milwaukee Sub-D No 1 In NW 1/4 Section 1-7-21 Block 2 Lot 26.

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

WHEREAS, Hopkins Dry Cleaners 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 further soil remediation activities on the property at the present time;

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:

One or more solvent discharges have occurred at this property. Structural impediments existing at the time of cleanup make complete remediation of the contamination impracticable. Solvent contaminated soil may remain on this property at the following locations: Adjacent the south wall of the Dry Cleaners building under the former locations of the two solvent tanks adjacent to the building. Pursuant to the requirements of s 144.76, Stats., any future subsurface work on this property which removes the structural impediments which currently exist shall provide for an investigation of the degree and extent of solvent contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or 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 issued a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions and Covenants, this 29th day of March, 1997.

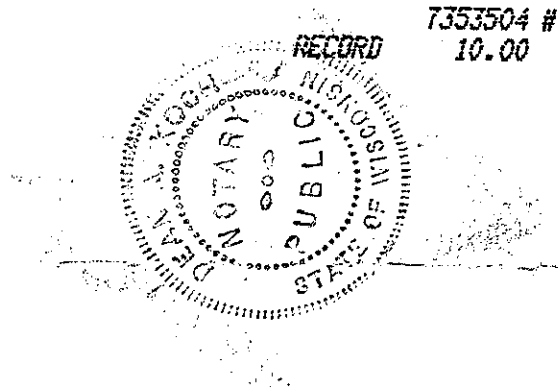
Signature: Ervin R Koch -owner

Printed Name: ERVIN R. KOCH

Subscribed and sworn to before me this 29th day of March, 1997.

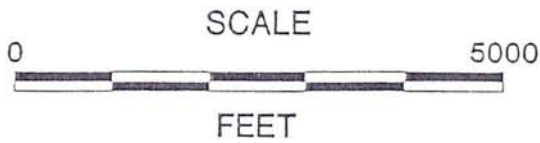
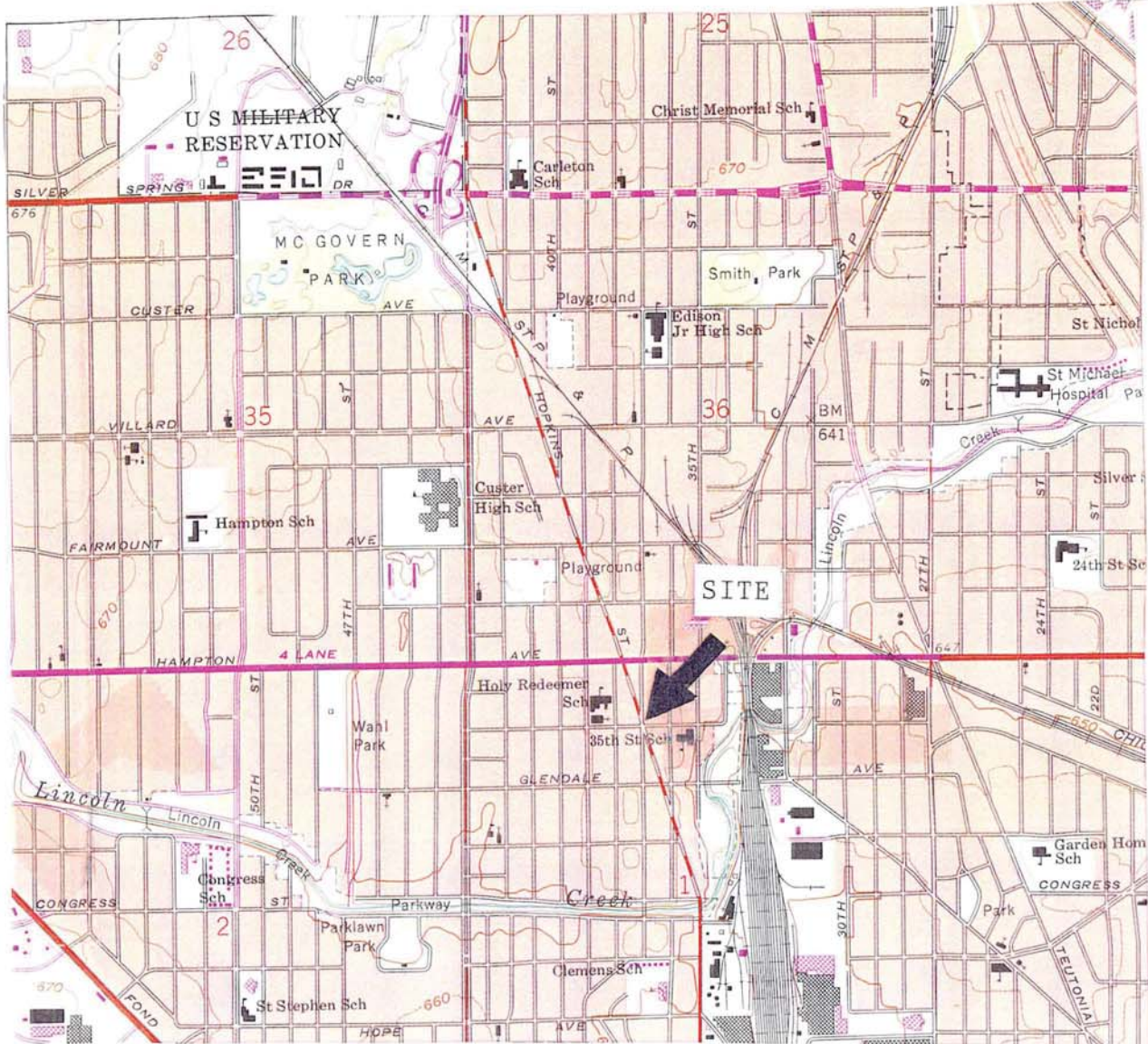
Dean A. Koch
Notary Public, State of Wisconsin

Exp. 6-28-98
My commission



This document was drafted by the Wisconsin Department of Natural Resources.

1000



National Geodetic Vertical Datum of 1929
Contour Interval 10 Feet



WISCONSIN
QUADRANGLE LOCATION

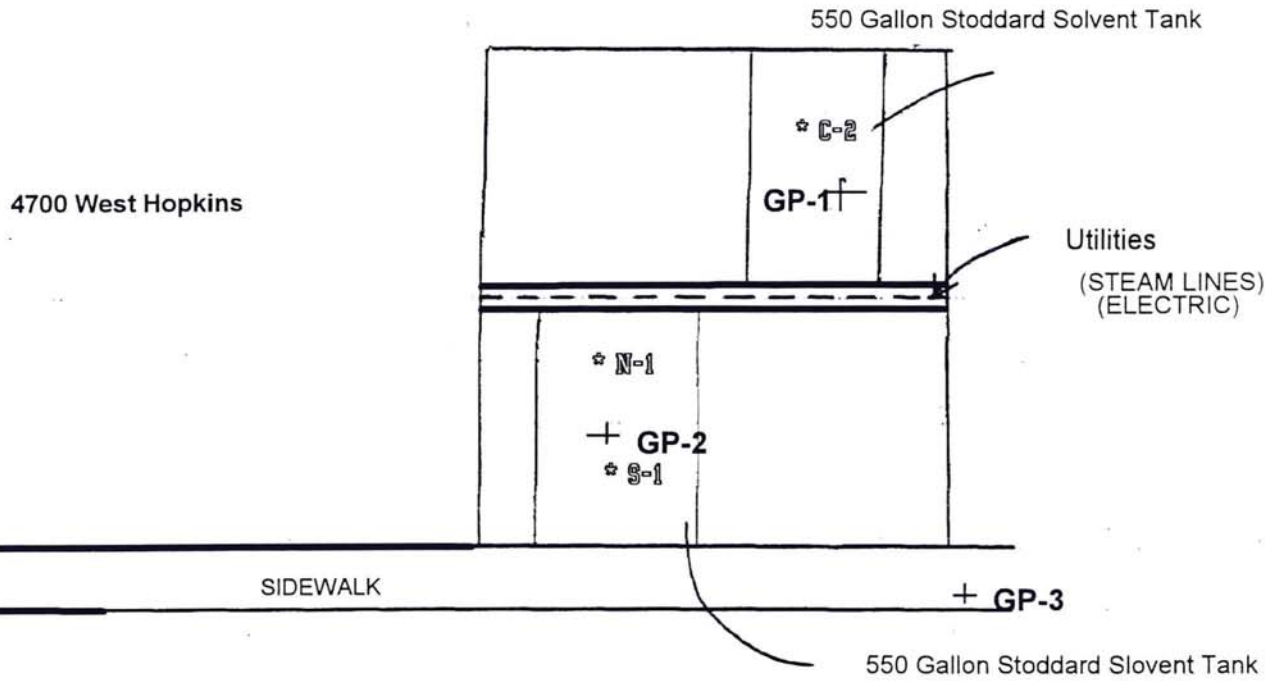
MILWAUKEE, WI	DATE: 9-26-96
	DESIGNED: ggs
SITE LOCATION and LOCAL TOPOGRAPHY	CHECKED: ggs
	APPROVED: ggs
	DRAWN: ggs

Base map from U.S.G.S. 7.5' Milwaukee and Thiensville, WI, topographic quadrangle map, photorevised 1971 and 1976.

Figure 1

← Hopkins Street

Dry Cleaners Building



* = Confirmation Samples

+ Geoprobe Locations

FIGURE 2 SITE FEATURES MAP

HOPKINS DRY CLEANERS
4700 N. HOPKINS STREET
MILWAUKEE, WI 53209

ENVIRONMENTAL PROFESSIONALS LTD.

DATE: 10-8-96 JJS

TABLE 1
Tank Removal Analytical Results
Hopkins Dry Cleaners
 4700 N. Hopkins Street
 Milwaukee, WI 53209

Sample ID	N-1	S-1	C-2	Trip Blank	
Sample Location	Tank #1 underneath the North end of the Southern 550 gallon stoddered solvent tank	Tank #1 underneath the South end of the Southern 550 gallon stoddered solvent tank	Tank #2 underneath the center of the Northern 550 gallon stoddered solvent tank		WDNR Soil Cleanup Guidelines
Parameters					
VOCs (ug/kg)					
Isopropyl benzene	<25	<25	120	<1.8	-----
n-Butyl benzene	47	75	336	<25	-----
n-Propylbenzen	<25	<25	212	<25	-----
Naphthalene	<25	<25	60	<25	-----
Sec-Butyl benzene	88	232	476	<25	-----
tert-Butyl benzene	33	30	45	<25	-----
GRO (mg/kg)	14	229	358	<1.8	100/250

Comments: ----- = Not Sampled

TABLE 2
Laboratory Results of Soil Samples
Hopkins Dry Cleaners
4700 North Hopkins Street
Milwaukee, WI 53209

Parameter	GP-1		GP-2		GP-3		TRIP	NR 720 Closeout Criteria
	(3-5')	(11-13')	(7-9')	(11-13')	(3-5')	(9-11')	BLANK(ppb)	
TOTAL VOC's	NA	NA	NA	ND	NA	ND	306	
GRO (mg/kg)	1200	4.6	22	NA	ND	NA	NS	100/250
1,2,4 Trimethyl-benzene	ND	55	680	ND	ND	ND	ND	-----
1,3,5 Trimethyl-benzene	29,000	ND	190	ND	ND	ND	ND	-----
Benzene	ND	ND	ND	ND	ND	ND	ND	5.5
Ethyl-benzene	3,300	ND	ND	ND	ND	ND	ND	2900
MTBE	ND	ND	ND	ND	ND	ND	ND	-----
Xylenes	ND	ND	ND	ND	ND	ND	ND	4,100
Toluene	ND	ND	ND	ND	ND	ND	270	1,500
Comments							1	

Comments: 1). Hexachlorobutadiene = 36 ppb

NOTE: All values are in ug/kg except where noted

ND means Not Detected

NA means Not Analyzed

----- means there is no WDNR standards for that parameter