

GIS REGISTRY INFORMATION

SITE NAME:	Kitzinger Cooperage Corp			FID #	
BRRTS #:	03-41-196554			(if appropriate):	
COMMERCE # (if appropriate):	53235-4695-29				
CLOSURE DATE:	February 16, 2005				
STREET ADDRESS:	2529 E Norwich Ave				
CITY:	Saint Francis				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	693121	Y =	279829	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					
RP certified statement that legal descriptions are complete and accurate.					X
Copies of off-source notification letters (if applicable)					
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

February 16, 2005

Mr. Mark Ferguson
Kitzinger Cooperage Corporation
2529 East Norwich Avenue
St. Francis, WI 53235-4695

RE: **Final Closure**

Commerce # 53235-4695-29 **WDNR BRRTS # 03-41-196554**
Kitzinger Cooperage Corporation, 2529 East Norwich Avenue, St. Francis

Dear Mr. Ferguson:

The Wisconsin Department of Commerce (Commerce) has received the items that fulfill the conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

It is noted that the monitoring well was not assessable for abandonment. Shaw Environmental & Infrastructure, Inc. reported that newly paved concrete was observed in the well location and that onsite personnel indicated that the well may have been removed during site improvements. Considering that the well was of shallow construction (18 feet below ground surface), that there were no enforcement standard exceedances detected in groundwater in this well, and that there is no surface route for contaminant migration via this well, Commerce will not require additional abandonment activities. However, if remnants of this well are ever encountered, proper abandonment per regulatory requirements would be necessary.

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) 220-5376.

Sincerely,

A handwritten signature in black ink that reads "L.M." followed by a stylized, horizontal flourish.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Nicholas Glander, Shaw Environmental & Infrastructure, Inc.

November 29, 2000

Mr. Dave Sopolinski
Kitzinger Cooperage Corp.
2529 East Norwich Avenue
St. Francis, WI 53235

RE: COMMERCE # 53235-4695-29
Kitzinger Cooperage Corp., 2529 East Norwich Avenue, St. Francis, WI
One 1,000-gallon and One 10,000-gallon Diesel Fuel Underground Storage Tanks Removed
in 1998

Conditional Case Closure

Dear Mr. Sopolinski:

On September 22, 2000, the Department received additional information from Envirogen, Inc. for closure consideration of the referenced site. The Department reviewed the case file to determine if closure is appropriate.

It is understood that residual soil and groundwater contamination remain at this site. Soil contamination remains in the former 10,000-gallon underground storage tank location. Groundwater contamination, consisting of polynuclear aromatic compound (PAH) concentrations above preventive action limits (PALs), was detected at monitoring well MW-1 in the former tank area. Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary.

The following items are necessary to satisfy the conditions of closure:

- A notification of residual soil contamination must be placed on the deed to the property. A copy that includes the deed affidavit language is enclosed for your use. Please submit a completed copy that has been notarized and filed with the County Register of Deeds. If you wish to modify the language, submit a copy to this office for review prior to filing.
- The monitoring well must be abandoned per chapter NR 141 requirements. Please submit a copy of the well abandonment form to this office.

IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

In October 1999, there was a PAL exceedance of chrysene in groundwater at monitoring well MW-1, at 0.059 parts per billion. The Department is issuing a PAL exemption, per NR 140.287(2), Wisconsin Administrative Code, for chrysene at the referenced site.


If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Mr. Dave Sopolinski
RE: Commerce # 53235-4695-29
Kitzinger Cooperage Corp.
2529 East Norwich Avenue, St. Francis, WI
November 29, 2000
Page 2

If the land use conditions change in the future and the contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Upon receipt of all the requested documents, the case will be entered as "closed" on the database. If you have any questions, feel free to contact me at (414) 220-5376.

Sincerely,


Linda M. Michalets
Hydrogeologist
Site Review Section

Enclosure

cc: Mr. Joseph M. Ramcheck, Envirogen, Inc.
Electronic file

COPY

This indenture, Made this 21st day of July A. D. 1955, between Iwersky Barrel Co., a Minnesota corporation,

party of the first part, and Kitzinger Cooperage Corporation, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee Wisconsin, party of the second part. Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration,

to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargain, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Milwaukee and State of Wisconsin, to-wit:

That part of the North East One-quarter (1/4) of Section numbered Twenty-two (22), in Township numbered six (6) North, of Range numbered Twenty-two (22) East, in the City of St. Francis, bounded and described as follows: Commencing at a point 1753.84 feet North of the South West corner of said 1/4 Section; running thence East 537 feet to the point of beginning of the land to be described; thence East 168 feet to a point; thence North 249.66 feet to a point in the center line of a road; thence West along the said center line 168 feet to a point; thence South 249.66 feet to the place of beginning.

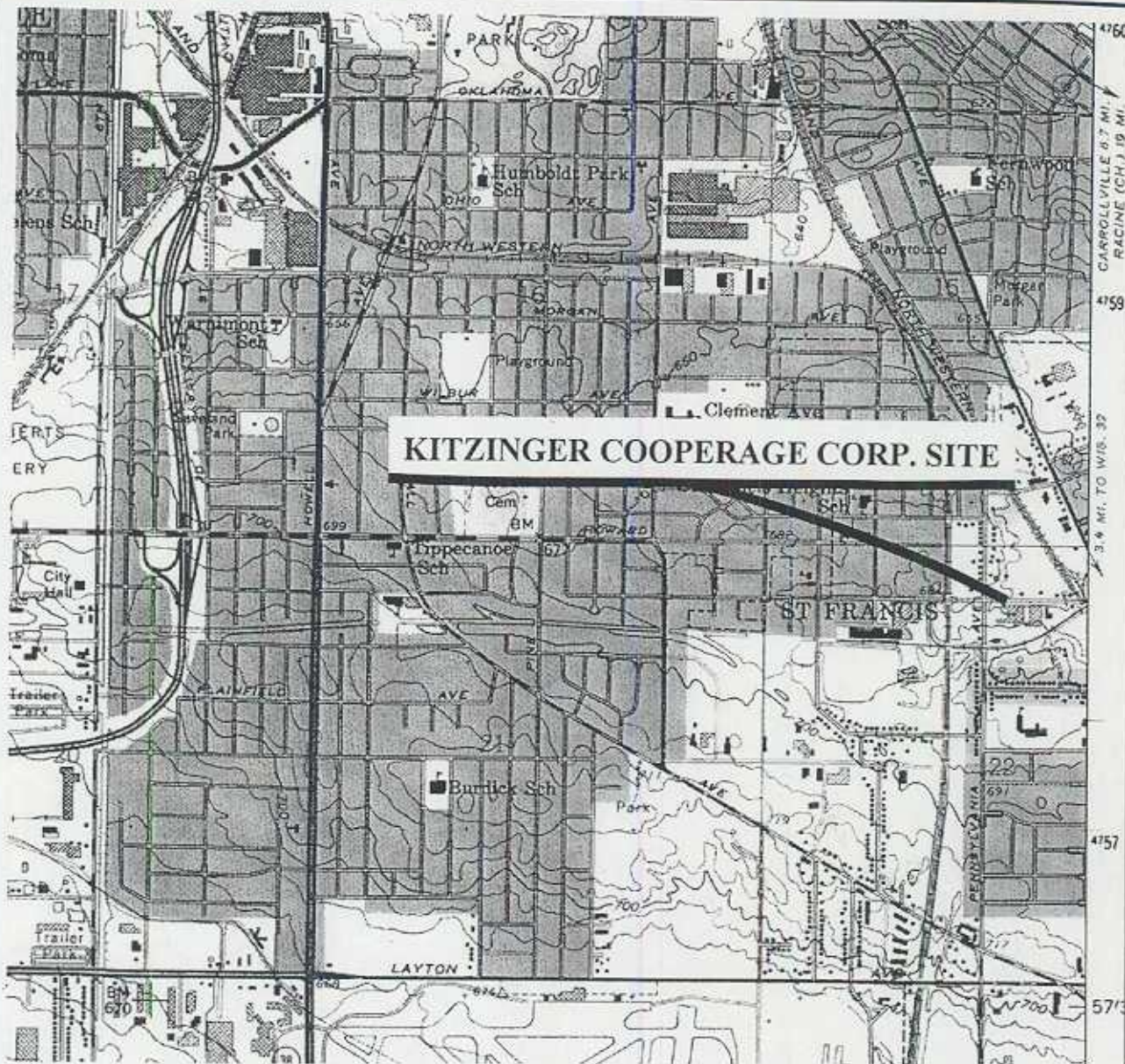


Together with all and singular the hereditaments and appurtenances thereto in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever of the said party of the first part, either in law or equity, (either in use or in expectancy of) in and to the above described premises, and their hereditaments and appurtenances.

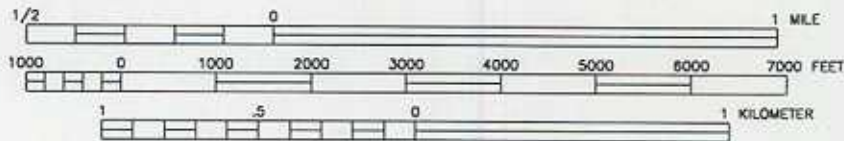
To have and to hold the said premises as above described with the hereditaments and appurtenances unto the said party of the second part, and to his successors and assigns forever.

And the said party of the first part, its successors and assigns, does covenant, warrant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these presents, it is well seized of the premises above described, as of a good, pure, perfect, absolute and indefeasible estate of inheritance in fee simple, and that the same are free and clear from all incumbrances whatsoever, except easements and restrictions of record, if any, and applicable zoning regulations,

and that the above bargained premises in the quiet and peace full possession of the said party of the second



(USGS [1959] 1971, 1994) SCALE
 SOUTH MILWAUKEE QUADRANGLE 1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

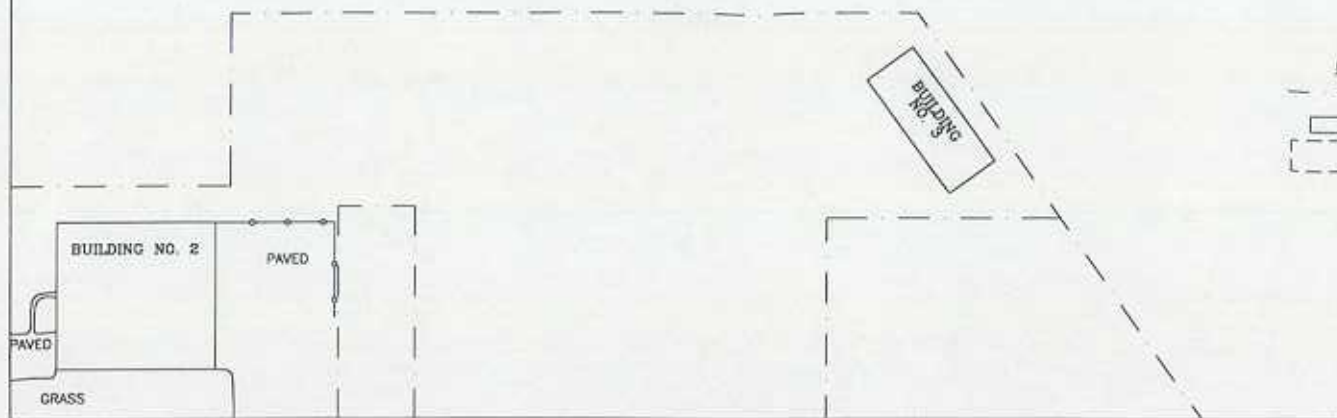
COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane
 Green Bay, Wisconsin 54304

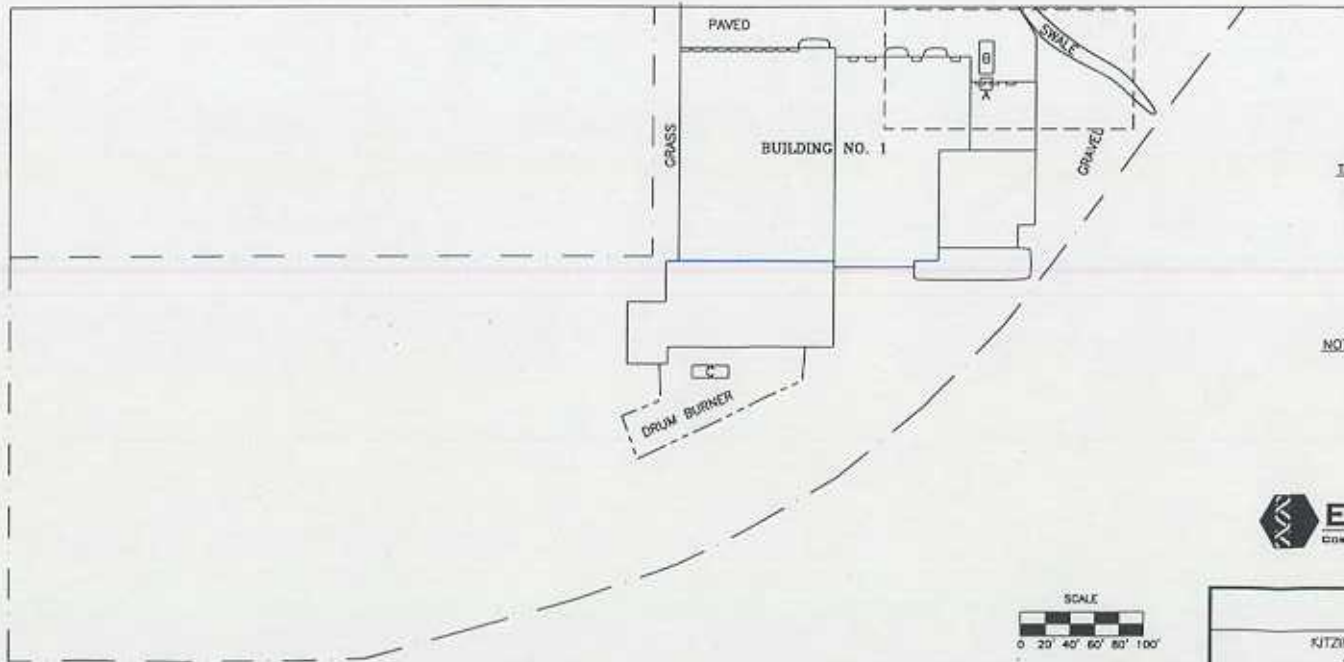
ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY: <i>[Signature]</i>	
CHECKED BY: JMS	
5/2/99	
DRAWN BY:	
98.474W1	
DRAWING NO.	

SITE LOCATION MAP	FIGURE NO.
KITZINGER COOPERAGE CORP. SITE ST. FRANCIS, WISCONSIN	1

PENNSYLVANIA AVENUE



NORWICH AVENUE



LEGEND

- - - PROPERTY LINE
- UNDERGROUND STORAGE TANK
- [- - -] AREA OF CONCERN



TANK LEGEND

- A 1,000-GALLON DIESEL FUEL UST
- B 10,000-GALLON DIESEL FUEL UST
- C 6,000-GALLON FUEL OIL UST

NOTE:

FORMER LOCATION OF A 3,000-GALLON UNLEADED GASOLINE UST IS UNKNOWN.



ENVIROGEN

COMMIT EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

700 Nordic Lane
Green Bay, Wisconsin 54304



SITE PLAN VIEW A

FITZINGER COOPERAGE CORP. SITE
ST. FRANCIS, WISCONSIN

FIGURE NO.

2

DRAWING NO. 00-474W2

DRAWN BY: RBT

5/21/99

CHECKED BY: JAS

APPROVED BY: LMC

REVISIONS:

DATE

DATE

LEGEND

- [] FORMER UST
- UST REMOVAL SOIL SAMPLE

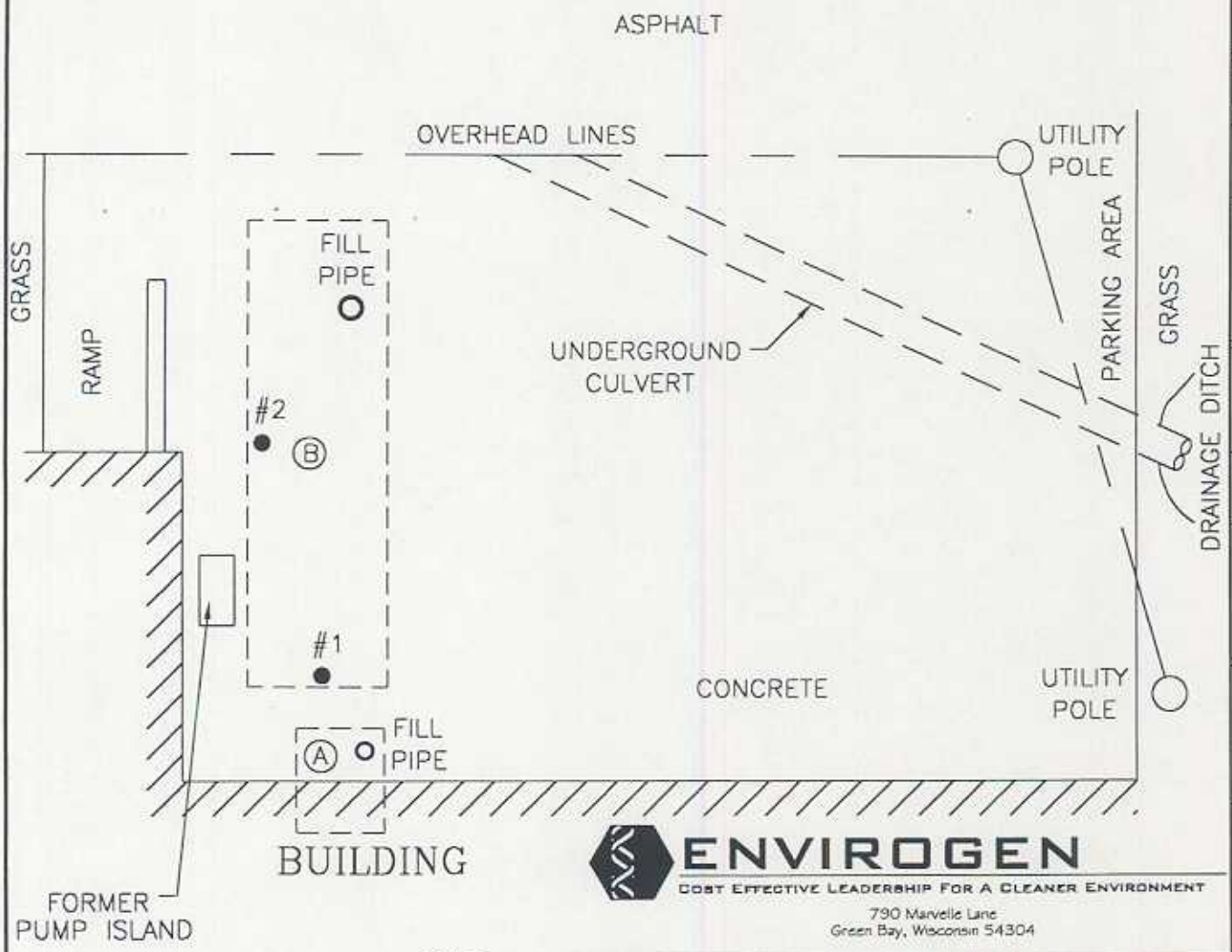
TANK LEGEND

- (A) FORMER 1,000-GALLON DIESEL FUEL UST
- (B) FORMER 10,000-GALLON DIESEL FUEL UST

NORWICH AVE.

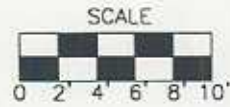


ENGINEER	DATE
ENGINEER	DATE
APPROVED BY: <i>JMS</i>	REVISIONS:
CHECKED BY: <i>JMS</i>	5/28/99
DRAWN BY: RRT	5/21/99
DRAWING NO. 98.474W5	



BUILDING

ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 790 Marvella Lane
 Green Bay, Wisconsin 54304



UST REMOVAL SOIL
 SAMPLING LOCATIONS
 KITZINGER COOPERAGE CORP. SITE
 ST. FRANCIS, WISCONSIN

FIGURE NO.
5

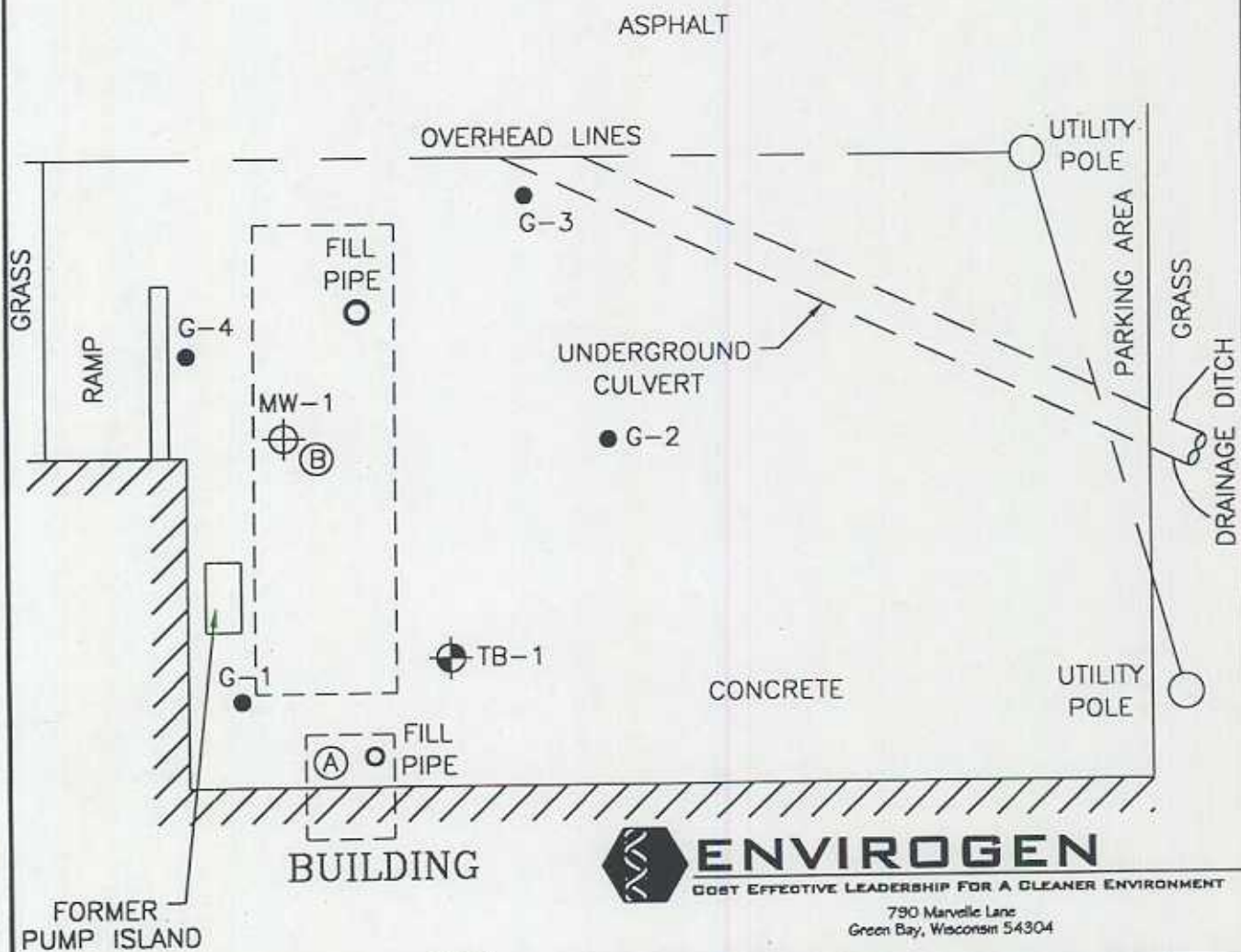
LEGEND

- [] FORMER UST
- ISA GEOPROBE BORING
- ⊕ MONITORING WELL
- ⊙ TEST BORING

TANK LEGEND

- (A) FORMER 1,000-GALLON DIESEL FUEL UST
- (B) FORMER 10,000-GALLON DIESEL FUEL UST

NORWICH AVE.



ENVIROGEN
 MOST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 790 Marvella Lane
 Green Bay, Wisconsin 54304



INITIAL SITE ASSESSMENT/TEST BORING/
 MONITORING WELL CONFIGURATION
 KITZINGER COOPERAGE CORP. SITE
 ST. FRANCIS, WISCONSIN

FIGURE NO.
 1


ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
RRT	02/16/00
DRAWN BY:	
DRAWING NO.	98-474.1

TABLE 3

UST Removal Soil Sample Laboratory Analytical Results
Kitzinger Cooperage Corp. Site
St. Francis, Wisconsin
May 27, 1998

Sampling Location	ID on Figure 3	Sample Depth (feet bls)	DRO (ppm)
#1	Soil Sample #1	14	151
#2	Soil Sample #2	8	704
WDNR Site Investigation Trigger Level			10

Notes:

 Shading indicates value equals or exceeds the WDNR site investigation trigger level

UST: Underground storage tank
bls: Below land surface
DRO: Diesel range organics
WDNR: Wisconsin Department of Natural Resources

Checked by: JTS

Approved by: vmr

CERTIFICATE OF LEGAL DESCRIPTION

I hereby certify on behalf of the City of St. Francis, the responsible party, the legal description provided below is a true and accurate description of the property located at 2529 E Norwich Ave, City of St. Francis, Milwaukee County, Wisconsin.

That part of the North East One-quarter ($\frac{1}{4}$) of Section number Twenty-two (22), in Township numbered six (6) North, of Range numbered Twenty-two (22) East, in the City of St. Francis, bounded and described as follows: Commencing at a point 1753.84 feet North of the Southwest corner of said $\frac{1}{4}$ Section; running thence East 537 feet to the point of beginning of the land to be described; thence East 168 feet to a point; thence North 249.66 feet to a point in the center line of a road; thence West along the said center line 168 feet to a point; thence South 249.66 feet to the place of beginning.

TAX KEY NUMBER 584-9973-001



Signature

12-2-04

Date

GEOGRAPHIC POSTIONING

The Geographic Position of the contaminated site boundary based upon the WTM91 Interactive Map is 693121, 279829.