

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #:

02-41-000272

ACTIVITY NAME:

MILWAUKEE CTY REDEV AUTH-GENESIS

PROPERTY ADDRESS:

2301 N TEUTONIA AVE

MUNICIPALITY:

Milwaukee

PARCEL ID #:

3240124110

CLOSURE DATE: Apr 9, 2003

FID #:

241493120

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X: 688665

Y: 289625

*\* 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" form)*

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

Contamination in ROW

Off-Source Contamination

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

#### 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 unit or economic  
development corporation was directed to  
take a response action)*

#### 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 #: 02-41-000272 PARCEL ID #: 3240124110  
ACTIVITY NAME: MILWAUKEE CTY REDEV AUTH-GENESIS WTM COORDINATES: X: 688665 Y: 289625

**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 #: 1**                      **Title: Subject Property Location**
- 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 #: 6**                      **Title: Site Features After YMCA Development**
- 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 #: 8**                      **Title: Site Features After YMCA Development**

BRRTS #: 02-41-000272

ACTIVITY NAME: MILWAUKEE CTY REDEV AUTH-GENESIS

**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 #: 6**                      **Title: Groundwater Analytical Results**

**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 #: 11**                      **Title: Groundwater Elevations**

**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 #: 1**                      **Title: Soil Confirmation 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 #: 1**                      **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 #: 2**                      **Title: Groundwater Table Elevations**

**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: MILWAUKEE CTY REDEV AUTH-GENESIS

## 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.

**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: 1**



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8716  
TTY 414-263-8713

April 9, 2003

Mr. Jesse Greenlee  
YMCA of Metropolitan Milwaukee  
2200 N. 12th Street  
Milwaukee, WI 53205-1396

Subject: Final Case Closure  
YMCA Youth Leadership Academy School, 1350 W. North Ave.  
Formerly City of Milwaukee Redevelopment Authority Property  
(Former Address 2301 N. Teutonia Avenue)  
**BRRTs# 02-41-000272 FID#241493120**

Dear Mr. Greenlee:

In March 2003, your site, as described above, was reviewed for closure by the Wisconsin Department of Natural Resources (WDNR). The WDNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 14, 2003, you were notified that conditional closure was granted to this case. On March 26, 2003, the WDNR received correspondence indicating that you have complied with the conditions of closure. Your consultant, Giles Engineering, submitted documentation that the two remaining groundwater monitor wells had been abandoned in accordance with ch. NR 141, Wis. Adm. Code. Based on the correspondence and data provided, it appears that your site has been remediated to WDNR standards in accordance with s. NR 726.05, Wis. Adm. Code. The WDNR considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information submitted with your closure request will be included on the registry. To review sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment. The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8758.

Sincerely,

Pamela A. Mylotta - Hydrogeologist, Remediation & Redevelopment Program  
Southeast Region, Milwaukee Service Center

cc: Richard Reesman - Giles Engineering Associates  
SER Casefile



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
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TTY 414-263-8713

March 14, 2003

Mr. Jesse Greenlee  
YMCA of Metropolitan Milwaukee  
2200 N. 12th Street  
Milwaukee, WI 53205-1396

Subject: Conditional Case Closure  
YMCA Youth Leadership Academy School, 1350 W. North Ave.  
Formerly City of Milwaukee Redevelopment Authority Property  
(Former Address 2301 N. Teutonia Avenue)  
**BRRTs# 02-41-000272 FID#241493120**

Dear Mr. Greenlee:

The Department of Natural Resources (WDNR) received a submittal from Giles Engineering Associates entitled "Request for Closure", dated December 20, 2002, for the property at 1350 W. North Avenue. This submittal responds to the last WDNR review letter for this project, which was dated August 14, 2002, and provides additional groundwater monitoring results, as was requested. Additionally, the WDNR received the required \$200 fee for entry of this site on the GIS registry for residual soil contamination. The required information packet for the GIS registry entry was determined to be complete on March 3, 2003.

The site at 1350 W. North Avenue formerly included a dry cleaner operation, the apparent source of soil and groundwater contamination that was the focus of this remediation project. Tetrachloroethylene (PCE) and its associated breakdown products were found in soil and groundwater above standards and the contaminated soil was removed to the extent practicable and disposed at a licensed solid waste landfill. Following the soil source removal, a limited amount of soil contamination remained along the south and west walls of the excavation between 4 and 8 feet below the surface, and residual groundwater contamination was still present within the area of the source and extending just into the North Avenue right-of-way. The data obtained during the extended period of groundwater monitoring at this site indicate that the area of groundwater contamination is not expanding, and the removal of the majority of the source material is expected to improve groundwater quality over time within this area.

After careful review of the closure request, the WDNR has determined that the chlorinated solvents contamination from the former dry cleaning operation on the site appears to have been investigated and remediated to the extent practicable under site conditions, in accordance with s. NR 726.05, Wis. Adm. Code. Your remediation case will be closed if the following condition is satisfied:

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at [www.dnr.state.wi.us/org/water/](http://www.dnr.state.wi.us/org/water/) or provided by the WDNR.

When the above condition had been satisfied, please submit a letter to let me know that applicable condition has been met, and your case will be closed.

Residual soil contamination remains in the vicinity of soil sample locations S5, S6, S7, BT1, GP1, GP7, and MW6, as indicated in the information submitted to the Department of Natural Resources. If soil in this area is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. Residual groundwater contamination exceeding drinking water standards remains in the vicinity of groundwater sampling location MW4, MW5, MW6, MW7, MW11 and MW12. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

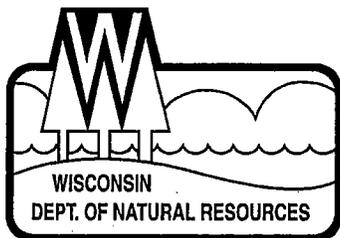
We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8758.

Sincerely,



Pamela A. Mylotta  
Hydrogeologist, Remediation & Redevelopment Program  
Southeast Region, Milwaukee Service Center

c: SER Casefile  
Richard Reesman – Giles Engineering Associates



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
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2300 N. Dr. Martin Luther King, Jr. Drive  
PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8716  
TTY 414-263-8713

August 14, 2002

Mr. Jesse Greenlee  
YMCA of Metropolitan Milwaukee  
2200 N. 12th Street  
Milwaukee, WI 53205-1396

Subject: Case Closure Review for  
YMCA Youth Leadership Academy School, 1350 W. North Ave.  
Formerly City of Milwaukee Redevelopment Authority Property  
(Former Address 2301 N. Teutonia Avenue)  
**BRRTs# 02-41-000272 FID#241493120**

Dear Mr. Greenlee:

The Wisconsin Department of Natural Resources (WDNR) has completed a review of the case closure request for the YMCA Youth Leadership Academy facility, submitted on your behalf by Giles Engineering Associates. The closure documentation consisted of a report titled "Request for Closure", dated April 3, 2002, a letter submittal regarding "Supplemental Groundwater Data", dated May 15, 2002, and groundwater GIS Registry information, submitted in April, May, and August, 2002. The case was presented for peer review to the Southeast Region Closure Committee on June 4, 2002.

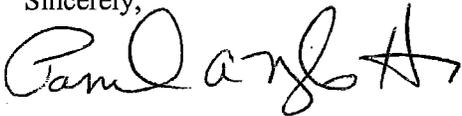
Based on the information submitted, the WDNR cannot approve closure at this time. The site closure request was based on natural attenuation as the remedy for the residual groundwater contamination. The groundwater data collected prior to the soil removal action did not show appreciable degradation of the source contaminant, tetrachloroethylene (PCE). It did, however, indicate a relatively stable plume. Data collected from the two remaining down-gradient monitor wells after the soil source removal indicated slight increases in contaminant levels, including the new detection of vinyl chloride above the Chapter NR 140 WAC enforcement standard. Additional groundwater monitoring from remaining wells MW-11 and MW-12 is required to establish that groundwater contaminant levels down-gradient of the excavated source area do not continue to increase but become stable over time. Once these criteria have been demonstrated, the case will be eligible for closure. Upon case closure, the site will be listed on the WDNR's groundwater GIS registry, due to the enforcement standard exceedances documented on the site.

The soil excavation was successful at removing the significant source area, which should contribute to an improvement in groundwater quality over time. Some residual soil contamination remains along the south and west sides of the excavation, with detected residual PCE levels ranging up to 2 to 4 mg/kg. The residual soil contaminant levels do not present a threat to human health with the existing development in place. However, if soils are ever excavated from this area, or if subsurface features are constructed into these soils or near the groundwater table, additional measures may need to be taken to insure proper soil management and to prevent human exposure through direct contact or vapor migration. For this reason, the site will be listed on the newly created soil GIS registry upon case closure.

When you believe the site meets case closure criteria, please submit a revised request for closure review and include updated groundwater GIS registry information and soil GIS registry information, as well as the \$200 fee for inclusion on the GIS registry due to residual soil contamination. You need not submit additional closure review fee or groundwater GIS registry fees. Please submit your responses to this letter (including FID# and BRRTS#) to: Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., P.O. Box 12436, Milwaukee, WI 53212-0436. The information will be added to the file for review and your request for closure will be reconsidered.

The Department appreciates the efforts of the City of Milwaukee and the YMCA in remediating this site and bringing the case to closure. We look forward to your revised case closure request. If you have any questions, please call me at (414) 263-8758.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela A. Mylotta". The signature is fluid and cursive, with a large initial "P" and "M".

Pamela A. Mylotta, Remediation & Redevelopment Program  
Southeast Region, Milwaukee Service Center

c: Richard Reesman – Giles Engineering Associates  
William Roush – Davis & Kielthau  
SER Casefile

Document Number

WARRANTY DEED

Name and Return Address:

Young Men's Christian Association  
Metropolitan Milwaukee, Inc.  
Attn: Bob Yamachika  
161 West Wisconsin Avenue  
Milwaukee, WI 53203

Tax Key No.: 324-0124-110-7

This transaction is exempt from the Wisconsin Real Estate Transfer Fee and Transfer Return pursuant to Sec. 77.25(2) of the Wisconsin Statutes.

Recording Area

THIS INDENTURE, Made this Twenty-Seventh Day of September, 2001, between the REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, an agency created, organized and existing as a separate and distinct body corporate of the State of Wisconsin under Section 66.431, Wisconsin Statutes (hereinafter referred to as the Act), as Grantor, and THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN MILWAUKEE, INC., a Wisconsin non-stock corporation, as Grantee:

WITNESSETH, That said Grantor for and in consideration of the sum of Three Hundred Seventy-Five Thousand and No/100ths Dollars (\$375,000.00) and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, convey and confirm unto the said Grantee, and to its successors and assigns forever, the real estate more particularly described as follows:

A parcel of land in the Southeast 1/4 of Section 18, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, being the West 150 feet of Lot 10, all of Lots 11 to 26 inclusive, parts of Lots 27, 28, 29 and 30, and all of Lots 31 to 38 inclusive, all in Block 1 in Assessment Subdivision No. 37, in said Southeast 1/4 Section, more particularly described as follows, to-wit:

Commencing at the Southwest corner of Lot 22 in said Block 1, said corner also being the Northeast corner of West North Avenue and North 14<sup>th</sup> Street; thence North 0° 07' 00" West on and along the West Lot lines of Lots 22 to 10 inclusive, in said Block 1 and on and along the East Street Line of said North 14<sup>th</sup> Street 521.40 feet to the Northwest corner of Lot 10 in said Block 1; thence North 89° 49' 00" East on and along the North line of Lot 10 in said Block 1, and parallel to the South Street line of West Meinecke Avenue 150.00 feet to a point; thence South 0° 07' 00" East on and along the East lot line of Lot 11 and its extension North in said Block 1, and parallel to the East line of said North 14<sup>th</sup> Street 83.00 feet to the Southeast corner of Lot 11 in said Block 1; thence North 89° 49' 00" East on and along the North lot lines of Lots 12 and 38 in said Block 1 and parallel to the South line of said West Meinecke Avenue 200.31 feet (200.76 feet plat) to a point in the Westerly Street line of North Teutonia Avenue as now laid out and as measured 33 feet normal to the center line of said North Teutonia Avenue, as established by the City of Milwaukee; (The following bearings and distances are parallel to and measured 33 feet normal to the center line of North Teutonia Avenue as established by the City of Milwaukee on March 9, 1950); thence South 6° 17' 00" East 31.32 feet to an angle point; thence South 7° 35' 00" East 35.51 feet to an angle point; thence South 10° 12' 00" East 35.08 feet to an angle point; thence South 12° 43' 00" East 33.22 feet to an angle point; South 12° 33' 00" East 32.17 feet to an angle point; thence South 12° 53' 00" East 38.09 feet to an angle point; thence South 14° 31' 00" East 35.03 feet to an angle point; thence South 19° 04' 00" East 109.79 feet to an angle point; (the last angle point being the end of the bearings and distances parallel to the established center line of North Teutonia Avenue); thence due South 90.01 feet to a point; thence South 45° 00' 00" West 14.14 feet to a point in the South line of Lot 27 in the said Block 1 and in the North line of West North Avenue; thence due West on and along the South lot lines of Lots 27 to 22 inclusive, and the North line of West North Avenue 421.00 feet to the point of commencement, except the South 4 feet of Lots 22 through 27.

Address: 1350 West North Avenue (new address)  
2301 North Teutonia Avenue (former address)

The Grantee covenants for itself, its successors and assigns, that in pursuance of the objects and purposes of the Act that the use of the aforesaid parcel shall be subject to the terms and conditions of an Agreement for Sale entered into by the Grantor on September 18, 2001, and by the Grantee on September 6, 2001, which was recorded with the Office of the Register of Deeds on September 27,

The Grantee covenants for itself, its successors and assigns, that in pursuance of the objects and purposes of the Act that the use of the aforesaid parcel shall be subject to all the terms and conditions of that certain Redevelopment Plan for the West North Avenue - North Teutonia Avenue Redevelopment Area that was recorded in the Office of the Register of Deeds on August 9, 1976, as Document No 5027094, together with any and all amendments thereto.

This conveyance is subject to any easements and restrictions appearing of record.

The Common Council approved the Report of Sale of the aforescribed parcel of property to the said Grantee on May 30, 2001, by adoption of Resolution File 010035.

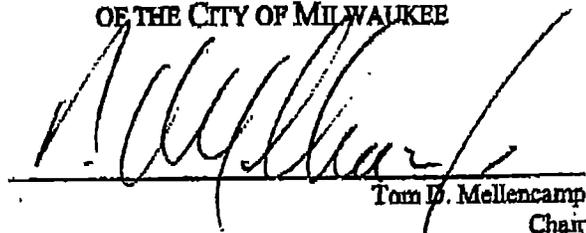
TO HAVE AND TO HOLD, the same, together with all and singular the appurtenances and privileges as thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity either in possession or expectancy of, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever but subject to the terms and conditions hereinbefore set forth in this Deed, and it will forever warrant and defend.

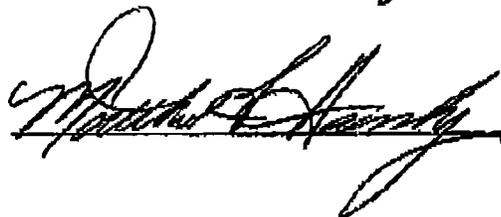
IN WITNESS WHEREOF, Grantor has executed this Deed in its name by its Chair and its Assistant Executive Director-Secretary and has affixed its corporate seal hereunto this Twenty-Seventh Day of September, 2001.

Signed and Sealed  
in the Presence of

REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE

  
\_\_\_\_\_

  
\_\_\_\_\_ Tom D. Mellencamp  
Chair

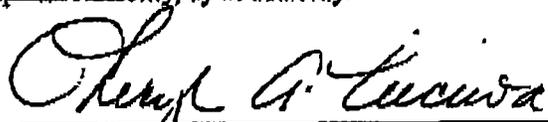
  
\_\_\_\_\_

  
\_\_\_\_\_ Gregory J. Shelko  
Assistant Executive Director-Secretary

STATE OF WISCONSIN     )  
                                  )SS  
COUNTY OF MILWAUKEE    )

Personally came before me this Twenty-Seventh Day of September, 2001, Tom D. Mellencamp and Gregory J. Shelko, who acknowledged themselves to be the Chair and Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that they, as such officers of said Corporation, being authorized so to do, executed the foregoing instrument as such officers as the Deed of said Redevelopment Authority, by its authority.



  
\_\_\_\_\_  
Notary Public Cheryl A. Cecilia  
Milwaukee County, Wisconsin  
My commission expires 6/30/03



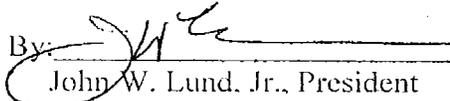
YMCA

We build strong kids,  
strong families, strong communities.

**OFFICER'S CERTIFICATE**

John W. Lund, Jr., the President of The Young Men's Christian Association of Metropolitan Milwaukee, Inc. ("YMCA"), states that the YMCA is the owner of the property located at 2301 North Teutonia Avenue, Milwaukee, Wisconsin, which is legally described in the Warranty Deed Document No. 8142951 recorded on October 1, 2001, which completely and accurately describes the complete parcel of the property which represents the area associated with BRRTS No. 02-41-000272.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION  
OF METROPOLITAN MILWAUKEE, INC.

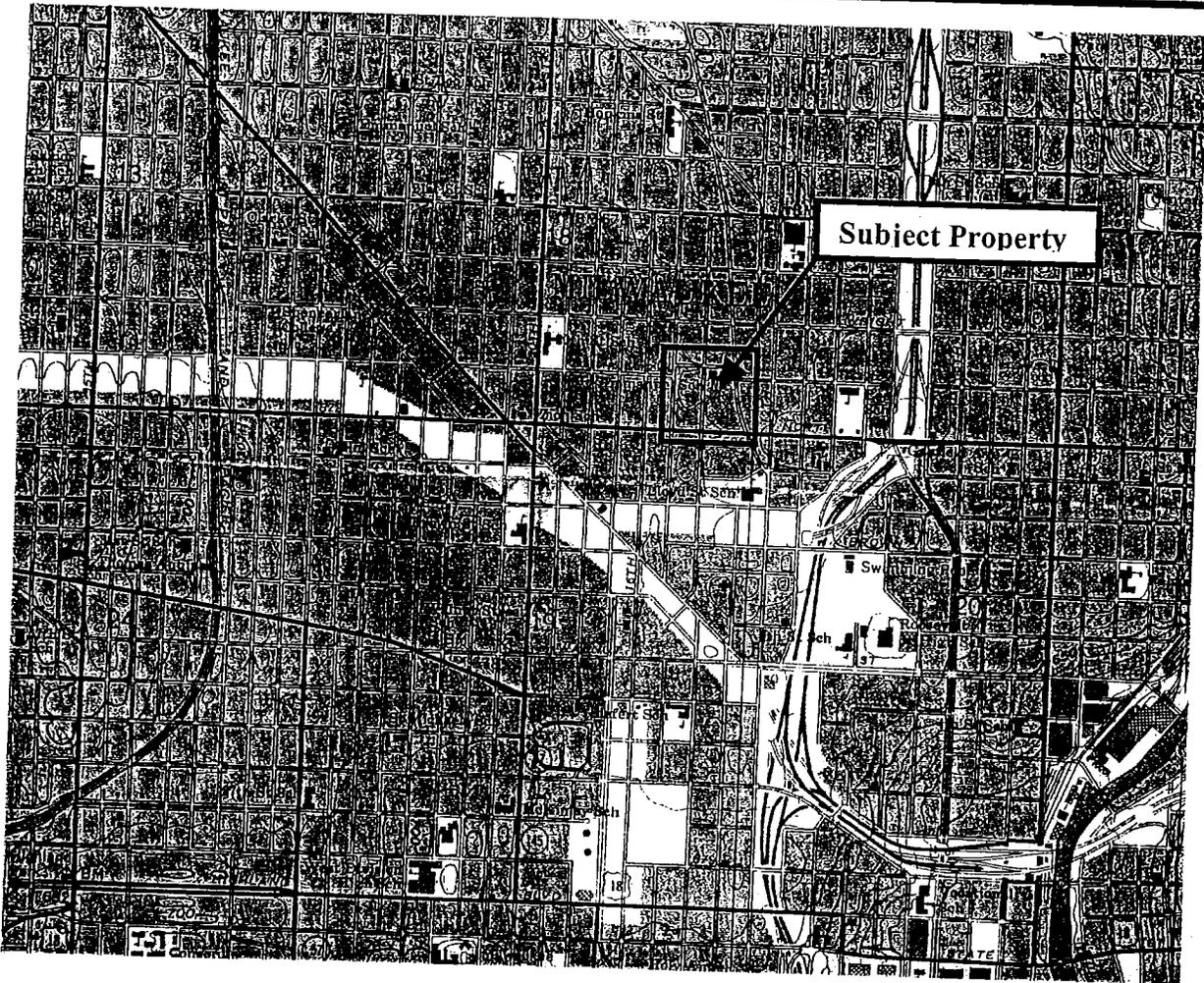
By:   
John W. Lund, Jr., President

Date: March 3, 2003

YMCA of Metropolitan Milwaukee • Association Offices  
161 West Wisconsin Avenue, Suite 4000 • Milwaukee, Wisconsin 53203-2601 • 414-224-9622 • fax: 414-224-0151  
Ted D. Kellner, Board Chair • Jack Lund, President

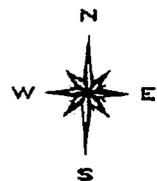
YMCA mission: To put Christian principles into practice through programs that build healthy spirit, mind and body for all.  
NADOC\SYMCA-MILWAUKEE-CHARGIS LETTER.DOC

*Please remember the YMCA in your estate plans.*



Source: USGS Milwaukee, Wisconsin (1958, revised 1971) 7.5-Minute Series  
 (topographic) Quadrangle Map

Scale: 1:24,000  
 Contour Interval: 10 Feet

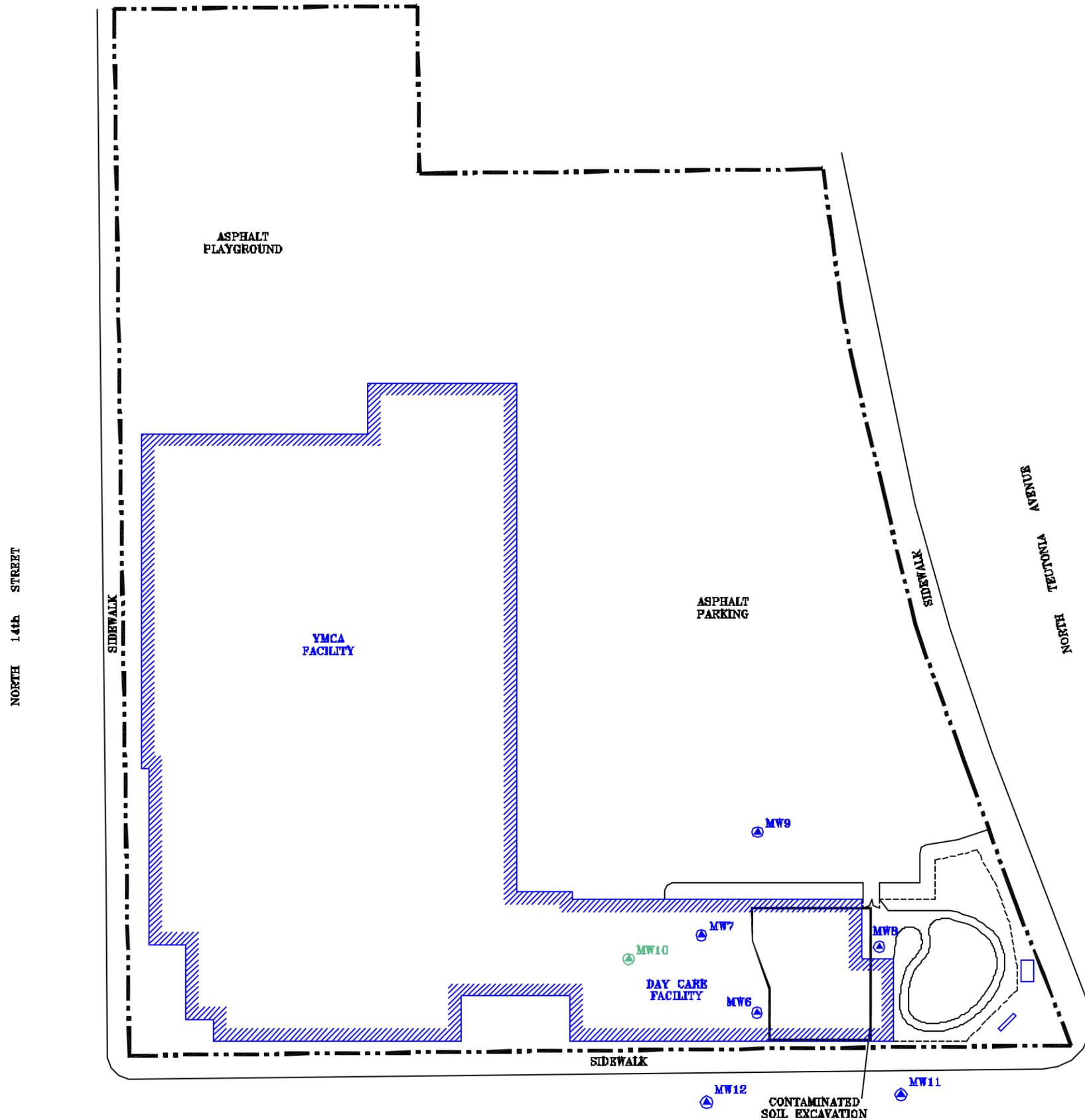


**FIGURE 1**  
**Subject Property Location**

YMCA  
 2301 N. Teutonia Avenue  
 Milwaukee, Wisconsin  
 Project No. 1E-0107028



**GILES**  
 ENGINEERING ASSOCIATES, INC.



**LEGEND:**

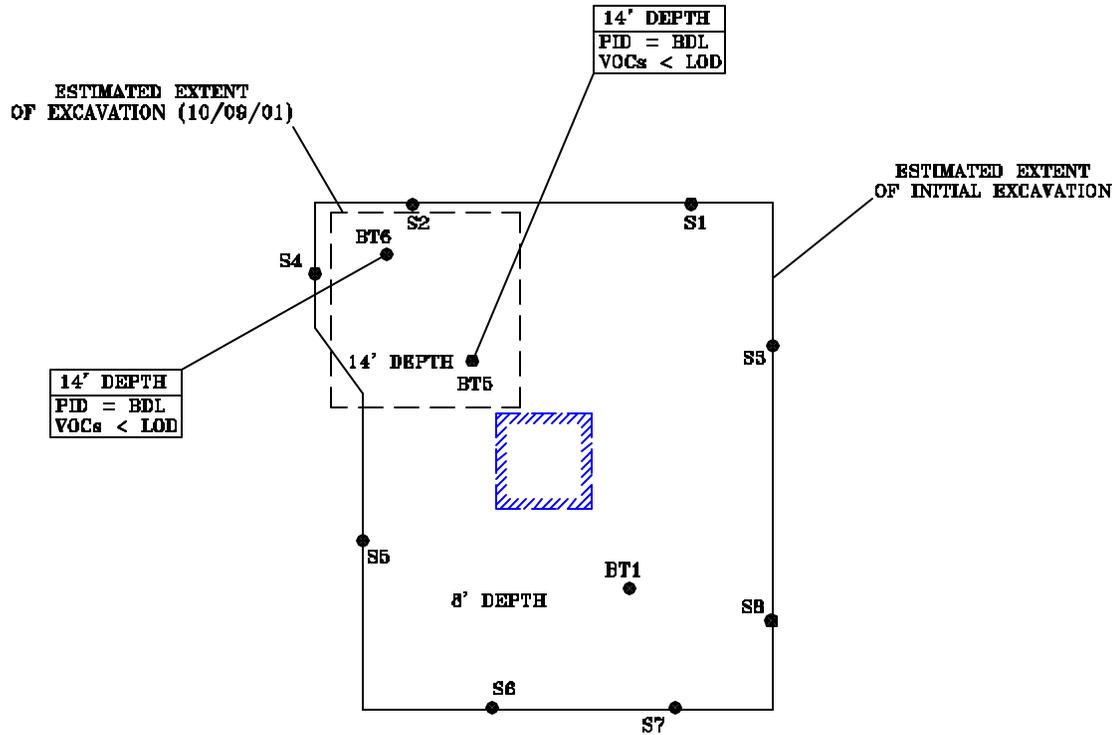
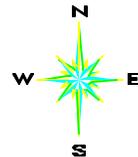
	MW9	GROUNDWATER MONITORING WELL
	MW10	FORMER GROUNDWATER MONITORING WELL
		BUS STOP
		PROPERTY BOUNDARY
		BUILDING STRUCTURE
		CONTAMINATED SOIL EXCAVATION

**GILES ENGINEERING ASSOCIATES, INC.**  
 88 W22960 JOHNSON RD., WAUKESHA, WI, 53186  
 (414)-544-0118

**FIGURE 3**  
 SITE FEATURES AFTER YMCA DEVELOPMENT  
 YMCA  
 2801 N. TEUTONIA AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CJR	RH	DSR	1" = 60'	03/11/02

PROJECT NO.: 1E-010702B      CAD NO.: E10702B2



SIDEWALK

GRASS

WEST NORTH AVENUE

**LEGEND:**

●	S6	SOIL CONFORMATION SAMPLE
□		FORMER REMEDIATION BUILDING

**ABBREVIATIONS:**

- BDL: BELOW DETECTION LIMIT
- PID: PHOTOIONIZATION DETECTOR (FIELD)
- VOC: VOLATILE ORGANIC COMPOUNDS

**NOTES:**

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

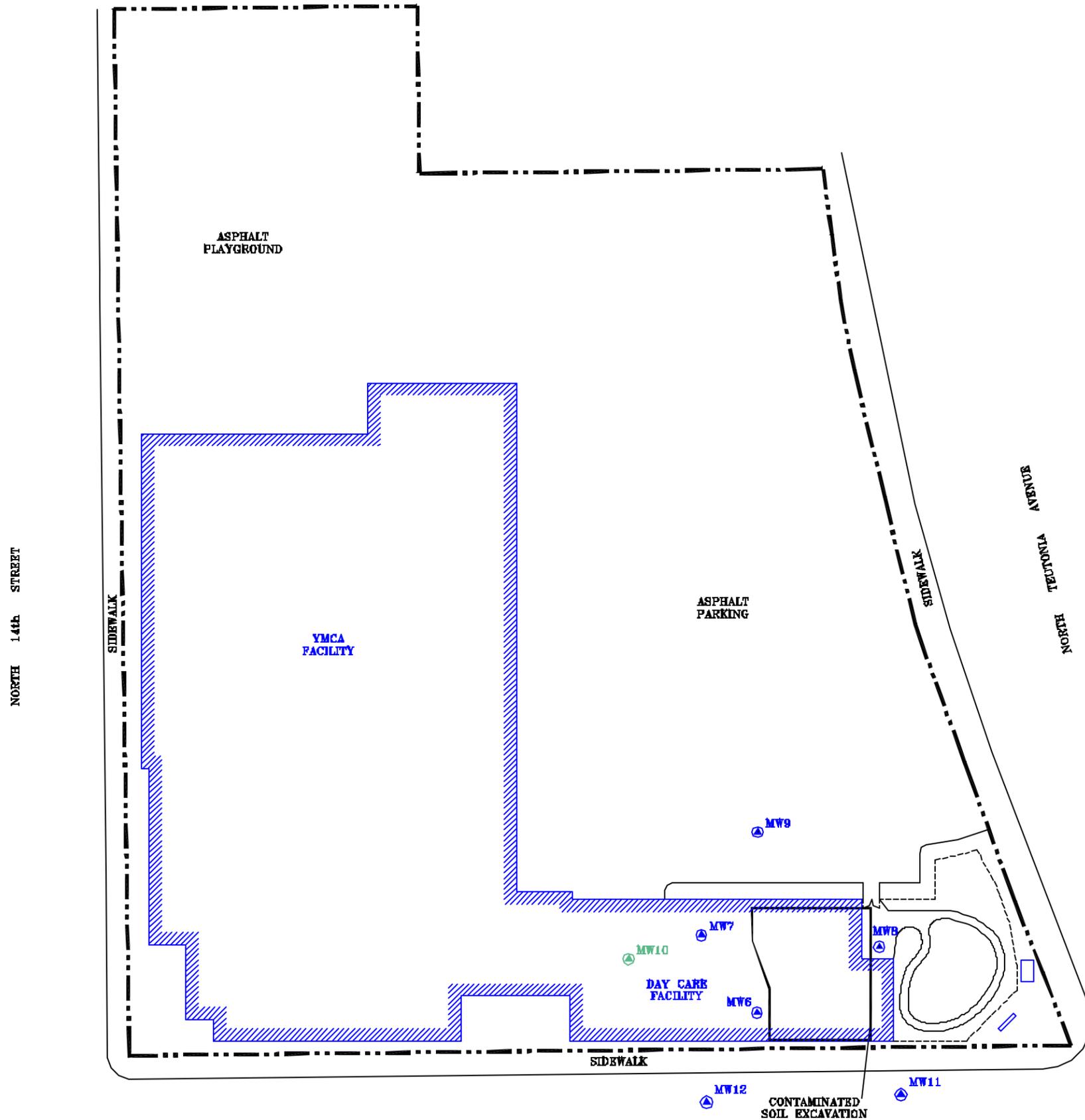
VOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)

j: CONCENTRATION DETECTED BETWEEN THE LABORATORY DETECTION LIMIT AND QUANTITATION LIMIT.

**G E E** ENGINEERING ASSOCIATES, INC.  
 NO W22350 JOHNSON RD.; WAUKESHA, WI, 53196  
 (414)-544-0118

**FIGURE 8**  
 SOIL CONFORMATION ANALYTICAL RESULTS FOR (10/24/01) EXCAVATION  
 YMECA  
 2301 N. TEBUONIA AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CJE	RE	X	1" = 20'	03/14/02
PROJECT NO.: 1K-0107028			CAD No. E107028443	



**LEGEND:**

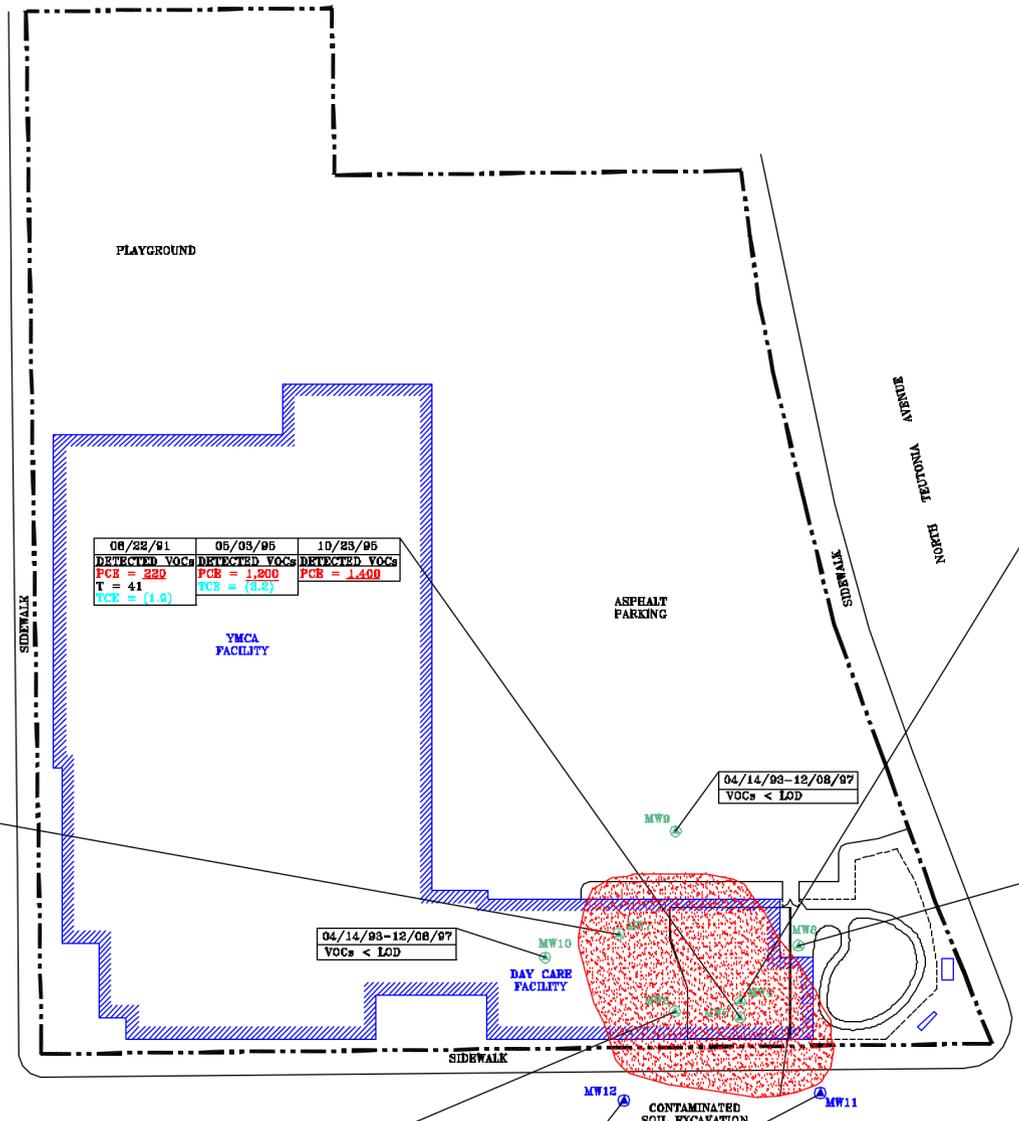
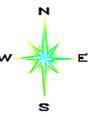
	MW9	GROUNDWATER MONITORING WELL
	MW10	FORMER GROUNDWATER MONITORING WELL
		BUS STOP
		PROPERTY BOUNDARY
		BUILDING STRUCTURE
		CONTAMINATED SOIL EXCAVATION

**GILES ENGINEERING ASSOCIATES, INC.**  
 88 W22960 JOHNSON RD., WAUKESHA, WI, 53186  
 (414)-544-0118

**FIGURE 3**  
 SITE FEATURES AFTER YMCA DEVELOPMENT  
 YMCA  
 2801 N. TEUTONIA AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CJR	RH	DSR	1" = 60'	03/11/02

PROJECT NO.: 1E-010702B      CAD NO.: E10702B2



01/26/96	05/08/96	10/23/96	12/08/97
DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs
PCE = 29	PCE = 38	PCE = 25	PCE = 20
TCE = 88	TCE = 85	TCE = 24	TCE = 24
cis-1,2-DCE = (8.4)	cis-1,2-DCE = (9.1)	cis-1,2-DCE = 6.4	trans-1,2-DCE = 0.5

06/22/91	05/03/95	10/23/96
DETECTED VOCs	DETECTED VOCs	DETECTED VOCs
PCE = 220	PCE = 1,200	PCE = 1,400
T = 41	TCE = (3.2)	TCE = (3.2)
VOC = (1.0)		

07/22/94	01/26/96	05/03/96	10/23/96	12/08/97
DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs
PCE = 5,200	PCE = 2,400	PCE = 3,800	PCE = 5,800	PCE = 5,850
TCE = 190	TCE = 290	TCE = 290	TCE = 391	TCE = 391
cis-1,2-DCE = 830	cis-1,2-DCE = 890	cis-1,2-DCE = 890	cis-1,2-DCE = 216	cis-1,2-DCE = 216
trans-1,2-DCE = (26)	trans-1,2-DCE = (56)		trans-1,2-DCE = (50)	

04/14/93-01/17/94	04/14/94	07/22/94-12/08/97
VOCs < LOD	DETECTED VOCs	VOCs < LOD
	PCE = (1.5)	

04/14/93-12/08/97
VOCs < LOD

PRE-DIG						POST-DIG					
04/14/93	07/19/93	10/21/93-01/17/94	04/14/94	07/22/94-05/03/95	10/23/96	12/08/97	03/18/02	04/05/02	06/27/02	12/10/02	
DETECTED VOCs	DETECTED VOCs	VOCs < LOD	DETECTED VOCs	VOCs < LOD	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	
PCE = (3.0)	PCE = (1.2)		PCE = (1.2)		PCE = (1.4)	PCE = (1.4)	PCE = (2.2)	PCE = (2.2)	PCE = (2.9)	PCE = (1.9)	
						cis-1,2-DCE = 1.4	ChlMe = 8.6				

04/14/93	07/19/93	10/21/93	01/17/94	04/14/94	07/22/94	06/27/94	01/26/96	06/03/96	10/23/96	12/08/97
DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs							
PCE = 300	PCE = 770	PCE = 360	PCE = 480	PCE = 480	PCE = 410	PCE = 680	PCE = 750	PCE = 430	PCE = 830	PCE = 412
		TCE = 11					cis-1,2-DCE = (9.3)	TCE = (4.6)		TCE = 11
										cis-1,2-DCE = (85)

PRE-DIG			POST-DIG			
04/14/93-10/23/96	12/08/97	03/18/02	04/05/02	06/27/02	12/10/02	
VOCs < LOD	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	DETECTED VOCs	
	cis-1,2-DCE = 3.9	VC = (30)	VC = (30)	cis-1,2-DCE = 2.7	TCE = (0.79)	
	trans-1,2-DCE = 0.4	cis-1,2-DCE = (7.4)	cis-1,2-DCE = (7.9)		cis-1,2-DCE = 2.8	

**LEGEND:**

- GROUNDWATER MONITORING WELL
- FORMER GROUNDWATER MONITORING WELL
- BUS STOP
- PROPERTY BOUNDARY
- BUILDING STRUCTURE
- CONTAMINATED SOIL EXCAVATION
- CONTAMINATED ESTIMATED EXTENT OF CHLORINATED SOLVENT IMPACTED GROUNDWATER WITH CONCENTRATIONS EXCEEDING THE WDNB ENFORCEMENT STANDARD (ES)

**CHEMICAL KEY:**  
 -DCE: DICHLOROPHTHENE  
 -PCE: TETRACHLOROETHENE  
 -T: TOLUENE  
 -TCE: TRICHLOROETHENE

**ABBREVIATIONS:**  
 -LOD: LIMIT OF DETECTION  
 -VOC: VOLATILE ORGANIC COMPOUNDS

**NOTES:**  
 VOC AND PVOC RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/l) EQUIVALENT TO PARTS PER BILLION (ppb)  
 RESULTS INDICATED IN BLUE/PARENTHESES ARE ABOVE THE WISCONSIN ADMINISTRATIVE CODE PREVENTIVE ACTION LIMITS (PAL)  
 RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WISCONSIN ADMINISTRATIVE CODE ENFORCEMENT STANDARD (ES)

**GILES ENGINEERING ASSOCIATES, INC.**  
 2301 N. TEUTONIA AVENUE  
 MILWAUKEE, WISCONSIN 53106  
 (414)-544-0118

**FIGURE 6**  
 GROUNDWATER ANALYTICAL RESULTS  
 YMCA  
 2301 N. TEUTONIA AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CJR	RH	DSR	1" = 60'	03/11/02

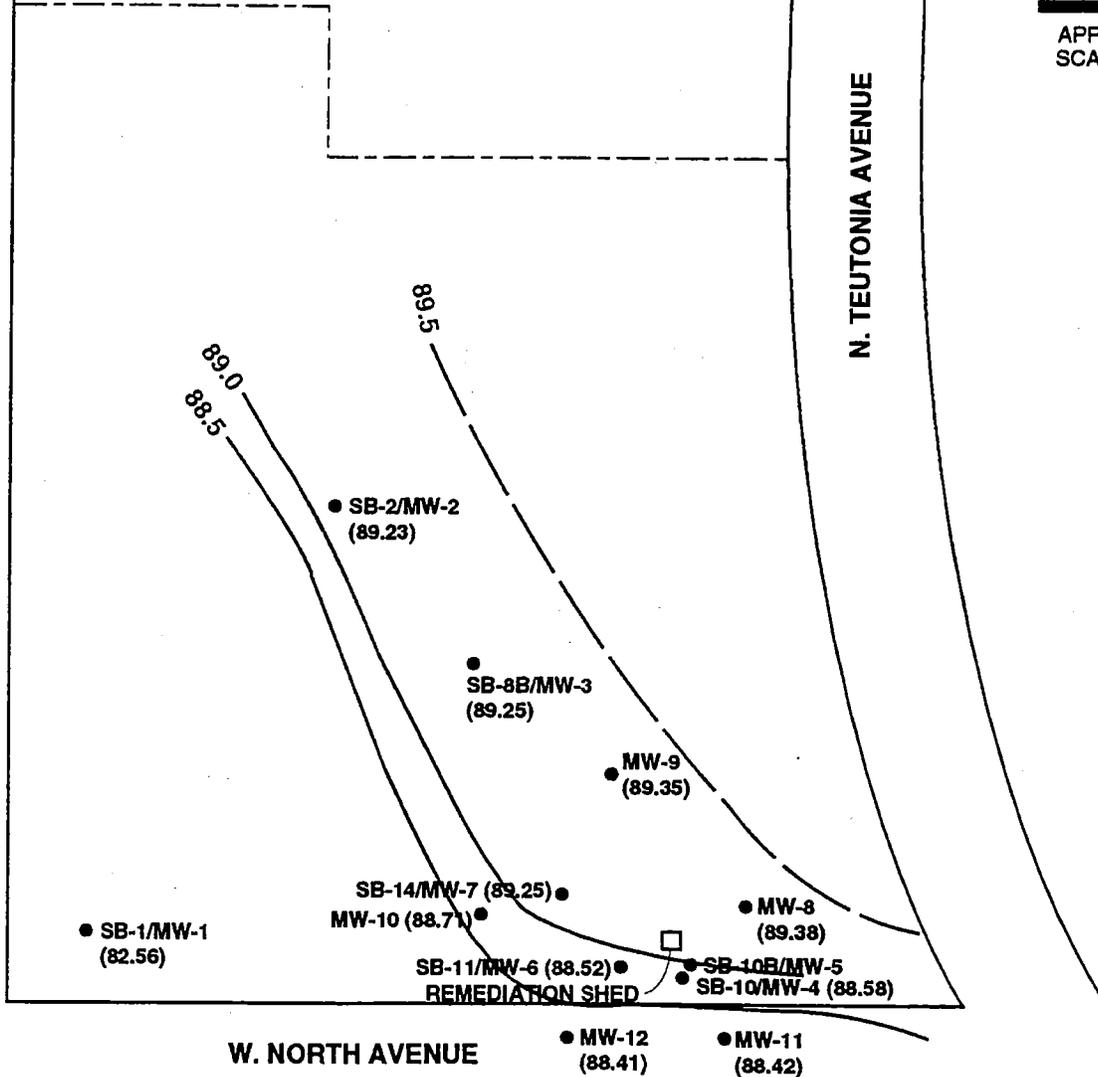
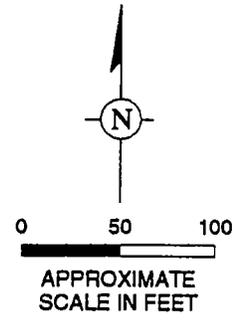
PROJECT NO.: 1E-0107025 CAD NO.: E1070257

DWG DATE: 29SEP99 | PN: MILWAUKEEWI0653INVEST | FILE NO.: GRAPHICS | DRAWING: GW192497A1 | CHECKED: JFD | APPROVED: | PROJECT:

SEVENTH DAY ADVENTISTS  
SHARON ACADEMY CHURCH

N. 14th STREET

N. TEUTONIA AVENUE



**LEGEND**

- MONITORING WELL LOCATION
- (82.56) GROUNDWATER ELEVATION (Feet Relative to Benchmark)
- 89.0 — ELEVATION CONTOUR (Feet Relative to Benchmark, Dashed Where Inferred)

SOURCE: CITY OF MILWAUKEE, WI, 1990



**ARCADIS**  
GERAGHTY & MILLER

**GROUNDWATER ELEVATIONS  
DECEMBER 4, 1997**

2301 NORTH TEUTONIA AVE.  
MILWAUKEE, WISCONSIN

FIGURE

11

**TABLE 1**

**Soil Confirmation Analytical Results**  
 2301 N. Teutonia Avenue  
 Milwaukee, Wisconsin  
 Project No. 1E-0107028

Analytes		WDNR NR 720 Soil Standards	SAMPLING LOCATIONS													
			BT1	BT2	BT3	BT4	BT5	BT6	S1	S2	S3	S4	S5	S6	S7	S8
Date Sampled		--	07-Aug-01	07-Aug-01	09-Oct-01	09-Oct-01	24-Oct-01	24-Oct-01	07-Aug-01							
Sample Depth (feet)		--	8.0*	8.0*	11*	11*	14*	14*	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
PID (Instrument Units)		--	BDL	20	10	20	BDL									
Detected VOCs (ug/kg)	Chlorobenzene	NS	<15	<148	<15	<14	<25	<25	<15	<16	<14	143	<15	<15	<15	<15
	cis-1,2-Dichloroethene	NS	<16	<154	47j	320	<25	<25	<16	<16	<15	<17	<16	<16	<16	<16
	1,4-Dichlorobenzene	NS	<21	<203	<20	<20	<25	<25	<21	<22	<19	174	<21	<21	<21	<21
	Trichloroethene (TCE)	NS	<20	<196	50j	96	<25	<25	<20	<21	<19	<21	<20	<20	<20	<20
	Chloromethane	NS	792	351	<28	<27	<25	<25	162	58j	36j	<31	<29	<28	<29	<29
	Tetrachloroethene (PCE)	NS	182	23800	22500	27500	<25	<25	<18	169	<17	72	2230	4040	870	<18

**VOC:** Volatile Organic Compound

--: Not Analyzed / Not Applicable

**NS:** No Soil Standard

**WDNR:** Wisconsin Department of Natural Resources

**ug/kg:** Micrograms per kilogram; equivalent to parts per billion (ppb)

**PID:** Photoionization Detector

**j:** Result detected between the laboratory limit of detection and the limit of quantitation

**\***: Soil sample collected below the groundwater table

**Table 1**  
**Groundwater Analytical Results**

2301 N. Teutonia Avenue  
Milwaukee, Wisconsin  
Project No. 1E-0107028

	Date	Detected Volatile Organic Compounds (VOCs) (ug/L)						
		PCE	Toluene	TCE	Vinyl Chloride	Chloromethane	cis-1,2-DCE	trans-1,2-DCE
<b>MW11</b>								
pre dig	14-Apr-93	(3.5)	ND	ND	ND	ND	--	--
pre dig	19-Jul-93	(1.2)	ND	ND	ND	ND	--	--
pre dig	21-Oct-93	ND	ND	ND	ND	ND	--	--
pre dig	17-Jan-94	ND	ND	ND	ND	ND	--	--
pre dig	14-Apr-94	(1.2)	ND	ND	ND	ND	--	--
pre dig	22-Jul-94	ND	ND	ND	ND	ND	--	--
pre dig	27-Sep-94	ND	ND	ND	ND	ND	--	--
pre dig	25-Jan-95	ND	ND	ND	ND	ND	--	--
pre dig	03-May-95	ND	ND	ND	ND	ND	--	--
pre dig	23-Oct-95	(1.4)	ND	ND	ND	ND	--	--
pre dig	08-Dec-97	(1.3)	<0.5	<0.2	ND	ND	1.4	<0.3
post dig	16-Mar-02	(3.3)	<0.29	<0.34	<0.2	8.5	<0.27	<0.25
post dig	05-Apr-02	(2.2)	<0.29	<0.34	<0.20	<0.49	<0.27	<0.25
post dig	27-Aug-02	(2.9)	<0.29	<0.34	<0.20	<0.49	<0.27	<0.25
post dig	10-Dec-02	(1.9)	<0.29	<0.34	<0.20	<0.49	<0.27	<0.25
<b>MW12</b>								
pre dig	14-Apr-93	ND	ND	ND	ND	ND	--	--
pre dig	19-Jul-93	ND	ND	ND	ND	ND	--	--
pre dig	21-Oct-93	ND	ND	ND	ND	ND	--	--
pre dig	17-Jan-94	ND	ND	ND	ND	ND	--	--
pre dig	14-Apr-94	ND	ND	ND	ND	ND	--	--
pre dig	22-Jul-94	ND	ND	ND	ND	ND	--	--
pre dig	27-Sep-94	ND	ND	ND	ND	ND	--	--
pre dig	25-Jan-95	ND	ND	ND	ND	ND	--	--
pre dig	03-May-95	ND	ND	ND	ND	ND	--	--
pre dig	23-Oct-95	ND	ND	ND	ND	ND	--	--
pre dig	08-Dec-97	<0.4	<0.5	<0.2	ND	ND	3.9	0.4
post dig	16-Mar-02	<0.31	<0.29	<0.34	(0.30j)	ND	(7.4)	<0.25
post dig	05-Apr-92	<0.31	<0.29	<0.34	(0.36j)	<0.49	(7.9)	<0.25
post dig	27-Aug-02	<0.31	<0.29	<0.34	<0.20	<0.49	2.7	<0.25
post dig	10-Dec-02	<0.31	<0.29	(0.79j)	<0.20	<0.49	2.8	<0.25
<b>WDNR PAL</b>		0.5	200	0.5	0.02	0.3	7	20
<b>WDNR ES</b>		5	1000	5	0.2	3	70	100

j: Concentration detected between the laboratory detection limit and quantitation limit

ug/L: micrograms per liter; equivalent to parts per billion (ppb)

DCE: Dichloroethene

Results in blue/paranthesis exceed the Wisconsin Administrative Code NR 140.10 Preventive Action Limit (PAL)

Results in underlined/red exceed the Wisconsin Administrative Code NR 140.10 Enforcement Standard (ES)

**Table 3**  
**Groundwater Analytical Results**

2301 N. Teutonia Avenue  
Milwaukee, Wisconsin  
Project No. 1E-0107028

Date	Methane (ng/L)	Ethane (ng/L)	Ethene (ng/L)	Detected Volatile Organic Compounds (VOCs) (ug/L)				
				PCE	Toluene	TCE	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene
<b>MW4</b>								
22-Jul-94	--	--	--	5200	ND	ND	--	--
25-Jan-95	--	--	--	2400	ND	190	830	(26)
03-May-95	--	--	--	3800	ND	290	890	(56)
23-Oct-95	--	--	--	5600	ND	ND	--	--
08-Dec-97	478	ND	ND	5860	<23	391	715	(50)
<b>MW5</b>								
14-Aug-91	--	--	--	220	41	(1.9)	--	--
03-May-95	--	--	--	1200	ND	(3.2)	ND	ND
23-Oct-95	--	--	--	1400	ND	ND	--	--
<b>MW6</b>								
14-Apr-93	--	--	--	300	ND	ND	--	--
19-Jul-93	--	--	--	770	ND	ND	--	--
21-Oct-93	--	--	--	720	ND	11	--	--
21-Oct-93	--	--	--	480	ND	ND	--	--
14-Apr-94	--	--	--	400	ND	ND	--	--
22-Jul-94	--	--	--	610	ND	ND	--	--
27-Sep-94	--	--	--	590	ND	--	--	--
25-Jan-95	--	--	--	750	ND	ND	(9.3)	--
03-May-95	--	--	--	430	ND	(4.5)	--	--
23-Oct-95	--	--	--	830	ND	ND	--	--
08-Dec-97	664	ND	ND	412	<4.5	11	(66)	<3.2
<b>MW7</b>								
22-Jul-94	--	--	--	ND	ND	ND	ND	ND
25-Jan-95	--	--	--	29	ND	56	(8.4)	ND
03-May-95	--	--	--	36	ND	65	(8.1)	1
23-Oct-95	--	--	--	25	ND	51	--	--
08-Dec-97	--	--	--	20	<0.5	24	6.4	0.8
<b>MW8</b>								
14-Apr-93	--	--	--	ND	ND	ND	--	--
19-Jul-93	--	--	--	ND	ND	ND	--	--
21-Oct-93	--	--	--	ND	ND	ND	--	--
17-Jan-94	--	--	--	ND	ND	ND	--	--
14-Apr-94	--	--	--	(1.5)	ND	ND	--	--
22-Jul-94	--	--	--	ND	ND	ND	--	--
27-Sep-94	--	--	--	ND	ND	ND	--	--
25-Jan-95	--	--	--	ND	ND	ND	--	--
03-May-95	--	--	--	ND	ND	ND	--	--
23-Oct-95	--	--	--	ND	ND	ND	--	--
08-Dec-97	--	--	--	<0.4	<0.5	<0.2	<0.6	<0.3
<b>MW9</b>								
14-Apr-93	--	--	--	ND	ND	ND	--	--
19-Jul-93	--	--	--	ND	ND	ND	--	--
21-Oct-93	--	--	--	ND	ND	ND	--	--
17-Jan-94	--	--	--	ND	ND	ND	--	--
14-Apr-94	--	--	--	ND	ND	ND	--	--
22-Jul-94	--	--	--	ND	ND	ND	--	--
27-Sep-94	--	--	--	ND	ND	ND	--	--
25-Jan-95	--	--	--	ND	ND	ND	--	--
03-May-95	--	--	--	ND	ND	ND	--	--
23-Oct-95	--	--	--	ND	ND	ND	--	--
08-Dec-97	781	15	5	<0.4	<0.5	<0.2	<0.6	<0.3
<b>MW10</b>								
14-Apr-93	--	--	--	ND	ND	ND	--	--
19-Jul-93	--	--	--	ND	ND	ND	--	--
21-Oct-93	--	--	--	ND	ND	ND	--	--
17-Jan-94	--	--	--	ND	ND	ND	--	--
14-Apr-94	--	--	--	ND	ND	ND	--	--
22-Jul-94	--	--	--	ND	ND	ND	--	--
27-Sep-94	--	--	--	ND	ND	ND	--	--
25-Jan-95	--	--	--	ND	ND	ND	--	--
03-May-95	--	--	--	ND	ND	ND	--	--
23-Oct-95	--	--	--	ND	ND	ND	--	--
08-Dec-97	--	--	--	<0.4	<0.5	<0.2	<0.6	<0.3

Date	Methane (ng/L)	Ethane (ng/L)	Ethene (ng/L)	Detected Volatile Organic Compounds (VOCs) (ug/L)				
				PCE	Toluene	TCE	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene
<b>MW11</b>								
14-Apr-93	--	--	--	(3.5)	ND	ND	--	--
19-Jul-93	--	--	--	(1.2)	ND	ND	--	--
21-Oct-93	--	--	--	ND	ND	ND	--	--
17-Jan-94	--	--	--	ND	ND	ND	--	--
14-Apr-94	--	--	--	(1.2)	ND	ND	--	--
22-Jul-94	--	--	--	ND	ND	ND	--	--
27-Sep-94	--	--	--	ND	ND	ND	--	--
25-Jan-95	--	--	--	ND	ND	ND	--	--
03-May-95	--	--	--	ND	ND	ND	--	--
23-Oct-95	--	--	--	(1.4)	ND	ND	--	--
08-Dec-97	2919	44	9	(1.3)	<0.5	<0.2	1.4	<0.3
27-Aug-02	--	--	--	(2.9)	<0.29	<0.34	<0.27	<0.25
<b>MW12</b>								
14-Apr-93	--	--	--	ND	ND	ND	--	--
19-Jul-93	--	--	--	ND	ND	ND	--	--
21-Oct-93	--	--	--	ND	ND	ND	--	--
17-Jan-94	--	--	--	ND	ND	ND	--	--
14-Apr-94	--	--	--	ND	ND	ND	--	--
22-Jul-94	--	--	--	ND	ND	ND	--	--
27-Sep-94	--	--	--	ND	ND	ND	--	--
25-Jan-95	--	--	--	ND	ND	ND	--	--
03-May-95	--	--	--	ND	ND	ND	--	--
23-Oct-95	--	--	--	ND	ND	ND	--	--
08-Dec-97	--	--	--	<0.4	<0.5	<0.2	3.9	0.4
27-Aug-02	--	--	--	<0.31	<0.29	<0.34	2.7	<0.25
WDNR PAL				0.5	200	0.5	7	20
WDNR ES				5	1000	5	70	100

**sec-BuBz:** sec-Butylbenzene

**IPBz:** Isopropylbenzene

**p-IPT:** p-Isopropyltoluene

j: Concentration detected between the laboratory detection limit and the quantitation limit

**ug/L:** Micrograms per liter-equivalent to parts per billion (ppb)

Results in blue/paranthesis exceed the Wisconsin Administrative Code NR 140.10 Preventive Action Limit (PAL)

Results in underlined/red exceed the Wisconsin Administrative Code NR 140.10 Enforcement Standard (ES)

**TABLE 2  
GROUNDWATER TABLE ELEVATIONS**

2301 N. Teutonia Avenue  
Milwaukee, Wisconsin  
Project No. 1E-0107028

	Groundwater Monitoring Wells									
	MW6		MW7		MW8		MW11		MW12	
Top of Casing Elevation	100.81		103.50		100.84		98.12		97.50	
Measurement	DTW	Groundwater	DTW	Groundwater	DTW	Groundwater	DTW	Groundwater	DTW	Groundwater
Date	(Casing)	Elevation	(Casing)	Elevation	(Casing)	Elevation	(Casing)	Elevation	(Casing)	Elevation
08-May-91	--	--	--	--	--	--	--	--	--	--
28-Aug-91	12.46	88.35	12.23	91.27	--	--	--	--	--	--
14-Apr-93	6.90	93.91	--	--	8.39	92.45	6.83	91.29	6.14	91.36
19-Jul-93	9.81	91.00	--	--	9.75	91.09	8.33	89.79	7.52	89.98
21-Oct-93	11.82	88.99	--	--	10.68	90.16	9.65	88.47	8.62	88.88
17-Jan-94	11.73	89.08	--	--	10.92	89.92	10.14	87.98	9.14	88.36
14-Apr-94	10.25	90.56	--	--	9.95	90.89	8.36	89.76	7.65	89.85
22-Jul-94	12.28	88.53	10.93	92.57	10.70	90.14	9.72	88.40	8.23	89.27
27-Sep-94	12.89	87.92	--	--	11.36	89.48	--	--	--	--
25-Jan-95	10.58	90.23	11.17	92.33	9.34	91.5	9.25	88.87	8.33	89.17
03-May-95	7.94	92.87	7.65	95.85	8.82	92.02	7.95	90.17	7.22	90.28
23-Oct-95	11.69	89.12	10.81	92.69	10.50	90.34	9.42	88.70	8.25	89.25
04-Dec-97	12.29	88.52	14.25	89.25	11.46	89.38	9.70	88.42	9.09	88.41
27-Aug-02	--	--	--	--	--	--	7.98	90.14	7.57	89.93

**DTW:** Depth to water (from top of PVC casing)

--: Not measured or not installed



# GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Madison, WI
- Milwaukee, WI
- Orlando, FL
- Washington, D.C.

May 22, 2002

Mr. Jeffrey Polenske  
City Engineer, City of Milwaukee  
Department of Public Works  
Infrastructure Services Division  
841 North Broadway  
Milwaukee, WI 53202

Subject: Notice of Residual Chlorinated Impacts  
Within Public Street or Right-of-Way  
YMCA Youth Leadership Academy School  
2301 North Teutonia Avenue  
Milwaukee, Wisconsin  
Project No. 1E-0107028

Dear Mr. Polenske:

On behalf of YMCA of Metropolitan Milwaukee, Giles Engineering Associates, Inc. (Giles) is notifying the City of Milwaukee Public Works Department regarding the potential presence of residual petroleum chlorinated impacts within soil and groundwater located along the southern property line (adjacent to West North Avenue) at the above referenced site. Giles has petitioned the Wisconsin Department of Natural Resources (WDNR) for case closure for the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of chlorinated impacts extending into public right-of-ways.

Giles is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of soil and groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 720 and NR 140 standards for soil and groundwater, respectively.

Giles has enclosed a Groundwater Quality Map showing monitoring well locations and historical groundwater quality. Petroleum impacted groundwater above Wisconsin Administrative Code (WAC), Chapter NR 140 enforcement standards and residually impacted soil above WAC NR 720 Soil Standards may exist near the water main, parallel to 76<sup>th</sup> Street. Sigma's investigation, remediation and monitoring data has confirmed that the groundwater contaminant plume is stable

YMCA Youth Leadership Academy School  
Milwaukee, Wisconsin  
Project No. 1E-0107028  
Page 2

or receding and that natural attenuation will restore the groundwater to NR 140 standards and soil beneath NR 720 standards within a reasonable period of time.

If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact me at (262) 544-0118.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.



Richard S. Reesman, P.E.  
Project Manager

Enclosure     Figure 1 - Soil Confirmation Analytical Results (8/7/01)  
                  Figure 2 - Groundwater Analytical Results

Distribution: YMCA of Metropolitan Milwaukee, Inc.

Attn: Mr. Jesse Greenlee (1)

Davis & Kuelthau, S.C.

Attn: Mr. Bill Roush (1)

Attn: Mr. Scott Fiducci (1)

WDNR

Attn: Ms. Pam Mylotta (1)

City of Milwaukee

Attn: Mr. Ronald Leonhardt (1)

Attn: Mr. Jeff Polenski (1)