

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X:  Y:

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

#### WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source  
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" 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 #:  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.)
- 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 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1**                      **Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Site Features Map**
- 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 #: 7**                      **Title: Estimated Extent of Soil Contamination**

BRRTS #: 02-41-185843

ACTIVITY NAME: Norwest Bank Property

**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 #: 4**                      **Title: Cross-Section Map (A-A')**

**Figure #: 5**                      **Title: Cross-Section Map (B-B')**

- 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 #: NA**                      **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 #: 9**                      **Title: Groundwater Elevations - (January 2006)**

**Figure #: 10**                      **Title: Groundwater Elevations - (April 2008)**

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

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

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 1**                      **Title: Soil Analytical Results - Remedial Investigation**

- 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 #: 3**                      **Title: Groundwater Elevations**

- 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 Analytical Results - Natural Attenuation Monitoring**

**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).

BRRTS #: 02-41-185843

ACTIVITY NAME: Norwest Bank Property

## NOTIFICATIONS

### Source Property

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

### Off-Source Property

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.  
**Number of "Off-Source" Letters: 2**
- 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**

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="635 North James Lovell Street (Fmr. North 7th Street)"/>	<input type="text" value="3981202100"/>	<input type="text" value="689376"/>	<input type="text" value="287156"/>
<input type="text" value="B"/>	<input type="text" value="701 West Wisconsin Avenue"/>	<input type="text" value="3981204100"/>	<input type="text" value="689382"/>	<input type="text" value="287197"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, 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

December 8, 2010

Mr. James V. Dascoli, Property Manager  
Wells Fargo Banks  
636 Wisconsin Avenue  
PO Box 171  
Sheboygan, Wisconsin 53082

Subject: Final Case Closure with Continuing Obligations  
Norwest Bank Property, 735 West Wisconsin Avenue Site, Milwaukee, WI  
BRRTS No. 02-41-185843, FID No. 241959410

Dear Mr. Dascoli:

On March 12, 2010, the Southeast Region Closure Committee reviewed the Subject case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On November 3, 2010, you were notified that the Closure Committee granted conditional closure to this case.

On October 7, 2010, the Department received documentation indicating that you complied with the requirements for conditional closure; and on December 3, 2010 the Department received documents indicating that the requirements for final closure were achieved by completing monitoring well abandonment.

The Department reviewed the case closure request regarding the chlorinated compounds in soil and groundwater at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations which are explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed;
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed;
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier;
- Groundwater contamination is present above Chapter NR 140 enforcement standards.

All site information is also on file at the Southeast Regional DNR office, at 2300 North Martin Luther King Drive in Milwaukee, Wisconsin. This letter, and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry, in a PDF attachment. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or

reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

#### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations and the maintenance plan to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with attached maintenance plans are met.

#### Structural Impediments

The structural impediment existing at the time of cleanup is shown on the attached maps. The impediment is the 735 West Wisconsin Avenue building (site building), located at the southeast corner of North 8<sup>th</sup> Street and West Wisconsin Avenue. The building existed at the time of cleanup and made complete investigation of the soil contamination on this property impracticable.

Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediment on this property, as described above, is to be removed, the property owner shall notify the Department of Natural Resources before removal and conduct an investigation of the degree and extent of chlorinated hydrocarbons in soil and groundwater contamination. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans. The attached site maps show the structure described under this condition.

#### Engineered Cap

Pursuant to s. 292.12(2)(a), Wis. Stats., the building and impervious asphalt cap that currently exist in the specific locations shown on the attached maps shall be maintained in compliance with the attached Cap Maintenance Plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Soil contamination remains below the eastern, loading dock portion of the building and below the southeastern portion of the site parking lot, as shown on the attached Soil Analytical Results Map and within the information submitted to the Department of Natural Resources. If soil in these specific locations (as shown on the attached Soil Analytical Results Map) is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached Cap Maintenance Plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

### Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached maps, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure. The attached Soil Analytical Results Map show the location and extent of residual soil contamination subject to this condition, and the location and extent of the building and asphalt cover.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

### Residual Groundwater Contamination

Groundwater impacted by chlorinated hydrocarbon contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this contaminated property, as shown on the attached Groundwater Analytical Results Map. Off-property owners have been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

### Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

### Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/ww/>

### Post-Closure Notification Requirements

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup;
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil;

Please send written notifications in accordance with the above requirements to Ms. Victoria Stovall, Wisconsin Department of Natural Resources, Southeast Region Office, 2300 North Martin Luther King Drive, Milwaukee, Wisconsin 53212.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jim Kasdorf at 414-263-8366.

Sincerely,



James A. Schmidt, Team Supervisor  
Southeast Wisconsin Remediation & Redevelopment Program

Attachments:

- Cap Maintenance Plan
- Soil Boring and Monitoring Well Location Map
- Soil Analytical Results Map
- Groundwater Analytical Results Map
- RR 819

Cc:

- Mr. David S. Henderson, P.E., AECOM, 1020 North Broadway, Milwaukee, Wisconsin 53202
- Mr. Ronald D. Leonhardt, Milwaukee City Hall, Room 205, 200 East Wells Street, Milwaukee, Wisconsin 53202
- Badger Coaches, Inc., 5501 Fermite Drive, Madison, Wisconsin 53718
- Shafon Family, LTD Partnership, C/O Bieck Management, 5205 North Ironwood Road, #201, Glendale, Wisconsin 53217
- Towne Peterson, LLC, 710 North Plankinton Avenue, Milwaukee, Wisconsin 53203
- SER Case File

## CAP MAINTENANCE PLAN

October, 2010

### **Property Located at:**

735 West Wisconsin Avenue  
Milwaukee, Wisconsin

### **Wisconsin Department of Natural Resources (WDNR) Reference Information:**

BRRTS Activity # 02-41-185843  
WDNR FID #241959410

### **Legal Description:**

LEGALS PARTITION OF EAST HALF OF SW 1/4 SEC 29-7-22  
DESCRIPTION BLOCK 65 LOTS 1-4-5-6 & 7 & VAC ALLEY ADJ SD LOTS 1 & 4 &  
LOT 1 BLK 176 ADJ COMMENT TID #30; BIDS #5, #21 in the City of Milwaukee, County of  
Milwaukee, State of Wisconsin

### **Zoning:**

C9F(A) - OFFICE AND SERVICE (C9F), sub-district A (A). The office and service district is designed and intended to serve both as a retail trade and a personal and business services district, as well as a major center of office commercial activities.

### **Tax Key Number:**

361-0707-110-X

### **Introduction**

This document is the maintenance plan for a pavement and building cover at the 735 West Wisconsin Avenue, Milwaukee, Wisconsin property (the Site). The plan is submitted in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing building and paved surfaces occupying the plan area of contaminated soil on-site. In general, the contaminants of concern in soil at depth are ethylbenzene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes, tetrachloroethene, trichloroethene, methyl ethyl ketone, and methylene chloride. The locations of the building and paved surfaces to be maintained in accordance with this Maintenance Plan, as well as the impacted soil plume, are identified in the attached map (Exhibit A).

### **Cover Purpose**

The building and paved surface over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination at depth that might otherwise pose a threat to human health. These paved surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the building and paved surface should function as intended unless disturbed.

### **Annual Inspection**

The paved surfaces overlying the contaminated soil and groundwater as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property

owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. The inspection log must be kept on site and made immediately available for review by the Wisconsin Department of Natural Resources (WDNR), its successor, and/or other state agency. Do not submit a copy of the log annually.

**Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surface overlying the contaminated soil and groundwater is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by WDNR or its successor.

The property owner, in order to maintain the integrity of the soil cover, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing. Although Towne Peterson, LLC is identified as the property owner for this site, Wells Fargo Properties has been identified as the responsible party.

**Amendment or Withdrawal of Maintenance Plan**

This maintenance plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information as of October 2010:

Site Owner:

Towne Peterson, LLC  
710 N. Plankinton Avenue  
Milwaukee, WI 53203  
(414) 274-2623

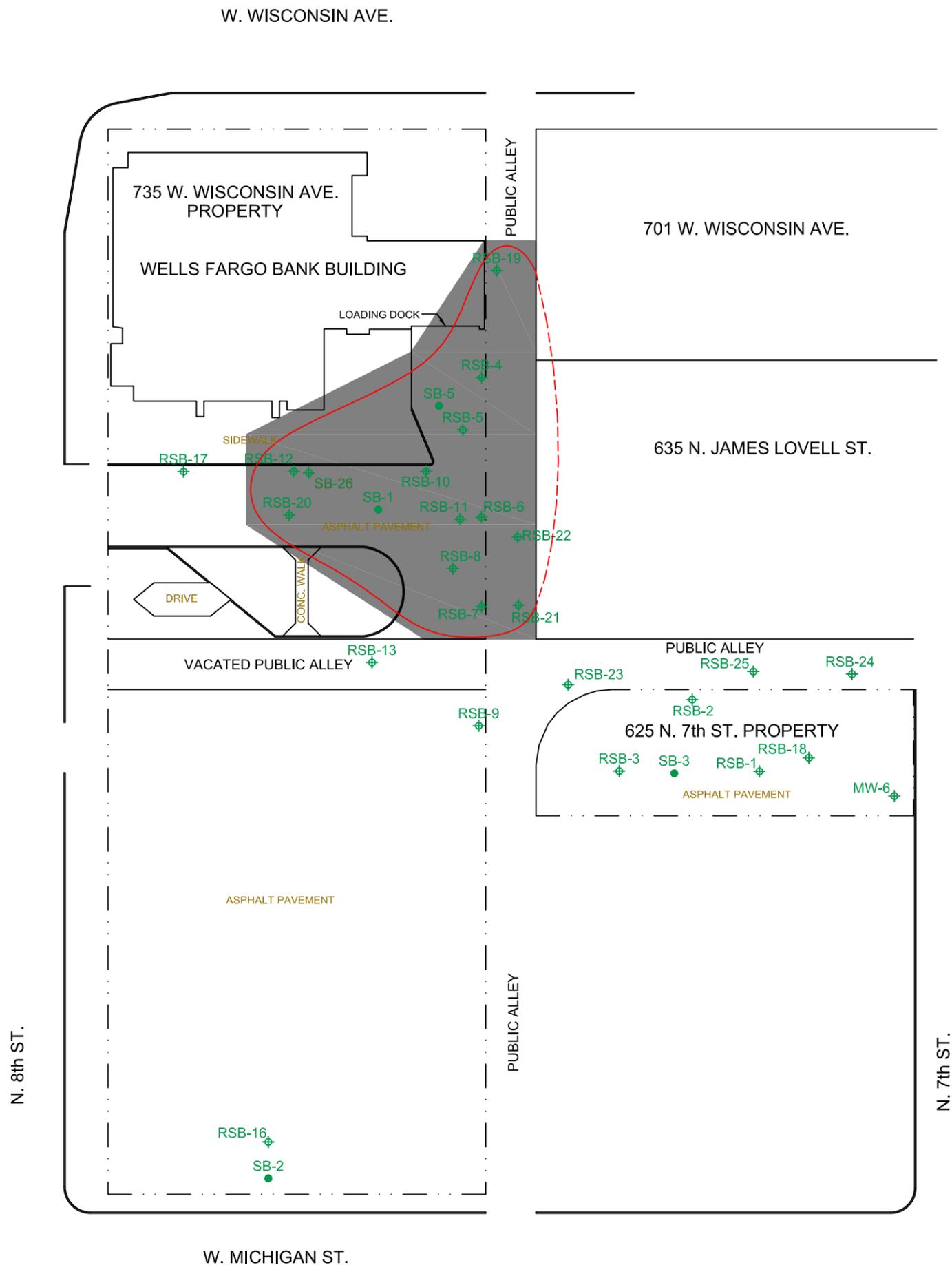
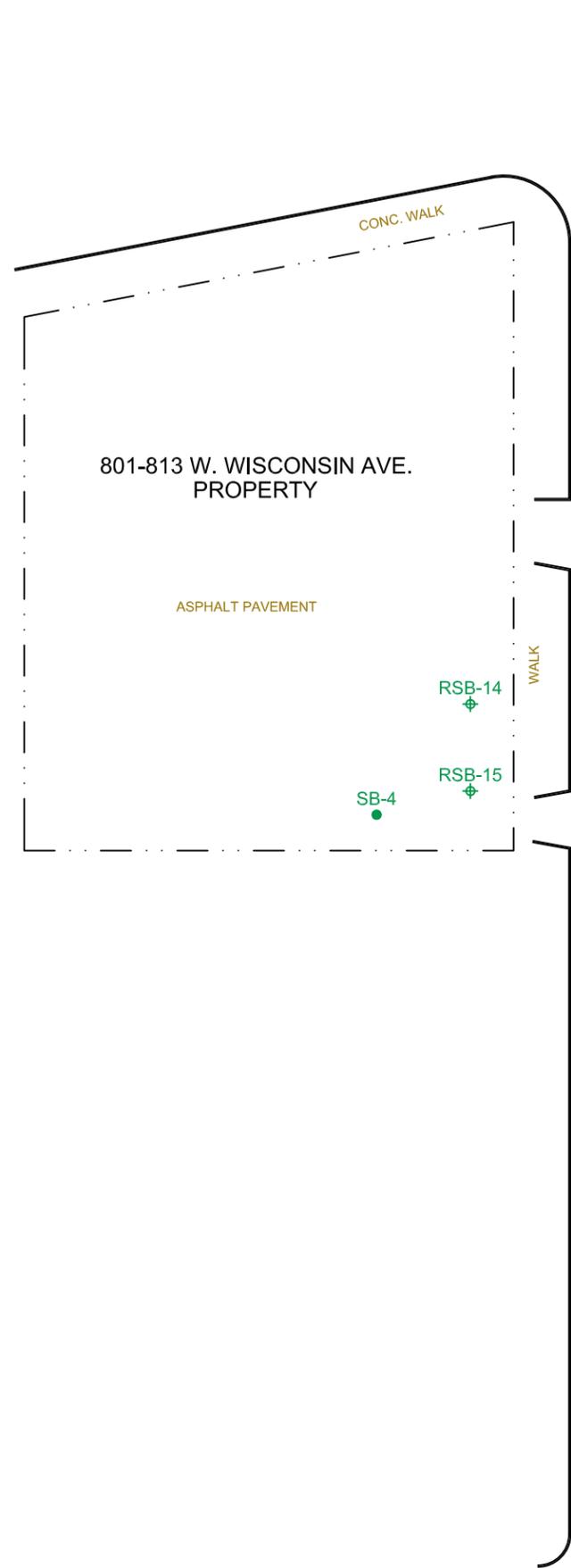
Consultant:

AECOM Technical Services, Inc.  
1020 North Broadway, Suite 400  
Milwaukee, WI 53202  
Contact: Dean Fenske, Project Manager  
(414) 225-5100

WDNR Project Manager:

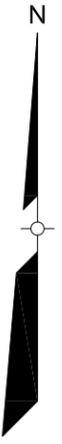
Mr. Jim Kasdorf, Jr.  
2300 North Martin Luther King Drive  
Milwaukee, WI 53212  
(414) 263-8366

Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave\2010 Wisconsin Ave. Site Drawings.dwg



LEGEND:

- - - - PROPERTY LINE
- ⊕ AECOM SOIL BORING LOCATION
- PSI. INC. SOIL BORING LOCATION (APPROXIMATE)
- ESTIMATED EXTENT OF CONTAMINATION IN SOIL
- ▮ PAVEMENT / BUILDING CAP TO BE MAINTAINED



NOTES:

EXISTING FEATURES AS SHOWN ARE TO BE CONSIDERED AS APPROXIMATELY LOCATED AND ARE BASED UPON SURVEY NO. 149674-MS (2/16/98). PREPARED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WI, FOR TOWNREALTY, INC.

<p>1020 North Broadway Milwaukee, WI 53207 T: 414.225.5100 F: 414.225.5111 WWW.AECOM.COM</p>		<p>DATE: 10/26/2010</p> <p>PROJECT NO.: 67014</p> <p>FILENAME: 2010 Wisconsin Ave. Site Drawings.dwg</p> <p>SHEET NO.:</p> <p>DRAWING NO.: EXHIBIT 1</p>
<p>SITE CLOSURE REQUEST FORMER NORTHWEST BANK SITE MILWAUKEE, WISCONSIN</p>		<p>ESTIMATED EXTENT OF SOIL CONTAMINATION</p>
<p>DRN BY: SAP</p> <p>DES BY:</p> <p>CHK BY:</p> <p>APP BY:</p>	<p>REV</p> <p>DESCRIPTION</p> <p>DRN / CHK</p> <p>DATE</p>	<p>VERIFY SCALE IF PLAN SHEET IS REDUCED</p> <p>1-INCH</p>





## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, 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

November 3, 2010

Mr. James V. Dascoli, Property Manager  
Wells Fargo Banks  
636 Wisconsin Avenue  
PO Box 171  
Sheboygan, Wisconsin 53082

Subject: Conditional Closure Decision  
Norwest Bank Property (Former), 735 West Wisconsin Avenue Site, Milwaukee, WI  
BRRTS No. 02-41-185843, FID No. 241959410

Dear Mr. Dascoli:

On March 12, 2010, the Department of Natural resources (the Department) reviewed your closure request for the Subject case. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases.

After careful review of the request, the Department has determined that the chlorinated and petroleum soil contamination from the former USTs near the site appear to be investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

### Monitoring Well Abandonment

The site monitoring wells must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. The "site" monitoring wells include those associated with this property; and the wells associated with the adjacent Norwest Bank property at 625 North James Lovell Street (BRRTS No. 02-41-207041).

On October 8, 2010, the Department's Final Closure with Continuing Obligations for the 625 North James Lovell Street site, combined all of the monitoring wells for both sites and required abandonment concurrent with final closure of the 735 West Wisconsin Avenue site. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-005, which is found at <http://dnr.wi.gov/org/water/dwg/gw/>, or as provided by the Department.

### Purge Water, Waste and Soil Pile Removal

Any remaining purge water, waste and/or soil piles generated as part of the site investigation, remediation or well abandonment must be removed from the site and disposed or treated according to the Department's rules.

When these conditions are satisfied and the wastes are removed, please submit all appropriate documents (well abandonment forms, disposal receipts, copies of correspondence, etc.) as verification and your case will be closed.

Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at:  
<http://dnr.wi.gov/org/aw/rr/gis/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 414-263-8366.

Sincerely,

*James H. Kasdorf Jr.*



*Jim Kasdorf*

Hydrogeologist

Remediation and Redevelopment

Wisconsin Department of Natural Resources

(☎) Phone: (414) 263-8366

(☎) Fax: (414) 263-8550

(✉) E-Mail: [james.kasdorfjr@wisconsin.gov](mailto:james.kasdorfjr@wisconsin.gov)

cc:

- Mr. David S. Henderson, P.E., AECOM, 1020 North Broadway, Milwaukee, Wisconsin 53202
- SER Case File

Document Number

WARRANTY DEED

REGISTER'S OFFICE 1 SS Milwaukee County, WI

RECORDED AT 8:12 AM

12-06-1999

REEL 4705 IMAGE 834-835

WALTER R. BARCZAK REGISTER OF DEEDS

AMOUNT 12.00

This Deed, made between TOWNE REALTY, INC., a Wisconsin corporation, Grantor, and TOWNE-PETERSON LLC, a Wisconsin limited liability company, Grantee. Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Recording Area Name and Return Address

Sandra J. DeLisle, Esq. Young & Madigan, S.C. 710 N. Plankinton Ave. Suite 1200 Milwaukee, WI 53203

361-0707-110-x, 361-0709-100-3, 361-0703-4 and 361-0702-9 (Parcel Identification Number)

See attached Exhibit A

TRANSFER \$5100.00 FEE

This is not homestead property.

Together with all and singular hereditaments and appurtenances thereunto belonging; And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements executed under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year hereof and will warrant and defend the same.

Dated this 1st day of November, 1999.

TOWNE REALTY, INC.

Signature of John W. Kersey, Vice President

AUTHENTICATION

Signature(s)

authenticated this day of

signature

type or print name

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

THIS INSTRUMENT WAS DRAFTED BY Sandra J. DeLisle, Esq. Young & Madigan, S.C.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN MILWAUKEE COUNTY

Personally came before me this 1st day of November, 1999 the above named John W. Kersey to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Signature of Lori A. Sable, Notary Public

Notary Public Milwaukee County, Wisconsin. My commission is permanent. (If not, state expiration date: 11/17/02)

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

Exhibit A

REEL 4705 IMAG 835

PARCEL I:

Lot One (1), Block One Hundred Seventy-six (176) in PLAT OF THE EAST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Lots One (1), Three (3), Four (4), Five (5), Six (6) and Seven (7) in Block Sixty-five (65) in PARTITION OF THE EAST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER OF SECTION TWENTY-NINE (29) in the East One-half (1/2) of the Southwest One-quarter (1/4) of Section Twenty-nine (29), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, including all of the vacated East-West alley lying between the East line of North 8th Street and the extended East line of Lot Four (4) in said Block Sixty-five (65), excepting that part conveyed to the City of Milwaukee by Quit Claim Deed, Document No. 4372629, described as follows: That part of Lot Three (3), in Block Sixty-five (65) in PARTITION OF THE EAST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29) in the East One-half (1/2) of the Southwest One-quarter (1/4) of Section Twenty-nine (29), a recorded subdivision, in the Southwest One-quarter (1/4) of Section Twenty-nine (29), in Township Seven (7) North, Range Twenty-two (22) East, described as follows: Commencing at a point in the present West line of said Lot 3, said point lying 30.00 feet South of the Northwest corner of said Lot 3; running thence North along the West line of said Lot 3, 30.00 feet to the Northwest corner of said Lot 3; thence East along the North line of said Lot 3, 30.00 feet to a point of curve; thence Southwesterly along a curved line, the radius of which is 30.00 feet with its center to the Southeast and a chord 42.43 feet in length, a distance of 47.12 feet to the point of commencement.

Address: 735 West Wisconsin Avenue  
625 North Lovell Street

Tax Key No. 361-0707-110-x  
361-0709-100-3

PARCEL II:

The East One Hundred Six (106) feet of the North Two-thirds (2/3) of Lot Two (2) and all of the South One-third (1/3) of said Lot Two (2), and the North One-half (1/2) of vacated alley abutting said Lot Two (2) on the South all in Block Sixty-four (64) of PARTITION OF THE EAST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ALSO the East One Hundred Six (106) feet of that part of Lot Two (2) not used as a street, in Block One Hundred Seventy-five (175) in PLAT OF THE EAST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 801-813 West Wisconsin Avenue

Tax Key No. 361-0703-4

PARCEL III:

The West Forty-four (44) feet of the North One Hundred Six (106) feet and Eight (8) inches of Lot Two (2), Block Sixty-four (64) in the PARTITION OF THE EAST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), in Township Seven (7) North, Range Twenty-two (22) East, and the West Forty-four (44) feet of Lot Two (2), Block One Hundred Seventy-five (175) in PLAT OF THE EAST ONE-HALF (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), said property being in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and more particularly bounded and described as follows: Commencing at a point where the South line of West Wisconsin Avenue intersects the West line of said Lot 2, Block 64; running thence South along the West line of said Lot 2 to a point which is 106 feet 8 inches South of the original Northwest corner of said Lot 2; thence East parallel with the North line of said Lot 2, 44 feet to a point; thence North parallel with the East line of said Lot 2 to the South line of West Wisconsin Avenue; thence Southwesterly along the Southerly line of West Wisconsin Avenue to the place of beginning.

Address: 815-819 West Wisconsin Avenue

Tax Key No. 361-0702-9

361-398

S.W. 29-7-22  
Atlas P. 398

MAY 24 1968

398-10

OK Sw

PLAT OF E 1/2 OF NW 1/4 SEC. 29, Etc.

VOL. 24 P. 11

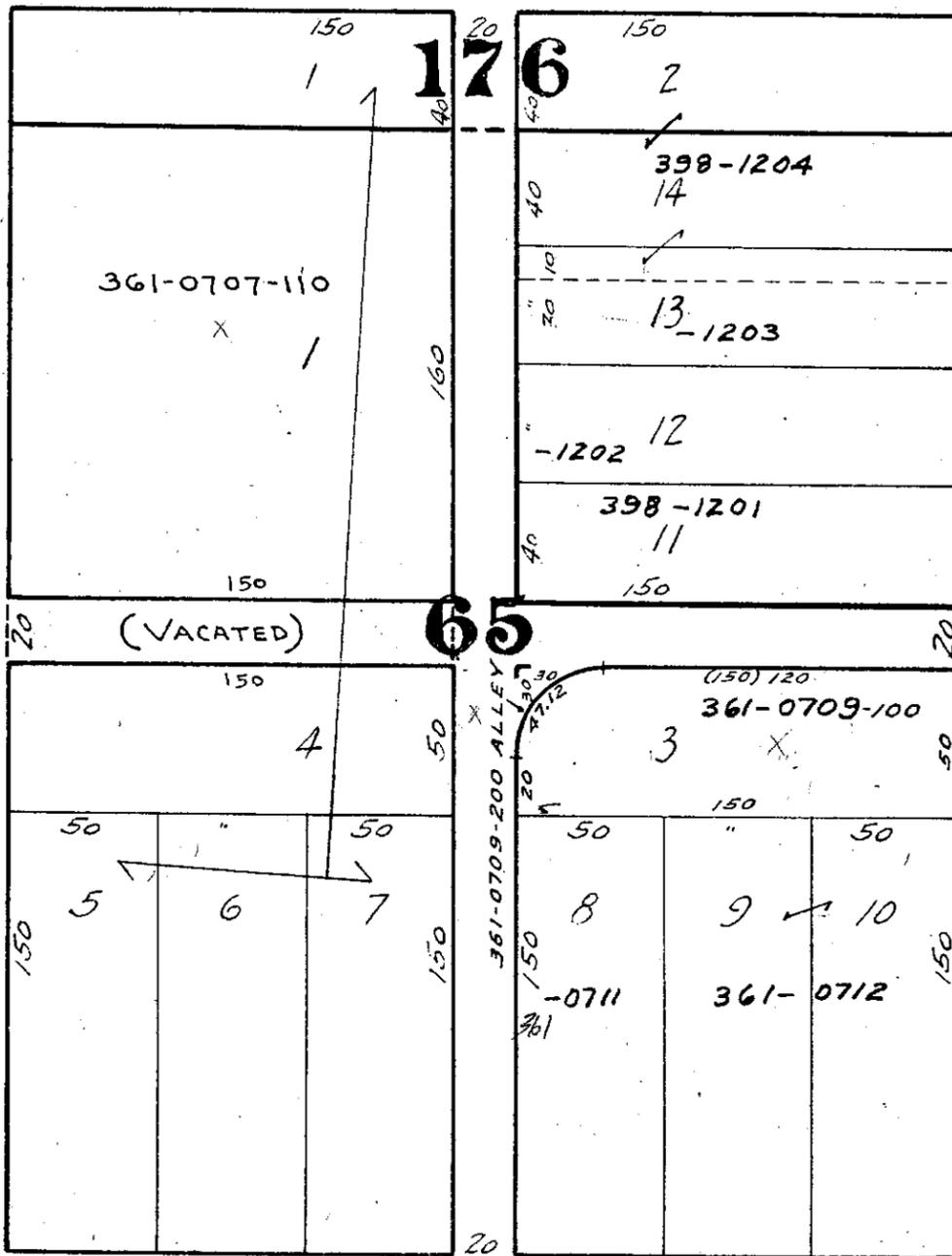


W. WISCONSIN  
\*741

AVE.

701-21

1/4 Sec. Line  
ST.



SUBD. OF LOT 2  
Vol. 2 Page 26

N. EIGHTH

N. SEVENTH

W. MICHIGAN

712-14

\*700  
ST.

PARTITION OF EAST HALF  
OF SW 1/4 SEC 29-7-22

VOL. 24 P. 1

MICROFILMED

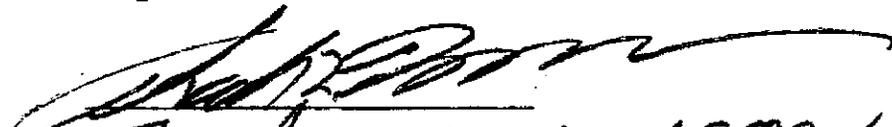
Statement of Legal Description for GIS Packet

I believe the following legal description completely and accurately describes the property at 735 W. Wisconsin Avenue, Milwaukee, Wisconsin.

PIN 361-0707-110-X

LEGALS PARTITION OF EAST HALF OF SW 1/4 SEC 29-7-22  
DESCRIPTION BLOCK 65 LOTS 1-4-5-6 & 7 & VAC ALLEY ADJ SD LOTS 1 & 4 &  
LOT 1 BLK 176 ADJ COMMENT TID #30; BIDS #5, #21 in the City of Milwaukee,  
County of Milwaukee, State of Wisconsin

Signed,

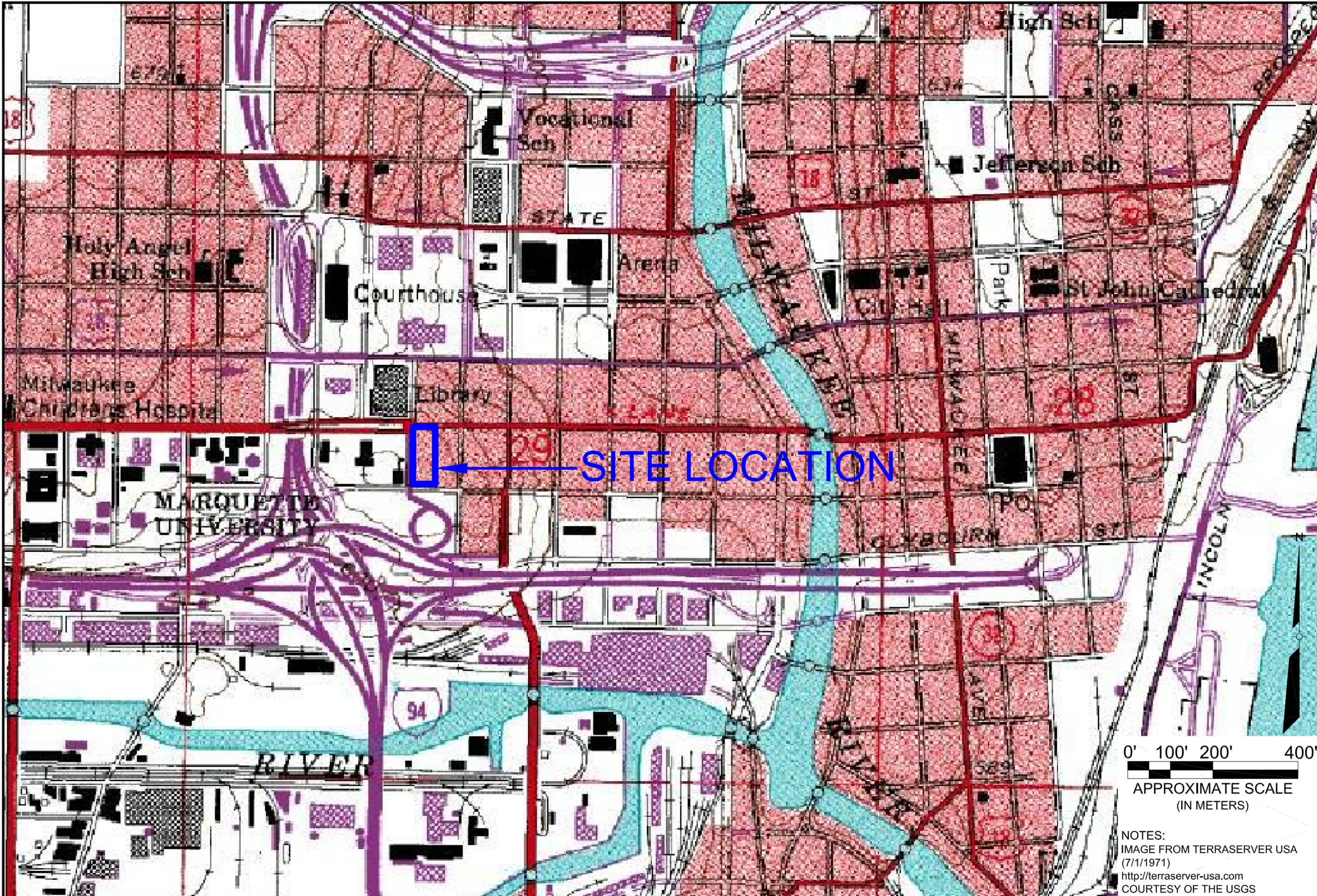
  
Theodore L. Narverson

Vice President Regional Property Management  
Title

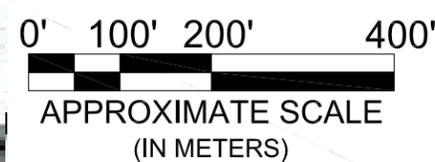
Property Identification Numbers for GIS Packet  
735 W. Wisconsin Avenue, Milwaukee, Wisconsin

The Source Property:  
735 W. Wisconsin Avenue  
Milwaukee, WI 53203  
PIN 361-0707-110-X

Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave\Wisconsin Ave. Site Drawings.dwg



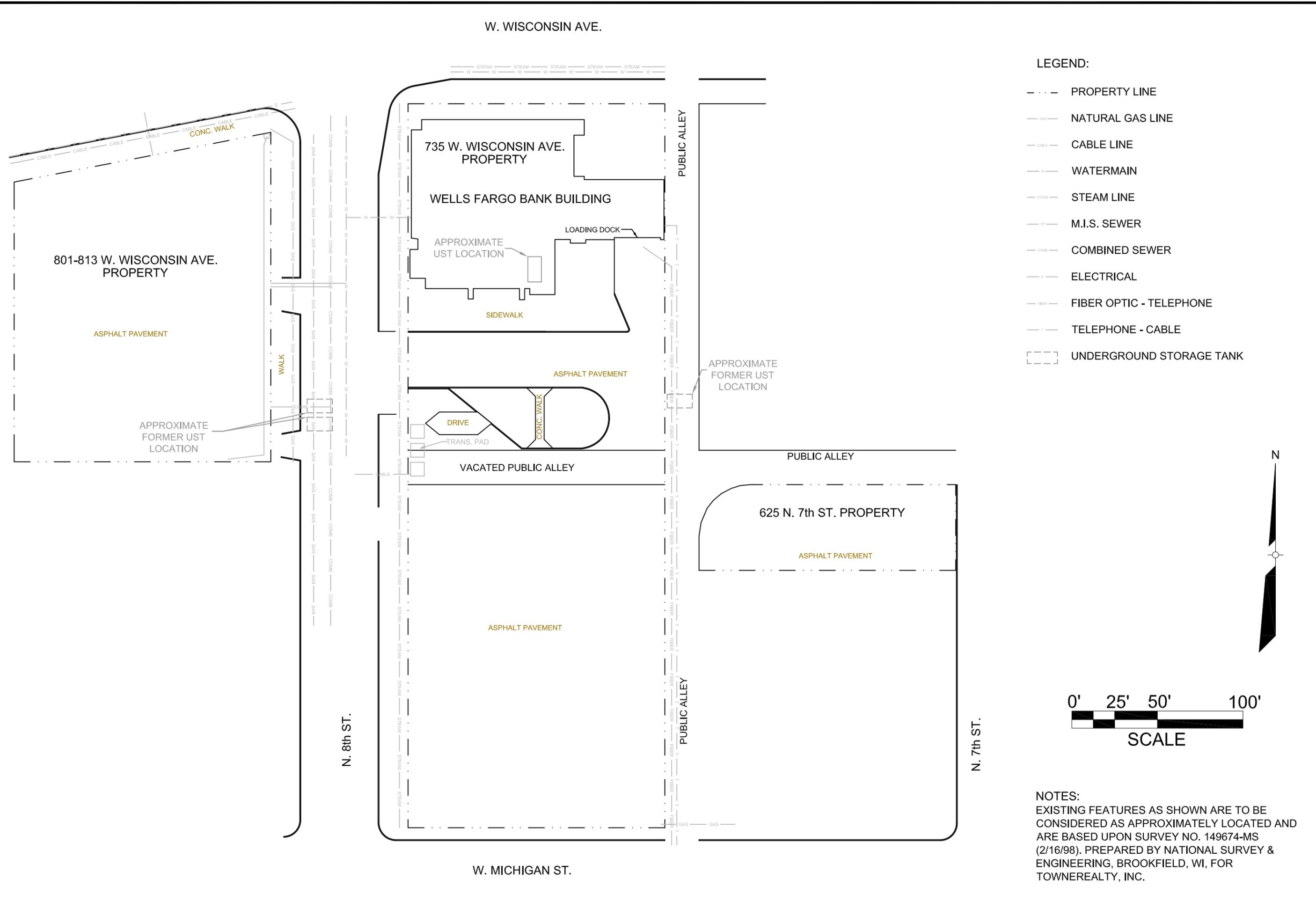
← SITE LOCATION



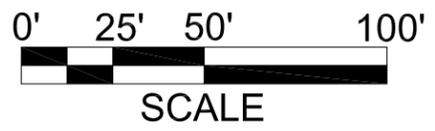
NOTES:  
 IMAGE FROM TERRASERVER USA  
 (7/1/1971)  
<http://terraserver-usa.com>  
 COURTESY OF THE USGS

<p><b>AECOM</b>          1020 N. Broadway          Suite 400          Milwaukee, Wisconsin          T 414.225.5100 F 414.225.5111          WWW.AECOM.COM</p>		<p>DATE 1/13/2009</p>
<p><b>SITE CLOSURE REQUEST          FORMER NORTHWEST BANK SITE          MILWAUKEE, WISCONSIN</b></p>		<p>PROJECT NO. 67014</p>
<p><b>SITE LOCATION MAP</b></p>		<p>FILENAME Wisconsin Ave. Site Drawings.dwg</p>
<p>DRN BY: SAP DES BY: CHK BY: APP BY:</p>		<p>SHEET NO.</p>
<p>VERIFY SCALE IF PLAN SHEET IS REDUCED 1-INCH</p>		<p>DRAWING NO. FIGURE 1</p>
<p>DESCRIPTION</p>		<p>REV</p>
<p>DATE</p>		<p>DRN / CHK / DATE</p>

Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave\Wisconsin Ave. Site Drawings.dwg



- LEGEND:**
- - - - - PROPERTY LINE
  - GAS - NATURAL GAS LINE
  - CABLE - CABLE LINE
  - W - WATERMAIN
  - STEAM - STEAM LINE
  - ST - M.I.S. SEWER
  - COMB - COMBINED SEWER
  - E - ELECTRICAL
  - FIBER - FIBER OPTIC - TELEPHONE
  - T - TELEPHONE - CABLE
  - [ ] UNDERGROUND STORAGE TANK



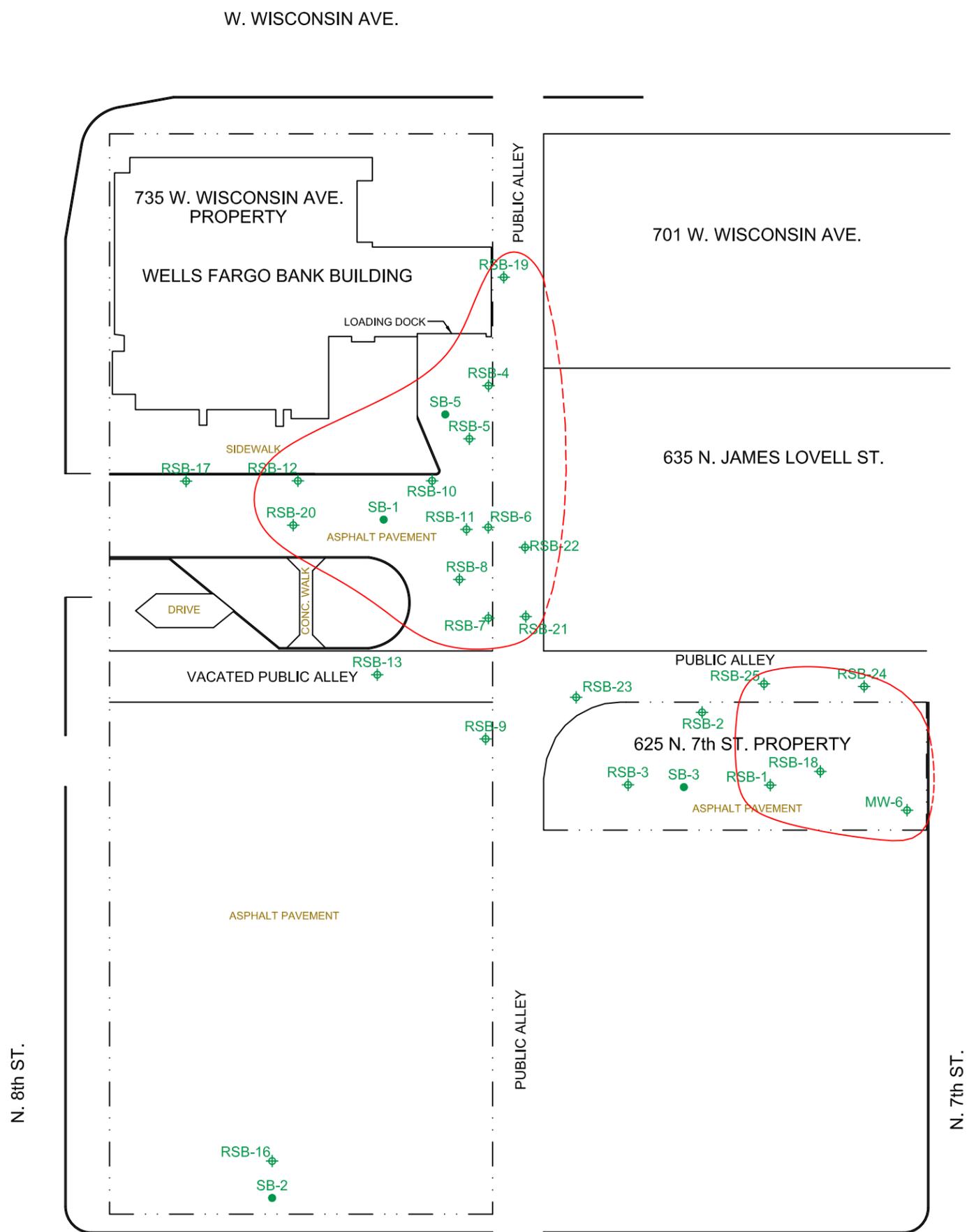
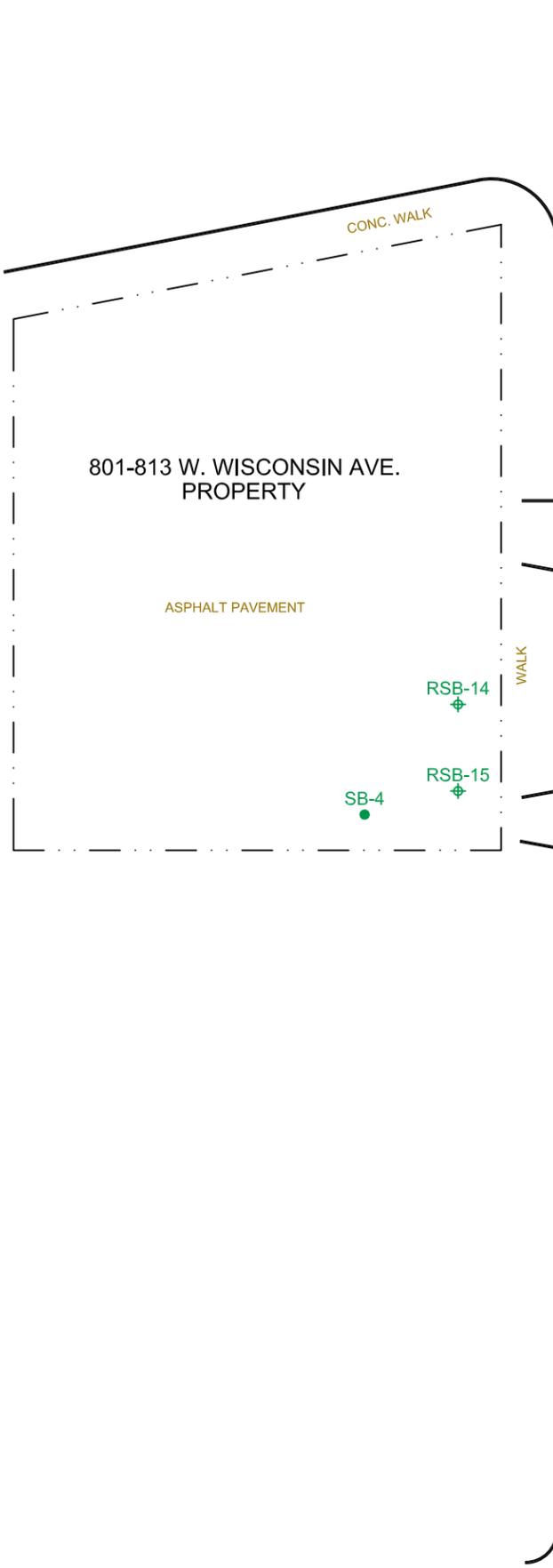
**NOTES:**  
 EXISTING FEATURES AS SHOWN ARE TO BE CONSIDERED AS APPROXIMATELY LOCATED AND ARE BASED UPON SURVEY NO. 149674-MS (2/16/98). PREPARED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WI, FOR TOWNREALTY, INC.

<p><b>AECOM</b>          1020 N. Broadway          Suite 400          Milwaukee, Wisconsin          T 414.225.5100 F 414.225.5111          WWW.AECOM.COM</p>	
<p><b>SITE CLOSURE REQUEST          FORMER NORTHWEST BANK SITE          MILWAUKEE, WISCONSIN</b></p>	
<p><b>SITE FEATURE MAP</b></p>	
DATE	8/3/2009
PROJECT NO.	67014
FILENAME	Wisconsin Ave. Site Drawings.dwg
SHEET NO.	
DRAWING NO.	FIGURE 2

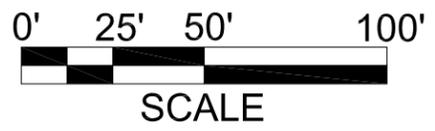
DRN BY:	DES BY:	CHK BY:	APP BY:	DESCRIPTION	REV	DRN / CHK	DATE
SAP							

VERIFY SCALE IF PLAN SHEET IS REDUCED

Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave\Wisconsin Ave. Site Drawings.dwg



- LEGEND:**
- - - - PROPERTY LINE
  - ⊕ AECOM SOIL BORING LOCATION
  - PSI, INC. SOIL BORING LOCATION (APPROXIMATE)
  - ESTIMATED EXTENT OF CONTAMINATION IN SOIL

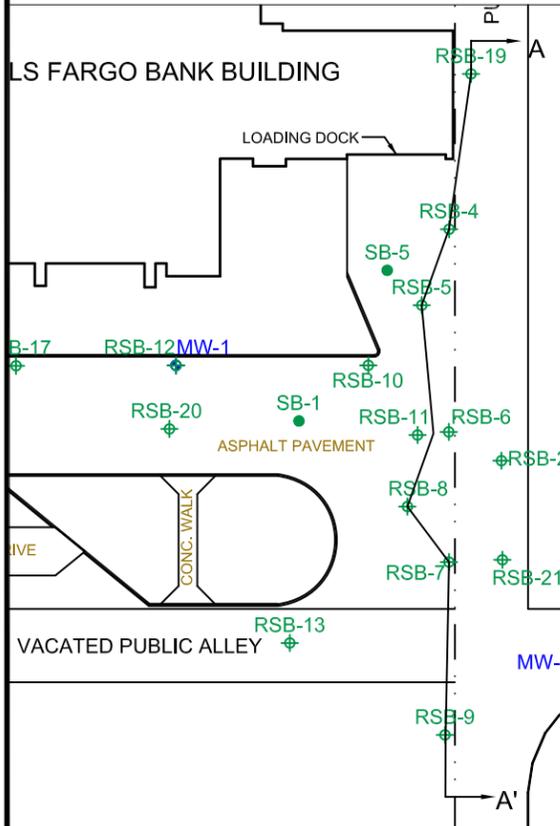
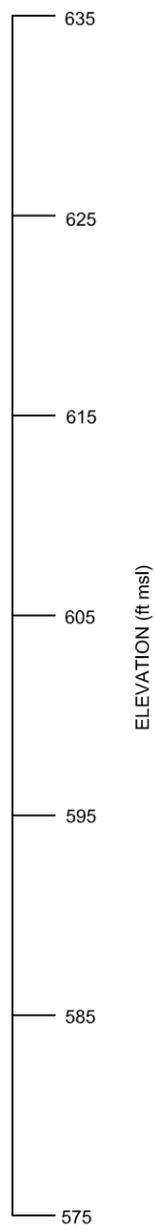
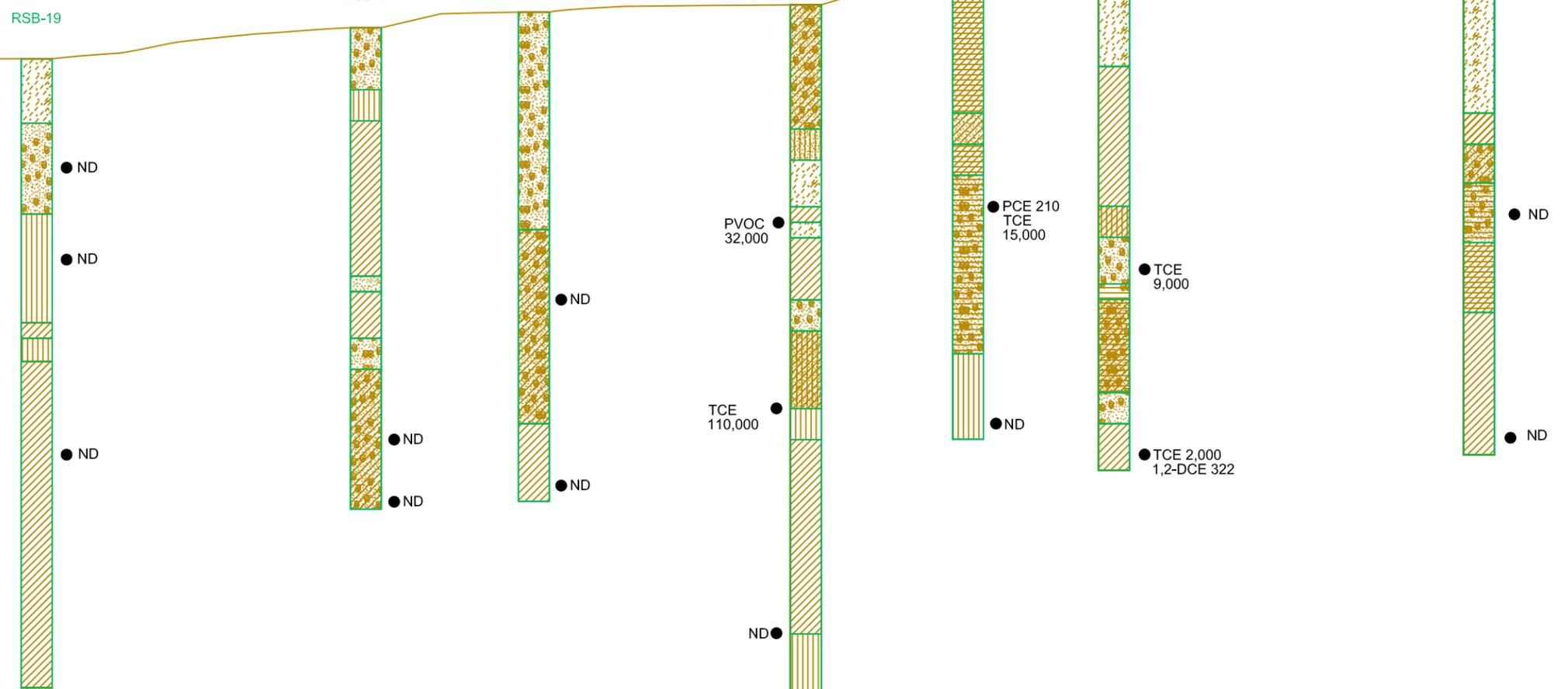
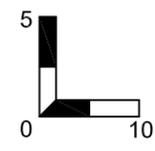


**NOTES:**  
 EXISTING FEATURES AS SHOWN ARE TO BE CONSIDERED AS APPROXIMATELY LOCATED AND ARE BASED UPON SURVEY NO. 149674-MS (2/16/98). PREPARED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WI, FOR TOWNREALTY, INC.

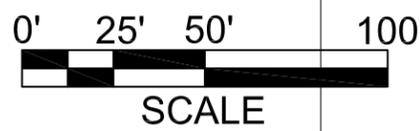
<p><b>AECOM</b>          1020 N. Broadway          Suite 400          Milwaukee, Wisconsin          T 414.225.5100 F 414.225.5111          WWW.AECOM.COM</p>		<p>DRN BY: _____          SAP _____          DES BY: _____          CHK BY: _____          APP BY: _____</p>	<p>DATE          8/3/2009</p>
<p>SITE CLOSURE REQUEST          FORMER NORTHWEST BANK SITE          MILWAUKEE, WISCONSIN</p>		<p>PROJECT NO.          67014</p>	<p>FILENAME          Wisconsin Ave. Site Drawings.dwg</p>
<p><b>ESTIMATED EXTENT OF SOIL CONTAMINATION</b></p>		<p>SHEET NO.</p>	<p>DRAWING NO.          FIGURE 7</p>
<p>VERIFY SCALE IF PLAN SHEET IS REDUCED</p>		<p>DESCRIPTION</p>	<p>REV</p>
<p>1-INCH</p>	<p>DRN | CHK</p>	<p>DATE</p>	<p>DATE</p>

Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave. Site Drawings.dwg

A NORTH  
WISCONSIN AVE.



NOTES:  
EXISTING FEATURES AS SHOWN ARE TO BE CONSIDERED AS APPROXIMATELY LOCATED AND ARE BASED UPON SURVEY NO. 149674-MS (2/16/98). PREPARED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WI, FOR TOWNREALTY, INC.



- NOTES**
- 210 ● = SOIL SAMPLE LOCATION WITH VOC CONCENTRATION IN UG/KG
  - ND = NO VOCs DETECTED
  - TCE = TRICHLOROETHENE
  - PCE = TETRACHLOROETHENE
  - DCE = CIS- AND TRANS-1,2-DICHLOROETHENE
  - CT = CARBON TETRACHLORIDE
  - MEK = METHYL ETHYL KETONE
  - PVOCs = PETROLEUM VOCs

- LEGEND**
- = CLAY
  - = CLAYEY SAND / SANDY CLAY
  - = LAMINATED
  - = SILTY CLAY
  - = SILT
  - = SILTY SAND / SANDY SILT
  - = SAND OR SAND & GRAVEL
  - = FILL
  - = GROUNDWATER ELEVATION (4-30-98)

SITE CLOSURE REQUEST  
FORMER NORTHWEST BANK SITE  
MILWAUKEE, WISCONSIN

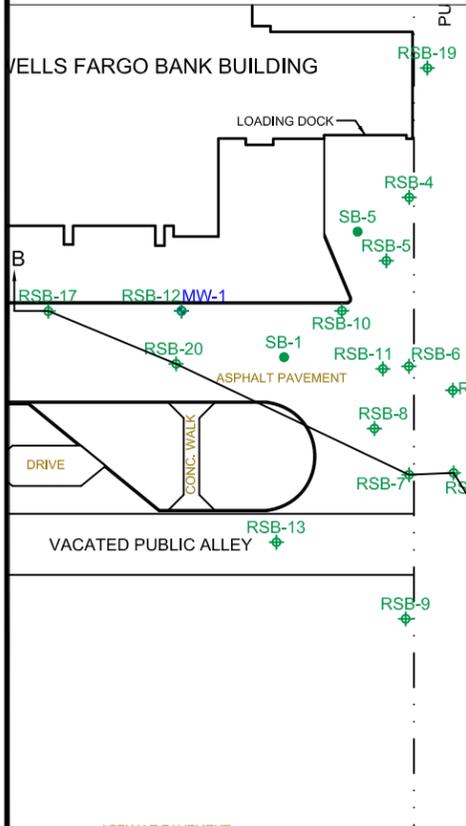
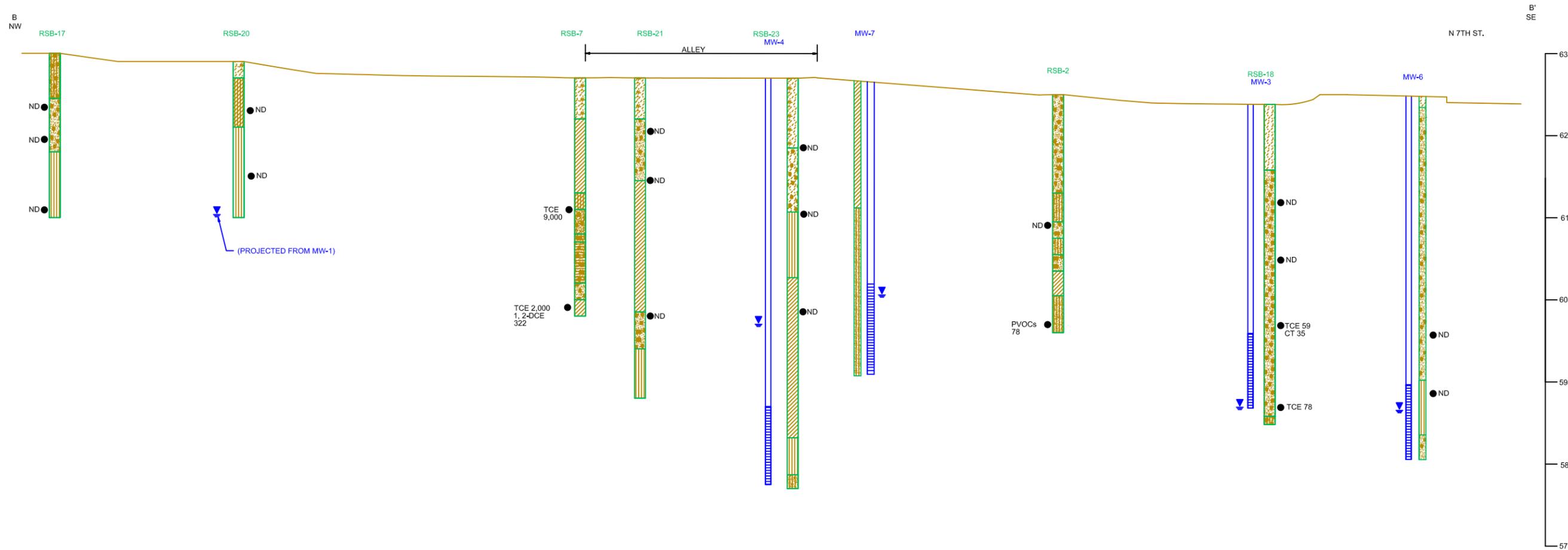
**CROSS SECTION A-A'**

AECOM  
1020 N. Broadway  
Suite 400  
Milwaukee, Wisconsin  
T 414.225.5100 F 414.225.5111  
WWW.AECOM.COM

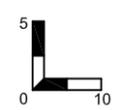
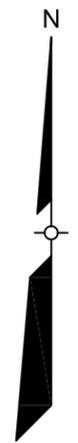
DATE	DESCRIPTION	REV	DRN / CHK	DATE
1/13/2009 <td></td> <td></td> <td></td> <td></td>				

DATE	1/13/2009
PROJECT NO.	67014
FILENAME	Wisconsin Ave. Site Drawings.dwg
SHEET NO.	
DRAWING NO.	FIGURE 4

Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave. Site Drawings.dwg



**NOTES:**  
 EXISTING FEATURES AS SHOWN ARE TO BE CONSIDERED AS APPROXIMATELY LOCATED AND ARE BASED UPON SURVEY NO. 149674-MS (2/16/98). PREPARED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WI, FOR TOWNREALTY, INC.



- NOTES**
- 210 ● = SOIL SAMPLE LOCATION WITH VOC CONCENTRATION IN UG/KG
  - ND = NO VOCs DETECTED
  - TCE = TRICHLOROETHENE
  - PCE = TETRACHLOROETHENE
  - DCE = CIS- AND TRANS-1,2-DICHLOROETHENE
  - CT = CARBON TETRACHLORIDE
  - MEK = METHYL ETHYL KETONE
  - PVOCs = PETROLEUM VOCs

- LEGEND**
- [Pattern] = CLAY
  - [Pattern] = CLAYEY SAND / SANDY CLAY
  - [Pattern] = LAMINATED
  - [Pattern] = SILTY CLAY
  - [Pattern] = SILT
  - [Pattern] = SILTY SAND / SANDY SILT
  - [Pattern] = SAND OR SAND & GRAVEL
  - [Pattern] = FILL
  - [Arrow] = GROUNDWATER ELEVATION (4-30-98)

DRN BY:	SAP	DES BY:	CHK BY:	APP BY:	REV	DESCRIPTION

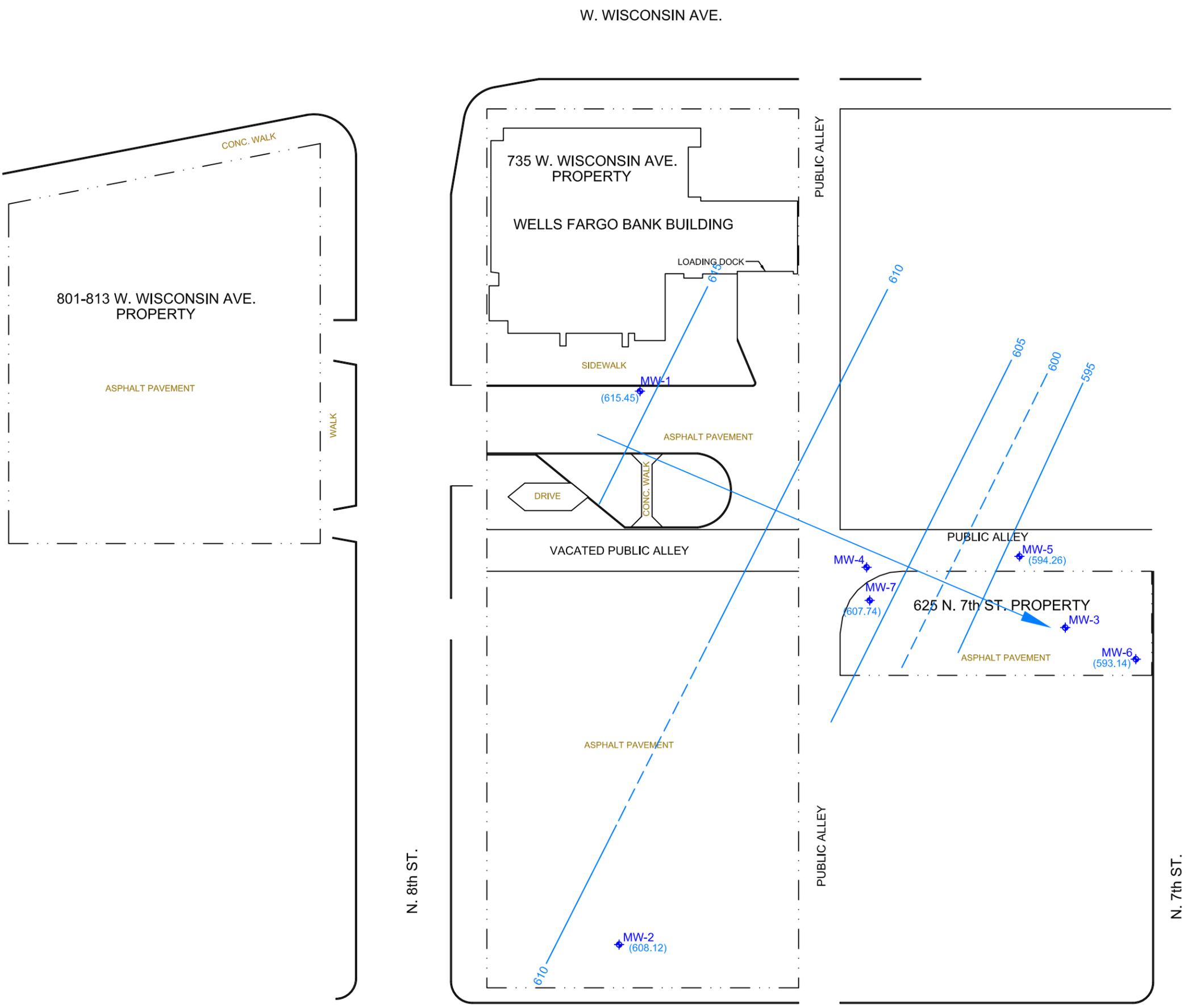
**AECOM**  
 1020 N. Broadway  
 Suite 400  
 Milwaukee, Wisconsin  
 T 414.225.5100 F 414.225.5111  
 WWW.AECOM.COM

**SITE CLOSURE REQUEST  
 FORMER NORTHWEST BANK SITE  
 MILWAUKEE, WISCONSIN**

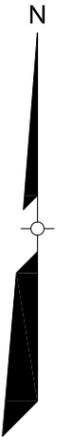
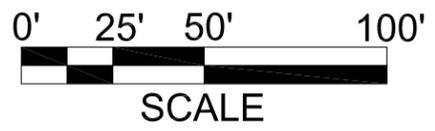
**CROSS SECTION B-B'**

DATE	1/13/2009
PROJECT NO.	67014
FILENAME	Wisconsin Ave. Site Drawings.dwg
SHEET NO.	
DRAWING NO.	FIGURE 5

Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave\Wisconsin Ave. Site Drawings.dwg



- LEGEND:**
- PROPERTY LINE
  - ◆ MONITORING WELL LOCATION
  - (594.26) GROUNDWATER ELEVATION
  - ~ GROUNDWATER CONTOUR
  - GROUNDWATER FLOW DIRECTION
- NOTES:**
- MW-4 was constructed as a piezometer



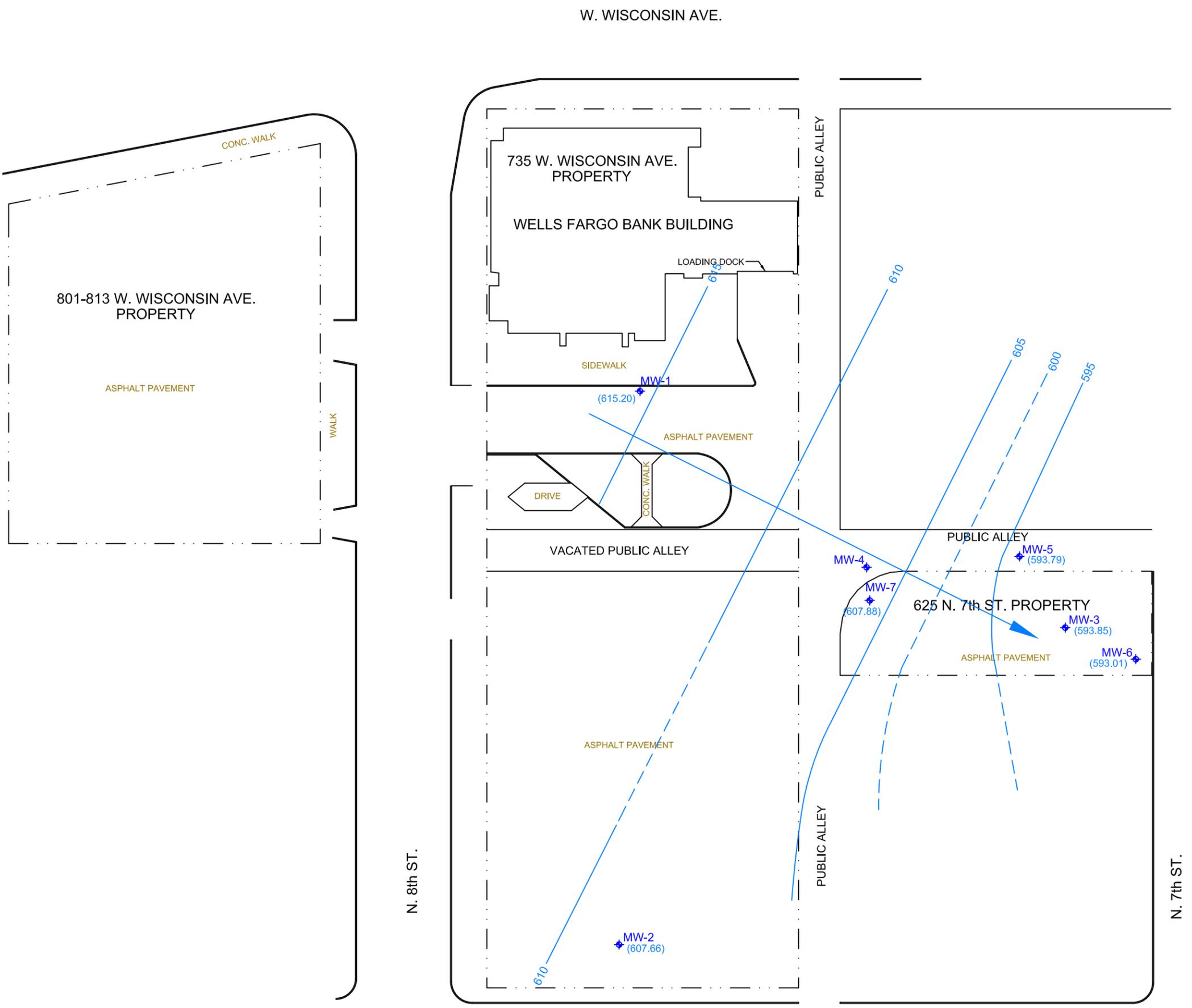
**NOTES:**  
 EXISTING FEATURES AS SHOWN ARE TO BE CONSIDERED AS APPROXIMATELY LOCATED AND ARE BASED UPON SURVEY NO. 149674-MS (2/16/98). PREPARED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WI, FOR TOWNREALTY, INC.

		1020 N. Broadway Suite 400 Milwaukee, Wisconsin T 414.225.5100 F 414.225.5111 WWW.AECOM.COM
<b>SITE CLOSURE REQUEST          FORMER NORTHWEST BANK SITE          MILWAUKEE, WISCONSIN</b>		
<b>GROUNDWATER ELEVATIONS MAP          MAY / JUNE 2003</b>		
DATE	8/3/2009	
PROJECT NO.	67014	
FILENAME	Wisconsin Ave. Site Drawings.dwg	
SHEET NO.		
DRAWING NO.	FIGURE 8	

DRN BY:	SAP	DES BY:	CHK BY:	APP BY:	REV	DESCRIPTION	DRN / CHK	DATE

VERIFY SCALE IF PLAN SHEET IS REDUCED

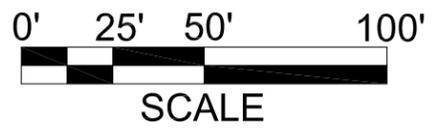
Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave\Wisconsin Ave. Site Drawings.dwg



- LEGEND:**
- PROPERTY LINE
  - ◆ MONITORING WELL LOCATION
  - (594.26) GROUNDWATER ELEVATION
  - GROUNDWATER CONTOUR
  - GROUNDWATER FLOW DIRECTION

**NOTES:**

MW-4 was constructed as a piezometer



**NOTES:**

EXISTING FEATURES AS SHOWN ARE TO BE CONSIDERED AS APPROXIMATELY LOCATED AND ARE BASED UPON SURVEY NO. 149674-MS (2/16/98). PREPARED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WI, FOR TOWNREALTY, INC.

DRN BY:	SAP	DES BY:	CHK BY:	APP BY:	REV	DESCRIPTION	DRN / CHK	DATE

**AECOM**

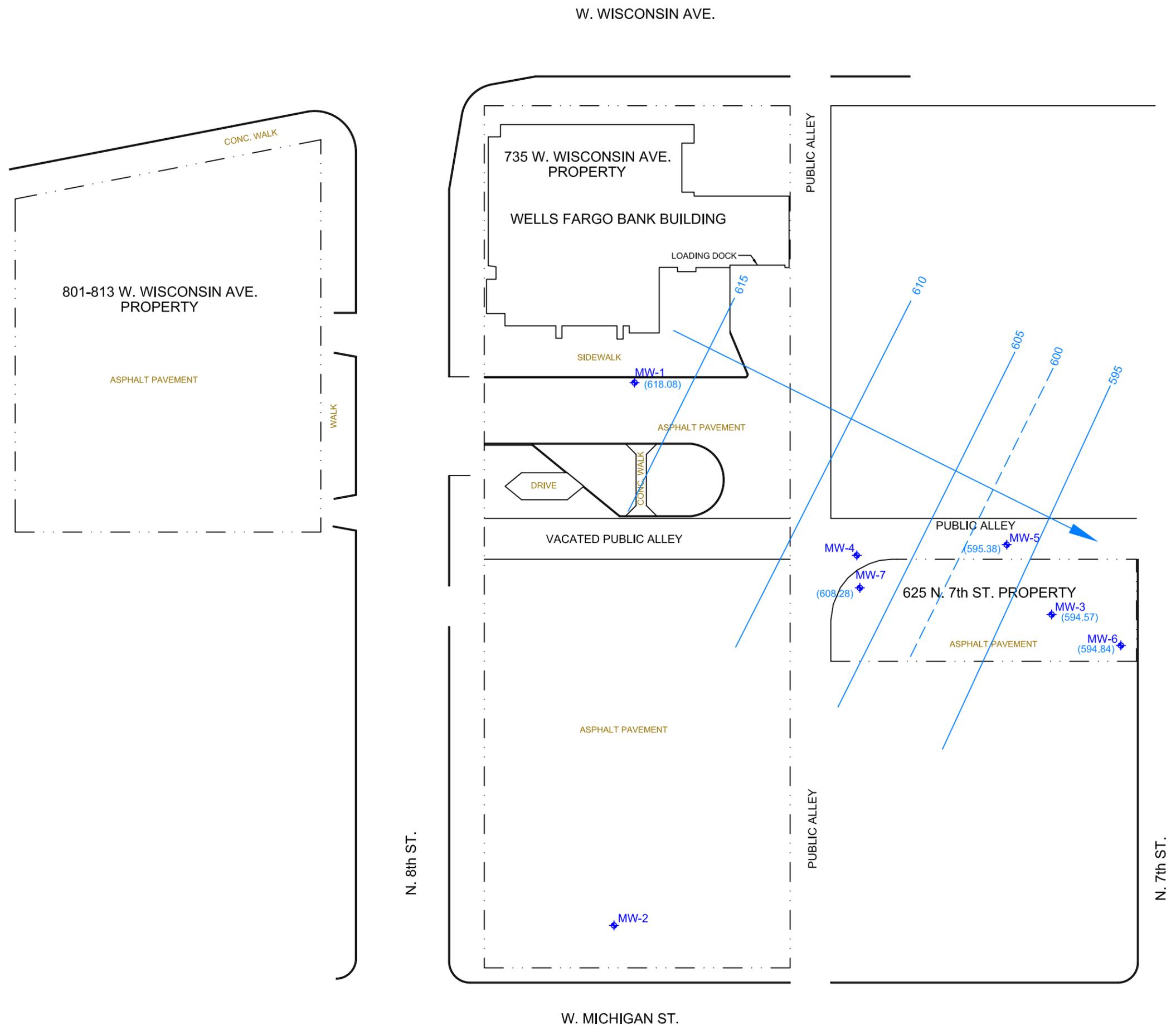
1020 N. Broadway  
Suite 400  
Milwaukee, Wisconsin  
T 414.225.5100 F 414.225.5111  
WWW.AECOM.COM

SITE CLOSURE REQUEST  
FORMER NORTHWEST BANK SITE  
MILWAUKEE, WISCONSIN

**GROUNDWATER ELEVATIONS MAP  
JANUARY 2006**

DATE	8/3/2009
PROJECT NO.	67014
FILENAME	Wisconsin Ave. Site Drawings.dwg
SHEET NO.	
DRAWING NO.	FIGURE 9

Filename: L:\work\67014\Cadd\735 W. Wisconsin Ave\Wisconsin Ave. Site Drawings.dwg



**LEGEND:**

- PROPERTY LINE
- ◆ MONITORING WELL LOCATION
- (594.26) GROUNDWATER ELEVATION
- ~ GROUNDWATER CONTOUR
- GROUNDWATER FLOW DIRECTION

**NOTES:**

MW-4 was constructed as a piezometer



**NOTES:**

EXISTING FEATURES AS SHOWN ARE TO BE CONSIDERED AS APPROXIMATELY LOCATED AND ARE BASED UPON SURVEY NO. 149674-MS (2/16/98). PREPARED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WI, FOR TOWNREALTY, INC.

DRN BY:	SAP	DES BY:	CHK BY:	APP BY:	REV	DESCRIPTION	DRN	CHK	DATE

**AECOM**  
 1020 N. Broadway  
 Suite 400  
 Milwaukee, Wisconsin  
 T 414.225.5100 F 414.225.5111  
 WWW.AECOM.COM

SITE CLOSURE REQUEST  
 FORMER NORTHWEST BANK SITE  
 MILWAUKEE, WISCONSIN

**GROUNDWATER ELEVATIONS MAP  
 APRIL 2008**

DATE	8/3/2009
PROJECT NO.	67014
FILENAME	Wisconsin Ave. Site Drawings.dwg
SHEET NO.	
DRAWING NO.	FIGURE 10

**Table 1  
Soil Analytical Results - Remedial Investigation  
Norwest Bank Property  
735 W. Wisconsin Avenue  
Milwaukee, Wisconsin**

Parameter: (ppb)	NR 720.09 RCL	NR 720.19 EPA SSL RCL	NR 720.19 EPA SSL Direct Contact Non-Ind.	NR 720.19 EPA SSL Direct Contact Non-Ind. (Inh. Vol.)	NR 746.06 Risk Screening Levels Groundwater Protection	SB-1	SB-3	SB-4	SB-5	RSB-1A	RSB-1B	RSB-2A	RSB-2B	RSB-3A	RSB-3B	RSB-4A	RSB-4B	RSB-5A	RSB-5B	RSB-6A	RSB-6B	RSB-7A	RSB-7B	RSB-8A	RSB-8B	RSB-9A	RSB-9B
	Groundwater Protection	Groundwater Protection	Ingestion	(Inh. Vol.)	Protection	19-21	9-11		23-25	12-14	28-30	16-18	28-30	16-18	28-30	24-26	28-30	16-18	28-30	12-14	24-26	16-18	28-30	12-14	26-28	14-16	28-30
s-Butylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	940	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	990	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	NS	5	**	65	NS	ND	ND	ND	ND	ND	<b>37 Q</b>	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-DCB	NS	110	119,000	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	89 Q	ND	ND	ND
cis-1,2 DCE	NS	55	156,000	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<b>290</b>	ND	ND	ND	ND
trans-1,2 DCE	NS	98	313,000	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	32 Q	ND	ND	ND	ND
Ethylbenzene	2,900	**	**	**	4,600	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2,100	ND	ND	ND	ND	ND	ND	ND
FTM	NS	29,000	**	410,000	NS	ND	ND	ND	ND	ND	ND	85	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2,000	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	960	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	NS	1.6	**	2,700	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	NS	6,200	**	68,000	2,700	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	200 Q	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2,600	ND	ND	ND	ND	ND	ND	ND
PCE	NS	4.1	**	2,100	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<b>210</b>	ND	ND	ND
Toluene	1,500	1,400	1,250,000	**	38,000	ND	ND	ND	ND	ND	ND	47 Q	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-TMB	NS	28,000	**	50,000	83,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	13,000	ND	ND	ND	ND	ND	ND	ND
TCE	NS	3.7	7,150	14	NS	<b>15,000</b>	ND	ND	<b>130</b>	ND	ND	<b>40 Q</b>	ND	ND	ND	ND	ND	ND	ND	170	ND	<b>110,000</b>	<b>9,000</b>	<b>2,000</b>	<b>15,000</b>	ND	ND
1,3,5-TMB	NS	13,000	**	29,000	11,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5,500	ND	ND	ND	ND	ND	ND	ND
Xylenes	4,100	16,000	**	280,000	42,000	ND	ND	ND	ND	ND	ND	31 Q	ND	ND	ND	ND	ND	ND	ND	3,400	ND	ND	ND	ND	ND	ND	ND
MEK	NS	12,000	9,390,000	**	NS	ND	130	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

**Notes:**  
 ppb=parts per billion  
 ft.=feet  
 NR 720 RCL = Chapter NR 720 Generic Residual Concentration Level  
 NS = Currently no RCL for this parameter  
 ND = Compound not detected  
 NA = Not analyzed  
 Q = Result between the level of detection and level of quantification  
 Concentrations in **bold** exceed standards

DCB = Dichlorobenzene  
 DCE = Dichloroethene  
 FTM = Fluorotrichloromethane  
 PCE = Tetrachloroethene  
 TMB = Trimethylbenzene  
 TCE = Trichloroethene  
 MEK = Methyl ethyl ketone (2-butanone)  
 \* = Field GC results  
 \*\* = Not calculated or only the lower calculated direct contact standard listed

**Table 1  
Soil Analytical Results - Remedial Investigation  
Norwest Bank Property  
735 W. Wisconsin Avenue  
Milwaukee, Wisconsin**

Parameter: (ppb)	NR 720.09	NR 720.19	NR 720.19	NR 720.19	NR 746.06																						
	RCL	EPA SSL	EPA SSL	EPA SSL	Risk	Screening Levels																					
	Groundwater	Groundwater	Direct	Direct	Groundwater	RSB-10A	RSB-10B	RSB-11A	RSB-11B	RSB-12	RSB-12A	RSB-12B	RSB-13A	RSB-13C	RSB-14B	RSB-14C	RSB-15A	RSB-15C	RSB-16	RSB-16	RSB-17	RSB-17B	RSB-18A	RSB-18B	RSB-18C	RSB-18D	
	Protection	Protection	Contact	Contact	Protection	12-14	28-30	24-26	38-40	4-6	24-26	48-50	26-28	43-45	10-12	38-40	10-12	18-20	10-12	16-18	6-8	10-12	12-14	20-22	28-30	38-40	
s-Butylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	NS	5	**	65	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	35 Q	ND	ND
1,4-DCB	NS	110	119,000	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2 DCE	NS	55	156,000	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2 DCE	NS	98	313,000	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	2,900	**	**	**	4,600	ND	ND	ND	ND	7420 *	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
FTM	NS	29,000	**	410,000	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	NS	1.6	**	2,700	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	NS	6,200	**	68,000	2,700	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
PCE	NS	4.1	**	2,100	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1,500	1,400	1,250,000	**	38,000	ND	ND	ND	ND	200,000 *	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-TMB	NS	28,000	**	50,000	83,000	ND	ND	ND	ND	46,700 *	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TCE	NS	3.7	7,150	14	NS	12,000	ND	12,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	59 Q	78	
1,3,5-TMB	NS	13,000	**	29,000	11,000	ND	ND	ND	ND	13,600 *	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes	4,100	16,000	**	280,000	42,000	ND	ND	ND	ND	100,000 *	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND							
MEK	NS	12,000	9,390,000	**	NS	ND	ND	ND	ND	16,000 *	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND							

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 \* = Field GC results  
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**Table 1**  
**Soil Analytical Results - Remedial Investigation**  
**Norwest Bank Property**  
**735 W. Wisconsin Avenue**  
**Milwaukee, Wisconsin**

Parameter: (ppb)	NR 720.09 RCL	NR 720.19 EPA SSL RCL	NR 720.19 EPA SSL Direct Contact Non-Ind. Ingestion	NR 720.19 EPA SSL Direct Contact Non-Ind. (inh. Vol.)	NR 746.06 Risk Screening Levels Groundwater																								
	Groundwater Protection	Groundwater Protection				RSB-19A 6-8	RSB-19B 12-14	RSB-19C 24-26	RSB-20A 5-7	RSB-20B 13-15	RSB-21A 6-8	RSB-21B 14-16	RSB-21C 28-30	RSB-22A 6-8	RSB-22B 14-16	RSB-22C 24-26	RSB-23A 8-10	RSB-23B 16-18	RSB-23C 28-30	RSB-24A 12-14	RSB-24B 28-30	RSB-25A 6-8	RSB-25B 10-12	RSB-25C 29-31	MW-6 28-29	MW-6 35-36			
s-Butylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
n-Butylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Carbon tetrachloride	NS	5	**	65	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<b>51 Q</b>	ND	ND	ND	ND	ND	ND	ND	
1,4-DCB	NS	110	119,000	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
cis-1,2 DCE	NS	55	156,000	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
trans-1,2 DCE	NS	98	313,000	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Ethylbenzene	2,900	**	**	**	4,600	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
FTM	NS	29,000	**	410,000	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Isopropylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
p-Isopropyltoluene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Methylene Chloride	NS	1.6	**	2,700	NS	ND	<b>32 Q</b>	ND	<b>29 Q</b>	<b>34 Q</b>	ND	<b>30 Q</b>	<b>35 Q</b>	<b>32 Q</b>	ND	<b>31 Q</b>	ND	ND	ND	ND	ND	ND	ND	<b>26 Q</b>	ND	<b>247</b>	<b>198</b>		
Naphthalene	NS	6,200	**	68,000	2,700	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
n-Propylbenzene	NS	**	**	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
PCE	NS	4.1	**	2,100	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Toluene	1,500	1,400	1,250,000	**	38,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
1,2,4-TMB	NS	28,000	**	50,000	83,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
TCE	NS	3.7	7,150	14	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
1,3,5-TMB	NS	13,000	**	29,000	11,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Xylenes	4,100	16,000	**	280,000	42,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MEK	NS	12,000	9,390,000	**	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	

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FTM = Fluorotrichloromethane  
PCE = Tetrachloroethene  
TMB = Trimethylbenzene  
TCE = Trichloroethene  
MEK = Methyl ethyl ketone (2-butanone)  
\* = Field GC results

\*\* = Not calculated or only the lower calculated direct contact standard listed

**Table 3  
Groundwater Analytical Results - Natural Attenuation Monitoring  
Norwest Bank Property  
735 W. Wisconsin Avenue  
Milwaukee, Wisconsin**

Date	ES	PAL	MW-1					MW-2					MW-3					MW-4					MW-5					MW-6					MW-7								
			3/19/98	4/30/98	4/30/98 (Dup)	5/7/03	1/10/06	3/19/98	3/19/98 (Dup)	4/30/98	5/7/03	1/10/06	3/19/98	4/30/98	5/7/03	1/10/06	11/12/07	4/8/08	4/30/98	5/7/03	10/8/03	1/10/06	11/12/07	4/8/08	4/30/98	5/7/03	10/8/03	1/10/06	11/12/07	4/8/08	6/24/03	10/8/03	1/10/06	1/10/06 (Dup)	11/12/07	4/8/08	6/24/03	10/8/03	1/10/06	11/12/07	4/8/08
<b>Detected VOCs (ppb)</b>																																									
Carbon tetrachloride	5	0.5	<LOD	<LOD	<LOD	<0.3	<0.50	<LOD	<LOD	<LOD	<0.3	<0.50	<b>6.0</b>	<b>7.2</b>	DRY	DRY	DRY	4.4	<LOD	<0.3	ND	<0.50	<0.46	<0.3	<LOD	<0.3	ND	<0.50	<0.46	<0.3	<0.34	<0.59	<0.50	<0.50	<0.46	<b>2.33</b>	<0.34	<0.59	<0.50	<0.46	<0.3
Chloroform	6	0.6	<LOD	<LOD	<LOD	<0.29	<0.20	<LOD	<LOD	<LOD	<0.29	<0.20	<b>4.1</b>	<b>4.3</b>	DRY	DRY	DRY	<b>2.74</b>	<LOD	<0.29	ND	<0.20	<0.48	<0.47	0.51 Q	<0.29	ND	<0.20	<0.48	<0.47	<0.30	<0.46	<b>0.97</b>	<b>1.1</b>	<b>0.76</b>	<b>0.63 Q</b>	<0.30	<0.46	<0.20	<0.48	<0.47
Methylene chloride	5	0.5	0.40 Q	0.50 Q	0.60 Q	<1.75	<1.0	<LOD	<LOD	<LOD	<1.75	<1.0	<LOD	<LOD	DRY	DRY	DRY	<0.99	<LOD	<1.75	ND	<1.0	<0.69	<0.99	<LOD	<1.75	ND	<1.0	<0.69	<0.99	<1.75	<0.64	<1.0	<1.0	<0.69	<0.99	<1.75	<0.64	<1.0	<0.69	<0.99
2-Butanone (MEK)	460	90	<LOD	<LOD	<LOD	<0.5	NA	<LOD	<LOD	<LOD	<0.5	NA	<LOD	<LOD	DRY	DRY	DRY	NA	<LOD	<0.5	ND	NA	NA	NA	2.4 Q	<0.5	ND	NA	NA	NA	<10.0	<10.0	NA	NA	NA	NA	<10.0	<10.0	NA	NA	NA
Tetrachloroethene (PCE)	5	0.5	<LOD	<LOD	<LOD	<0.36	<0.50	<LOD	<LOD	<LOD	<0.36	<0.50	<LOD	<LOD	DRY	DRY	DRY	<0.5	<LOD	<0.36	ND	<0.50	<0.52	<0.5	<LOD	<b>0.6</b>	ND	<0.50	<0.52	<0.5	<b>12.7</b>	<b>14.1</b>	<b>11</b>	<b>9.3</b>	<b>11.9</b>	<b>11.8</b>	<0.36	<0.48	<0.50	<0.52	<0.5
Trichloroethene (TCE)	5	0.5	<LOD	<LOD	<LOD	<0.47	<0.20	<LOD	<LOD	<LOD	<0.47	<0.20	<b>34</b>	<b>40</b>	DRY	DRY	DRY	<b>33</b>	<LOD	<b>1.58</b>	ND	<0.20	<0.44	<0.47	<LOD	<b>0.6</b>	ND	<0.20	<0.44	<0.47	<b>3.68</b>	<b>4.99</b>	<b>6.7</b>	<b>7.2</b>	<b>6.2</b>	<b>24</b>	<b>1.41</b>	<0.40	<0.20	<0.44	<0.47
Toluene	343	68.6	0.43 Q	0.30 Q	<LOD	<5	<0.20	0.31 Q	0.32 Q	<LOD	<5	<0.20	<LOD	<LOD	DRY	DRY	DRY	<0.39	<LOD	<5	ND	<0.20	<0.46	<0.39	0.29 Q	<5	ND	<0.20	<0.46	<0.39	<5.0	<5.0	<0.20	<0.20	<0.46	<0.39	<5.0	<5.0	<0.20	<0.46	<0.39
<b>Field Screening Measurements</b>																																									
pH		IU	7.21	6.80	6.80	7.17	7.44	7.20	7.20	6.93	7.03	7.12	7.30	7.21	DRY	DRY	DRY	7.25	7.21	7.17	7.01	7.39	7.49	7.01	7.03	6.93	6.76	7.32	6.83	7.03	7.19	6.99	7.66	7.66	7.26	7.36	7.07	6.96	7.39	7.13	6.65
Conductivity		uS	8,217	8,070	8,070	13,200	22,110	3,756	3,756	3,570	5,781	5,940	5,891	4,350	DRY	DRY	DRY	7,750	1,890	2,021	2,322	2,747	2,701	4,187	4,160	7,909	7,887	8,697	8,773	8,590	1,350	3,133	3,991	3,991	4,947	3,303	7,280	9,720	12,820	16,730	15,960
Temperature		°C	12.6	14.0	14.0	14.0	18.3	12.0	12.0	14.0	14.0	10	11.2	14.0	DRY	DRY	DRY	13.7	14.0	14.1	16.4	8.1	15.5	16.2	14.0	15.3	15.8	6.8	15.5	15.2	17.2	15.8	6.5	6.5	15.4	15.5	19.9	16.3	15.5	16.8	16.2
Dissolved Oxygen		ppm	NA	NA	NA	NA	9.9	NA	NA	NA	NA	82.9	NA	NA	DRY	DRY	DRY	NA	NA	NA	NA	78.4	9.62	2.03	NA	NA	NA	77.9	8.66	1.97	NA	NA	62.2	62.2	9.12	2.85	NA	NA	14.5	7.22	2.71
Redox Potential		mV	NA	NA	NA	NA	113	NA	NA	NA	NA	72	NA	NA	DRY	DRY	DRY	138	NA	NA	NA	113	15	75	NA	NA	NA	88	92	129	NA	NA	97	97	119	140	NA	NA	119	117	131

Data Notes:  
 PAL = Wisconsin Administrative Code Chaptre NR 140, February 2004; Preventative Action Limits  
 ES = Wisconsin Administrative Code Chaptre NR 140, February 2004; Enforcement Standard  
 Results above the PAL are in **bold**  
 Results above the ES are in **bold and underlined**  
 NA = Not Analyzed  
 ND = Not Detected  
 Dup = Duplicate sample  
 < LOD = Less than limit of detection  
 Q = Concentration between limit of detection and limit of quantification  
 NM = Not measured  
 - = Not applicable  
 MEK = Methyl ethyl ketone  
 ppb = parts per billion  
 ppm = parts per million  
 IU = Instrument units  
 uS = Microsiemens  
 °C = Degrees Celcius  
 mV = Milli-volts

**Table 2  
Groundwater Elevations  
Norwest Bank Property  
735 W. Wisconsin Avenue  
Milwaukee, Wisconsin**

Well Identification	Ground Surface Elevation	TOC Elevation	Depth to Groundwater		Groundwater Elevation	Date
			(ft. BGS)	(ft. from TOC)		
MW-1		634.04		27.25	606.79	3/18/98
				17.50	616.54	3/19/98
				16.58	617.46	4/23/98
				17.50	616.54	4/30/98
				16.52	617.52	5/28/98
				18.59	615.45	5/7/03
				18.84	615.20	1/10/06
				18.14	615.90	11/12/07
				15.96	618.08	4/8/08
MW-2		637.63		27.85	609.78	3/18/98
				28.25	609.38	3/19/98
				28.26	609.37	4/23/98
				28.25	609.38	4/30/98
				27.68	609.95	5/28/98
				29.51	608.12	5/7/03
				29.97	607.66	1/10/06
				28.34	609.29	11/12/07
				NM	NM	4/8/08
MW-3		631.35		33.91	597.44	3/18/98
				33.60	597.75	3/19/98
				36.96	594.39	4/23/98
				37.00	594.35	4/30/98
				37.22	594.13	5/28/98
				37.56	593.79	5/7/03
				37.50	593.85	1/10/06
				Dry	Unk	11/12/07
				36.78	594.57	4/8/08
MW-4		632.90		29.50	603.40	4/30/98
				28.02	604.88	5/28/98
				29.20	603.70	5/7/03
				29.85	603.05	10/8/03
				30.49	602.41	1/10/06
				28.97	603.93	11/12/07
				27.88	605.02	4/8/08
MW-5		630.59		35.30	595.29	4/30/98
				35.43	595.16	5/28/98
				36.33	594.26	5/7/03
				36.60	593.99	10/8/03
				36.80	593.79	1/10/06
				36.11	594.48	11/12/07
				35.21	595.38	4/8/08
MW-6		630.89		37.75	593.14	6/24/03
				37.88	593.01	10/8/03
				37.88	593.01	1/10/06
				37.26	593.63	11/12/07
				36.05	594.84	4/8/08
MW-7		633.38		25.64	607.74	6/24/03
				25.44	607.94	10/8/03
				25.50	607.88	1/10/06
				25.27	608.11	11/12/07
				25.10	608.28	4/8/08

Notes:  
BGS = Below Ground Surface  
TOC = Top of Casing  
Unk = Unknown



AECOM  
1020 North Broadway, Suite 400  
Milwaukee, Wisconsin 53202

414.225.5100 tel  
414.225.5111 fax

November 16, 2009

Towne Peterson, LLC  
710 N. Plankinton Avenue  
Milwaukee, WI 53203

Subject: Notice of Case Closure Request  
735 W. Wisconsin Avenue, Milwaukee, Wisconsin  
AECOM Project No. 67014

Dear Sir or Madam:

On behalf of Wells Fargo Properties, AECOM is required, by the Wisconsin Department of Natural Resources (WDNR), to submit the following notice.

Soil contamination is present on the property located at 735 W. Wisconsin Avenue, Milwaukee, Wisconsin. Although you are identified as the property owner, Wells Fargo Properties has been identified as the responsible party for investigation and remedial activities as the site. The levels of VOC contamination in the soil on your property are above the state standards found in Wisconsin Administrative Code (WAC) chapter NR 700. However, Wisconsin Geographic Information System (GIS) registry may be used at specific sites where residual contamination exists in soil and/or groundwater at levels above established standards. GIS registry is often used at sites where contamination is contained and does not pose a threat to human health, safety or the environment. The GIS registry will notify property owners that future site development, including subsurface excavation, may likely require appropriate soil management plans and health and safety precautions to be implemented.

The remedial activities completed at the site have adequately defined the extent and degree of soil contamination. The site does not pose a risk to human health and the environment such that an active remedial response is necessary or practicable. Based on the analytical results, contaminated soils exist on the subject site at depths greater than 4 feet and are currently covered by an asphalt parking lot and do not pose a threat to human health or the environment. The subject site is currently zoned commercial/retail and based on the property's location within the City of Milwaukee zoning is not likely to change. Based on the analytical results, groundwater contamination does not exist on the subject site.

Since Wells Fargo Properties has been identified as the responsible party for the site, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination," you may visit <http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR589.pdf> or call 608-267-3859.

As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If

you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to: Ms. Victoria Stovall, Wisconsin Department of Natural Resources, Southeast Region Office, 2300 North Martin Luther King Drive, Milwaukee, WI 53212

If this case is closed, all properties within the site boundaries where soil contamination exceeds standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm><http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at 1020 N. Broadway, Suite 400, Milwaukee WI 53202 (414)-225-5104 or you may contact Victoria Stovall at (414)-263-8688.

Sincerely,

AECOM



Dean W. Fenske  
Project Manager

c: Mr. Gil Meinen, Property Manager, Wells Fargo Banks, 636 Wisconsin Ave., PO Box 171, Sheboygan, WI 53082

Legal Description for:  
735 W. Wisconsin Avenue  
Milwaukee, Wisconsin, 53203  
PIN 361-0707-110-X

Original plat

LEGALS PARTITION OF EAST HALF OF SW 1/4 SEC 29-7-22  
DESCRIPTION BLOCK 65 LOTS 1-4-5-6 & 7 & VAC ALLEY ADJ SD LOTS 1 & 4 &  
LOT 1 BLK 176 ADJ COMMENT TID #30; BIDS #5, #21 in the City of Milwaukee, County of  
Milwaukee, State of Wisconsin

Ship: Shipment Receipt

SOURCE  
PROPERTY**Shipment Receipt**

(Keep this for your records.)

Transaction Date 16 Nov 2009

**Address Information**

**Ship To:**  
TOWNE PETERSON, LLC  
710 N. PLANKINTON AVENUE  
MILWAUKEE WI 53203-2402

**Shipper:**  
AECOM TECHNICAL SERV-MILWAUKEE, WI  
ERICKA JOSEPH  
4142255100  
1020 NORTH BROADWAY  
SUITE 400  
MILWAUKEE WI 53202

**Shipment Information**

**Service:** UPS Ground Service  
\*Guaranteed By: End of Day, Tues. 17 Nov. 2009

**Fuel Surcharge:** ..... \*\*0.18

**Shipping:** ..... \*\*4.57

**Package Information**

**Package 1 of 1**  
Tracking Number: 1Z78F3310399332747  
Package Type: My Packaging  
Actual Weight: 1.0 lbs  
Billable Weight: 1.0 lbs  
Charge/Project #: 1257  
Shipped By: FENSKE

**Billing Information**

**Bill Shipping Charges to:** Shipper's Account 78F331

**Total:** All Shipping Charges in USD \*\*4.75  
**Negotiated Total:** \*\*4.75

**Note:** Your invoice may vary from the displayed reference rates.

\* For delivery and guarantee information, see the [UPS Service Guide](#). To speak to a customer service representative, call 1-800-PICK-UPS for domestic services and 1-800-782-7892 for international services.

\*\* Detailed information on fuel surcharges is also available.

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="635 North James Lovell Street (Fmr. North 7th Street)"/>	<input type="text" value="3981202100"/>	<input type="text" value="689376"/>	<input type="text" value="287156"/>
<input type="text" value="B"/>	<input type="text" value="701 West Wisconsin Avenue"/>	<input type="text" value="3981204100"/>	<input type="text" value="689382"/>	<input type="text" value="287197"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



AECOM  
1020 North Broadway, Suite 400  
Milwaukee, Wisconsin 53202

414.225.5100 tel  
414.225.5111 fax

November 16, 2009

Badger Coaches, Inc.  
5501 Femrite Dr.  
Madison, WI 53718

Subject: Notice of Case Closure Request  
735 W. Wisconsin Avenue, Milwaukee, Wisconsin  
AECOM Project No. 67014

Dear Sir or Madam:

On behalf of Wells Fargo Properties, AECOM is required, by the Wisconsin Department of Natural Resources (WDNR), to submit the following notice.

Soil contamination that appears to have originated on the property located at 735 W. Wisconsin Avenue, Milwaukee, Wisconsin has migrated into the public right-of-way east of that site and potentially may have migrated across the public alley onto your property at 635 N. James Lovell Street. However, site closure with Wisconsin Geographic Information System (GIS) registry may be used at specific sites where residual contamination exists in soil and/or groundwater at levels above established standards. GIS registry is often used at sites where contamination is contained and does not pose a threat to human health, safety or the environment. The GIS registry will notify property owners that future site development, including subsurface excavation, may likely require appropriate soil management plans and health and safety precautions to be implemented.

The remedial activities completed at the site have adequately defined the extent and degree of soil contamination. The site does not pose a risk to human health and the environment such that an active remedial response is necessary or practicable. Based on the analytical results, contaminated soils exist on the subject site at depths greater than 4 feet and are currently covered by an asphalt parking lot and do not pose a threat to human health or the environment. The subject site is currently zoned commercial/retail and based on the property's location within the City of Milwaukee zoning is not likely to change. Based on the analytical results, groundwater contamination does not exist on the subject site.

Since Wells Fargo Properties has been identified as the responsible party for the site, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination," you may visit <http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR589.pdf> or call 608-267-3859.

As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to: Ms. Victoria Stovall, Wisconsin Department of Natural Resources, Southeast Region Office, 2300 North Martin Luther King Drive, Milwaukee, WI 53212

If this case is closed, all properties within the site boundaries where soil contamination exceeds standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm><http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at 1020 N. Broadway, Suite 400, Milwaukee WI 53202 (414)-225-5104 or you may contact Victoria Stovall at (414)-263-8688.

Sincerely,

AECOM



Dean W. Fenske  
Project Manager

c: Mr. Gil Meinen, Property Manager, Wells Fargo Banks, 636 Wisconsin Ave., PO Box 171, Sheboygan, WI 53082

OFF-SOURCE  
A  
PROPERTY

**Shipment Receipt**

(Keep this for your records.)

Transaction Date 16 Nov 2009

**Address Information**

**Ship To:**  
Badger Coaches, Inc.  
5501 Femrite Dr.  
MADISON WI 53718-6837

**Shipper:**  
AECOM Technical Serv-Milwaukee, WI  
Ericka Joseph  
414-225-5100  
1020 NORTH BROADWAY  
SUITE 400  
MILWAUKEE WI 53202

**Shipment Information**

**Service:** UPS Ground Service  
\*Guaranteed By: End of Day, Tues. 17 Nov. 2009

**Fuel Surcharge:** ..... \*\*0.18

**Shipping:** ..... \*\*4.57

**Package Information**

**Package 1 of 1**  
Tracking Number: 1Z78F3310398499034  
Package Type: My Packaging  
Actual Weight: 1.0 lbs  
Billable Weight: 1.0 lbs  
Charge/Project #: 67014  
Shipped By: Fenske

**Billing Information**

**Bill Shipping Charges to:** Shipper's Account 78F331

**Total:** All Shipping Charges in USD \*\*4.75  
**Negotiated Total:** \*\*4.75

**Note:** Your invoice may vary from the displayed reference rates.

\* For delivery and guarantee information, see the UPS Service Guide. To speak to a customer service representative, call 1-800-PICK-UPS for domestic services and 1-800-782-7892 for international services.

\*\* Detailed information on fuel surcharges is also available.



OFF-SOURCE  
A  
PROPERTY

UPS CampusShip™



Welcome, Ericka Joseph | [Logout](#)

[My Settings](#)

## Track Shipments

Tracking Summary

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**Tracking Number:** 1Z 78F 331 03 9849 903 4

[View package progress](#)

Type:	Package
Status:	<b>Delivered</b> <input type="checkbox"/>
Delivered On:	11/17/2009 10:59 A.M.
Delivered To:	MADISON, WI, US
Signed By:	BILL
Service:	GROUND

Tracking results provided by UPS: 12/03/2009 4:09 P.M. ET

[Printer Friendly](#)

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Legal Description for:  
635 N. James Lovell Street  
Milwaukee, Wisconsin, 53203  
PIN 398-1202-100-5

Original plat

LEGALS SUBD OF LOT 2 BLK 65 IN SW 1/4 SEC 29-7-22  
DESCRIPTION BLOCK 65 LOTS 11 & 12  
COMMENT BIDS #5, #21, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

OFF-SOURCE  
A  
PROPERTY

000246906

STATE BAR OF WISCONSIN FORM 1 - 1998  
WARRANTY DEED

794 1251

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 1:44 PM

07-28-2000

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 10.00

Document Number

This Deed, made between Michael Carpenter Company, a  
Delaware corporation

Grantor, and Badger Coaches, Inc., a Wisconsin corporation

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (The "Property"):

Lot 12 in Subdivision of Lot 2, Block 65 in the Town of Milwaukee on the West side of the Milwaukee River, in the East 1/2 of the Southwest 1/4 of Section 29, Town 7 North, Range 22 East, in the Fourth Ward of the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Recording Area

Name and Return Address  
Badger Coaches, Inc.  
P.O. Box 72  
Madison, WI 53701

398-1202-9

Parcel Identification Number (PIN)

This is not  homestead property.

(is not)

This conveyance terminates a certain ground lease between JJM Land Company, a Wisconsin corporation, Grantor's predecessor in interest, and Grantee, a memorandum of which was recorded on April 17, 1969, as Document #4457133.

TRANSFER  
\$ 720.00  
FEE

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded building and use restrictions and covenants, general taxes levied in the year of closing, and liens, encumbrances and restrictions created by act or omission of Grantee.

Dated this 26<sup>th</sup> day of July, 2000.

Michael Carpenter Company

By:

Joseph J. Carpenter  
\* Joseph J. Carpenter, President

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

David M. Davis, Jr.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN )

Milwaukee ) ss.

Personally came before me this 26<sup>th</sup> day of  
July, 2000 the above named

Joseph J. Carpenter

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

David M. Davis, Jr.

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

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

OFF-SOURCE  
A  
PROPERTY

361-398

398-10

S.W. 29-7-22

MAY 24 1968

Atlas P. 398

OK Sw

PLAT OF E 1/2 OF NW 1/4 SEC. 29, Etc.

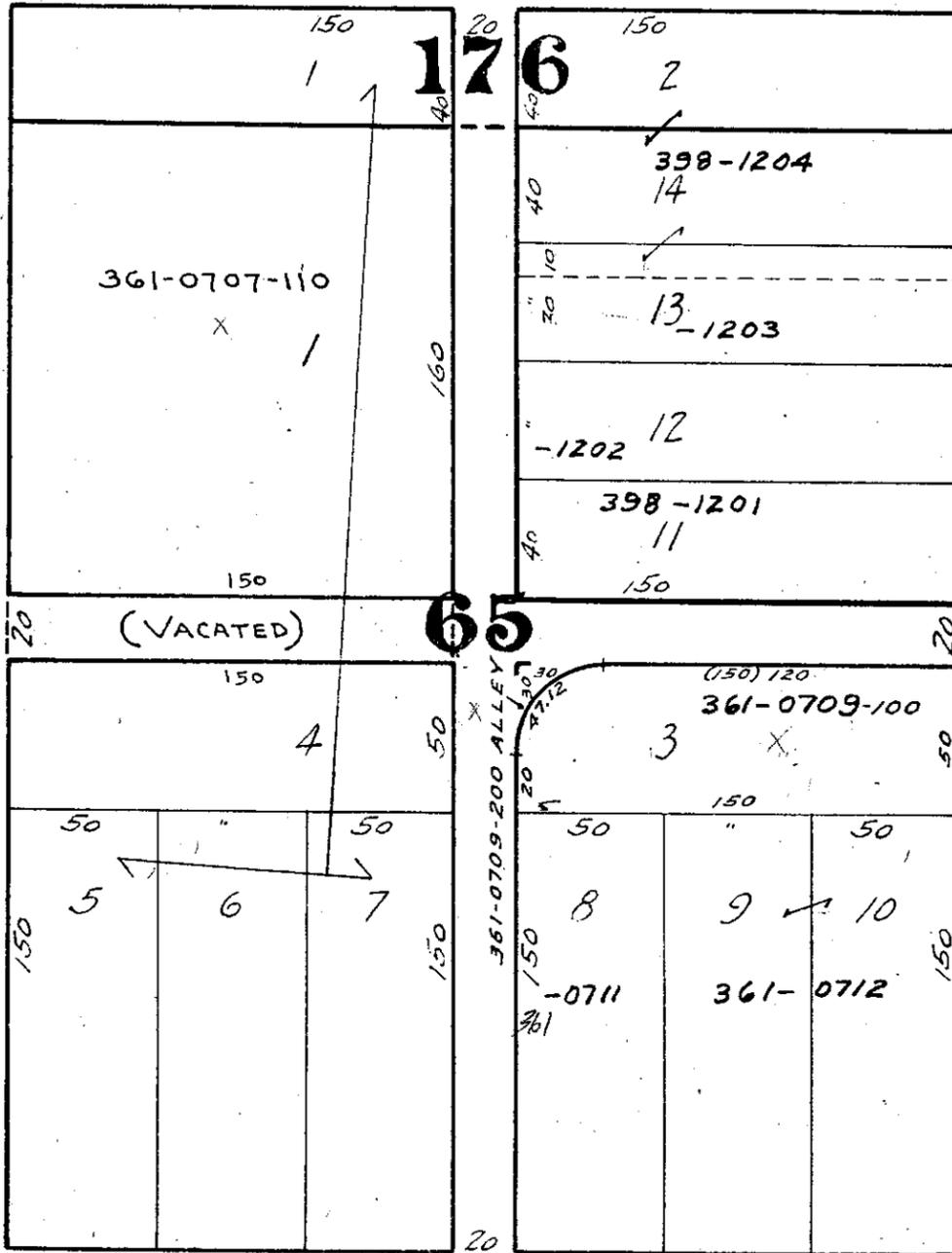
VOL. 24 P. 11



W. WISCONSIN  
\*741

AVE.  
701-21

ST.  
1/4 Sec. Line



SUBD. OF LOT 2  
Vol. 2 Page 26

N. EIGHTH

N. SEVENTH

W. MICHIGAN

712-14

\*700  
ST.

PARTITION OF EAST HALF  
OF SW 1/4 SEC 29-7-22

VOL. 24 P. 1

MICROFILMED



AECOM  
1020 North Broadway, Suite 400  
Milwaukee, Wisconsin 53202

414.225.5100 tel  
414.225.5111 fax

November 16, 2009

Shafton Family, LTD Partnership  
C/O Bieck Management  
5205 N. Ironwood Rd, # 201  
Glendale, WI 53217

Subject: Notice of Case Closure Request  
735 W. Wisconsin Avenue, Milwaukee, Wisconsin  
AECOM Project No. 67014

Dear Sir or Madam:

On behalf of Wells Fargo Properties, AECOM is required, by the Wisconsin Department of Natural Resources (WDNR), to submit the following notice.

Soil contamination that appears to have originated on the property located at 735 W. Wisconsin Avenue, Milwaukee, Wisconsin has migrated into the public right-of-way east of that site and potentially may have migrated across the public alley onto your property at 701 W. Wisconsin Avenue. However, site closure with Wisconsin Geographic Information System (GIS) registry may be used at specific sites where residual contamination exists in soil and/or groundwater at levels above established standards. GIS registry is often used at sites where contamination is contained and does not pose a threat to human health, safety or the environment. The GIS registry will notify property owners that future site development, including subsurface excavation, may likely require appropriate soil management plans and health and safety precautions to be implemented.

The remedial activities completed at the site have adequately defined the extent and degree of soil contamination. The site does not pose a risk to human health and the environment such that an active remedial response is necessary or practicable. Based on the analytical results, contaminated soils exist on the subject site at depths greater than 4 feet and are currently covered by an asphalt parking lot and do not pose a threat to human health or the environment. The subject site is currently zoned commercial/retail and based on the property's location within the City of Milwaukee zoning is not likely to change. Based on the analytical results, groundwater contamination does not exist on the subject site.

Since Wells Fargo Properties has been identified as the responsible party for the site, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination," you may visit <http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR589.pdf> or call 608-267-3859.

As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request,

you should mail that information to: Ms. Victoria Stovall, Wisconsin Department of Natural Resources, Southeast Region Office, 2300 North Martin Luther King Drive, Milwaukee, WI 53212

If this case is closed, all properties within the site boundaries where soil contamination exceeds standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm><http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at 1020 N. Broadway, Suite 400, Milwaukee WI 53202 (414)-225-5104 or you may contact Victoria Stovall at (414)-263-8688.

Sincerely,

AECOM



Dean W. Fenske  
Project Manager

c: Mr. Gil Meinen, Property Manager, Wells Fargo Banks, 636 Wisconsin Ave., PO Box 171, Sheboygan, WI 53082

OFF-SOURCE  
B  
PROPERTY

**Shipment Receipt**

(Keep this for your records.)

Transaction Date 16 Nov 2009

**Address Information**

**Ship To:**  
Shafton Family, LTD Partnership  
C/O Bieck Management  
5205 N. Ironwood Road  
#201  
GLENDALE WI 53217-4907

**Shipper:**  
AECOM Technical Serv-Milwaukee, WI  
Ericka Joseph  
414-225-5100  
1020 NORTH BROADWAY  
SUITE 400  
MILWAUKEE WI 53202

**Shipment Information**

**Service:** UPS Ground Service  
**\*Guaranteed By:** End of Day, Tues. 17 Nov. 2009

<b>Fuel Surcharge:</b>	.....	<b>**0.18</b>
<b>Shipping:</b>	.....	<b>**4.57</b>

**Package Information**

**Package 1 of 1**  
Tracking Number: 1Z78F3310398072619  
Package Type: My Packaging  
Actual Weight: 1.0 lbs  
Billable Weight: 1.0 lbs  
Charge/Project #: 67014  
Shipped By: Fenske

**Billing Information**

**Bill Shipping Charges to:** Shipper's Account 78F331

<b>Total:</b>	<b>All Shipping Charges in USD</b>	<b>**4.75</b>
<b>Negotiated Total:</b>		<b>**4.75</b>

**Note:** Your invoice may vary from the displayed reference rates.

\* For delivery and guarantee information, see the UPS Service Guide. To speak to a customer service representative, call 1-800-PICK-UPS for domestic services and 1-800-782-7892 for international services.

\*\* Detailed information on fuel surcharges is also available.

Legal Description for:  
701 W. Wisconsin Avenue  
Milwaukee, Wisconsin, 53203  
PIN 398-1204-100-6

Original plat

LEGALS SUBD OF LOT 2 BLK 65 IN SW 1/4 SEC 29-7-22  
DESCRIPTION BLOCK 65 LOTS 13, 14 AND LOT 2 BLK 176 ADJ  
COMMENT BID # 5, 21, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

6802

REEL 4314 IMAG 126

Document Number

QUIT CLAIM DEED

Barbara L. Shafon quit-claims to Barbara L. Shafon (and her successors in trust) as Trustee of the BARBARA L. SHAFON LIVING TRUST U/A December 27, 1996 the following described real estate in Milwaukee County, State of Wisconsin:

REGISTER'S OFFICE }  
Milwaukee County, WI }  
RECORDED AT \_\_\_\_\_ }  
MAY 22 1998 }  
REEL 4314 IMAGE 126 }  
REGISTER }  
OF DEEDS }

Recording Area  
Name and Return Address

Herbert S. Bratt  
735 North Water Street, Suite 704  
Milwaukee, Wisconsin 53202-4104

398-1204-X  
(Parcel Identification Number)

Lot Two (2) in Block One Hundred Seventy-six (176) in the Subdivision of the East One-half (1/2) of the Northwest One-quarter (1/4) of Section Twenty-nine (29), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Also

The North 10 feet of Lot Thirteen (13) and all of Lot Fourteen (14) in Subdivision into Lots of Lot Two (2), Block Sixty-five (65), in the East One-half (1/2) of the Southwest One-quarter (1/4) of Section Twenty-nine (29), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

7536802

RECORD 10.00

Exempt from Wisconsin Real Estate Transfer Fee pursuant to Section 77.25(16) of the Wisconsin Statutes.

This is not homestead property.

Dated this 20 day of May, 1998.

Barbara L. Shafon  
\*Barbara L. Shafon

AUTHENTICATION

Signature of Barbara L. Shafon

authenticated this 25<sup>th</sup> day of May, 1998.

Herbert S. Bratt  
signature  
Herbert S. Bratt  
type or print name

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

THIS INSTRUMENT WAS DRAFTED BY  
HERBERT S. BRATT

ACKNOWLEDGMENT

STATE OF WISCONSIN  
MILWAUKEE COUNTY  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 1998 the above named Barbara L. Shafon to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
signature  
type or print name \_\_\_\_\_

Notary Public Milwaukee County, Wisconsin  
My commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19\_\_\_\_.)

\*Names of persons signing in any capacity should be typed or

low

OFF-SOURCE  
B  
PROPERTY

361-398

MAY 24 1968

398-10

S.W. 29-7-22  
Atlas P. 398

OK Sw

PLAT OF E 1/2 OF NW 1/4 SEC. 29, Etc.

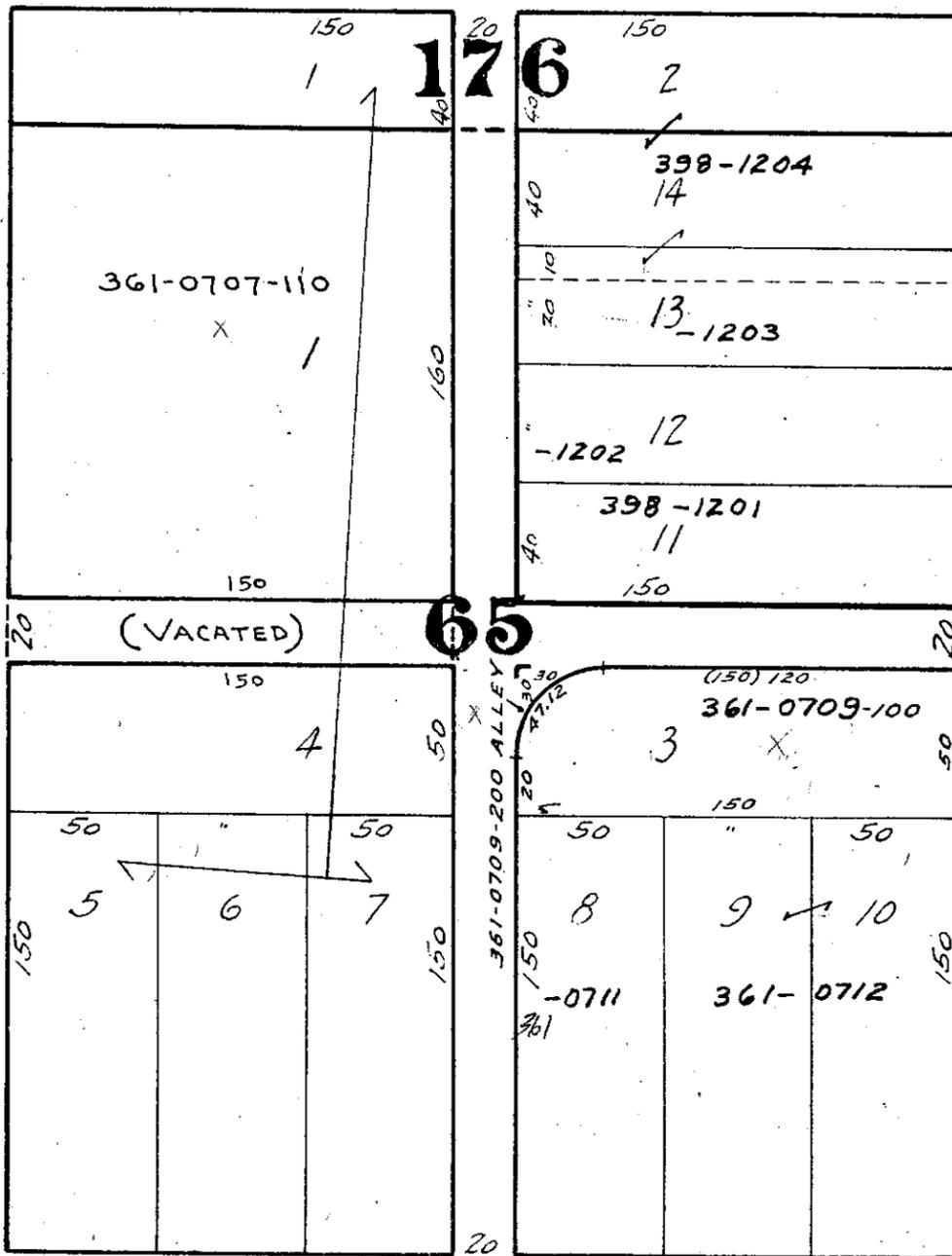
VOL. 24 P. 11



W. WISCONSIN  
\*741

AVE.  
701-21

ST.  
1/4 Sec. Line



ST.  
645-7

641

635-9

631-3

SUBD. OF LOT 2  
Vol. 2 Page 26

N. EIGHTH

N. SEVENTH

W. MICHIGAN

712-14

\*700  
ST.

PARTITION OF EAST HALF  
OF SW 1/4 SEC 29-7-22

VOL. 24 P. 1

MICROFILMED



November 16, 2009

Mr. Ronald D. Leonhardt  
City Clerk  
City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

Subject: **Notification of Contamination within Right of Way**  
**735 W. Wisconsin Avenue**  
**BRRTS #02-41-185843**  
**WDNR FID #241-959410**  
**AECOM Project No. 67014**

Dear Mr. Leonhardt:

On behalf of the City of Milwaukee, AECOM has completed remedial investigation and natural attenuation monitoring activities at 735 W. Wisconsin Avenue, Milwaukee, Wisconsin (the site). We are currently preparing the project for closure with the Wisconsin Department of Natural Resources. The closure process requires notification to the City of Milwaukee of possible contamination to groundwater and soil within the local road right-of-way. The information required for such notices is presented below:

County:	Milwaukee
Local Road:	West Wisconsin Avenue, public right-of-way east of site
Site Name:	Norwest Bank Property.
Site Address:	735 W. Wisconsin Avenue, Milwaukee, WI 53203
WDNR BRRTS No:	02-41-185843
WDNR FID No:	241-959410
Owner:	Towne Peterson, LLC
Owner's Address:	710 N. Plankinton Ave, Milwaukee, Wisconsin 53203
Responsible Party:	Wells Fargo Properties
Consulting Firm:	AECOM
Consultant Contact:	Dean Fenske
Consultant Phone:	414-225-5104
Consultant FAX:	414-225-5111
Consultant Email:	<a href="mailto:dean.fenske@aecom.com">dean.fenske@aecom.com</a>

Soil Contamination:	Yes
Groundwater Contamination:	No
Depth to Water Table:	Approximately 29-37 feet bgs
Types of Contamination Present:	VOCs
Brief summary of Clean up activity:	Natural Attenuation
Soil and groundwater plume maps attached.	

If you have any questions I may be contacted at 414-225-5104.

Sincerely,

AECOM

A handwritten signature in black ink that reads "Dean W. Fenske". The signature is written in a cursive style with a large, stylized 'D' and 'F'.

Dean Fenske  
Project Manager

Attachments:

c: Mr. Gil Meinen, Property Manager, Wells Fargo Banks, 636 Wisconsin Ave., PO Box 171,  
Sheboygan, WI 53082

RIGHT-OF-WAY

**Shipment Receipt**

(Keep this for your records.)

Transaction Date 16 Nov 2009

**Address Information**

**Ship To:**  
 City Hall  
 Ronald Leonhardt  
 200 East Wells Street  
 Room 205  
 MILWAUKEE WI 53202-3515

**Shipper:**  
 AECOM Technical Serv-Milwaukee, WI  
 Ericka Joseph  
 414-225-5100  
 1020 NORTH BROADWAY  
 SUITE 400  
 MILWAUKEE WI 53202

**Shipment Information**

**Service:** UPS Ground Service  
**\*Guaranteed By:** End of Day, Tues. 17 Nov. 2009

<b>Fuel Surcharge:</b>	.....	**0.18
<b>Shipping:</b>	.....	**4.57

**Package Information**

**Package 1 of 1**  
 Tracking Number: 1Z78F3310395050951  
 Package Type: My Packaging  
 Actual Weight: 1.0 lbs  
 Billable Weight: 1.0 lbs  
 Charge/Project #: 67014  
 Shipped By: Fenske

**Billing Information**

**Bill Shipping Charges to:** Shipper's Account 78F331

<b>Total:</b>	<b>All Shipping Charges in USD</b>	<b>**4.75</b>
<b>Negotiated Total:</b>		<b>**4.75</b>

**Note:** Your invoice may vary from the displayed reference rates.

\* For delivery and guarantee information, see the [UPS Service Guide](#). To speak to a customer service representative, call 1-800-PICK-UPS for domestic services and 1-800-782-7892 for international services.

\*\* Detailed information on fuel surcharges is also available.



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[My Settings](#)

## Track Shipments

Tracking Summary

[Printer Friendly](#) | [Help](#)

**Tracking Number:** 1Z 78F 331 03 9717 762 4

[View package progress](#)

Type: Package

Status: **Delivered**

Delivered On: 11/17/2009  
2:04 P.M.

Delivered To: SHEBOYGAN, WI, US

Signed By: SCHAWTS

Service: GROUND

**Tracking Number:** 1Z 78F 331 03 9807 261 9

[View package progress](#)

Type: Package

Status: **Delivered**

Delivered On: 11/17/2009  
12:08 P.M.

Delivered To: MILWAUKEE, WI, US

Signed By: LINDA

Service: GROUND

**Tracking Number:** 1Z 78F 331 03 9812 800 5

[View package progress](#)

Type: Package

Status: **Delivered**

Delivered On: 11/17/2009  
1:20 P.M.

Delivered To: MEQUON, WI, US

Service: GROUND

**Tracking Number:** 1Z 78F 331 03 9752 779 1

[View package progress](#)

Type: Package

Status: **Delivered**

Delivered On: 11/17/2009  
9:45 A.M.

Delivered To: SHEBOYGAN, WI, US

Signed By: AUGESTINE

Service: GROUND

**Tracking Number:** 1Z 78F 331 02 9509 598 7

[View package progress](#)

Type: Package

OFF-SOURCE  
B  
PROPERTY

Status: **Delivered**   
 Delivered On: 11/18/2009 11:44 A.M.  
 Delivered To: BLOOMFIELD, NJ, US  
 Signed By: LOMBARDOZZI  
 Service: 2ND DAY AIR

**Tracking Number:** 1Z 78F 331 02 9769 657 5  
[View package progress](#)

Type: Package  
 Status: **Delivered**   
 Delivered On: 11/18/2009 10:28 A.M.  
 Delivered To: GLEN ALLEN, VA, US  
 Signed By: BROWN  
 Service: 2ND DAY AIR

**Tracking Number:** 1Z 78F 331 03 9863 356 7  
[View package progress](#)

Type: Package  
 Status: **Delivered**   
 Delivered On: 11/17/2009 10:20 A.M.  
 Delivered To: STEVENS POINT, WI, US  
 Signed By: EVANS  
 Service: GROUND

**Tracking Number:** 1Z 78F 331 03 9505 095 1  
[View package progress](#)

Type: Package  
 Status: **Delivered**   
 Delivered On: 11/17/2009 10:21 A.M.  
 Delivered To: MILWAUKEE, WI, US  
 Signed By: MARTINEZ  
 Service: GROUND

**Tracking Number:** 1Z 78F 331 03 9933 274 7  
[View package progress](#)

Type: Package  
 Status: **Delivered**   
 Delivered On: 11/17/2009 2:31 P.M.  
 Delivered To: MILWAUKEE, WI, US  
 Signed By: PETERSON  
 Service: GROUND

RIGHT-OF-WAY

SOURCE PROPERTY

Tracking results provided by UPS: 12/03/2009 4:10 P.M. ET

[Printer Friendly](#) 

**NOTICE:** UPS authorizes you to use UPS tracking systems solely to track shipments tendered by or for you to UPS for delivery and for no other purpose. Any other use of UPS tracking systems and information is strictly prohibited.

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