



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

June 24, 2003

Mr. Greg Michael
Hydrogeologist
Environmental & Regulatory Services Division - Bureau of PECFA
Wisconsin Department of Commerce
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963

RECEIVED
JUN 25 2003
ERS DIVISION

RE: Christ Memorial Lutheran School
5719 N. Teutonia Avenue, Milwaukee, Wisconsin
Commerce # 53209-4131-19
WDNR BRRTS # 03-41-001235

Dear Mr. Michael:

Kapur & Associates, Inc. (K&A) on behalf of Christ Memorial Lutheran Church, owner of the above referenced site is providing the required information to place the above referenced property on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) for residual soil contamination remaining on-site. The Soil GIS fee of \$200.00 has been submitted to the WDNR.

Please note the legal description provided includes the Christ Memorial Lutheran Church property (south of W. Thurston Ave.) and the Christ Memorial Lutheran School property (north of W. Thurston Ave.). This investigation and GIS Registry is for the Christ Memorial Lutheran School property only, Parcel Identification Number #170-0601 (see Plat Map included).

If you have any questions or need additional information, please feel free to call me at (414) 351-6668.

Sincerely,

KAPUR & ASSOCIATES, INC.

Linda J. Fellenz
Project Manager
Hydrogeologist

Enclosure.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

June 9, 2003

Ms. Kathy Szefflinski
Christ Memorial Lutheran School
5719 N. Teutonia Ave.
Milwaukee, WI 53209

RE: **Payment of the Geographic Information System (GIS) Registry Fee**
Commerce # 53209-4131-19 WDNR BRRTS # 03-41-001235
Christ Memorial Lutheran School, 5719 N. Teutonia Ave., Milwaukee

Dear Ms. Szefflinski:

On April 15, 2003, the Wisconsin Department of Commerce (Commerce) received a request for case closure, prepared by Kapur & Associates, Inc., (Kapur). Based upon a cursory review of the analytical data, it appears that residual soil contaminant concentrations exceed regulatory limits. For Commerce to review the case closure request, the \$200.00 soil GIS Registry fee must be paid to the Wisconsin Department of Natural Resources (WDNR) Redevelopment and Remediation Program. In addition, all of the items required in the soil GIS package must be provided to Commerce. (See the enclosed list of soil GIS package requirements.)

Also provide maps of the site with the sampling locations clearly marked. The closure request, signed by Ms. Fellenz of Kapur, did not contain the usual maps and diagrams associated with a site investigation and closure request.

It is important that you notify the undersigned via mail, fax, or electronic mail that the fee has been sent to the WDNR. A review of your request for case closure will be completed within 60 days of notification.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Greg Michael'.

Greg Michael
Hydrogeologist
Site Review Section

Enclosure: (1) GIS Packet Information

cc: Kapur & Associates, Inc.
Case File



CHRIST MEMORIAL LUTHERAN CHURCH and SCHOOL

THE LUTHERAN CHURCH—MISSOURI SYNOD

property description cont:

North on a line 10 ft East of and parallel to the West line of Lot 8, in said Block, 120 ft to a point; thence Northerly along the East line of an alley, 112.98 ft to a point; thence East along the North line of said Block 1, 203.08 ft to the place of beginning, and also Lot 11, Block 1, North Thurston Forest, a subdivision in said $\frac{1}{2}$ section, in the City of Milwaukee, County of Milwaukee, and State of Wisconsin.

2002 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

CT-200

ACCOUNT TYPE: **REAL ESTATE**
 TAX KEY / ACCOUNT NO.: **170-0601-8**
 LOCATION OF PROPERTY: **5719 N TEUTONIA AV**
 LEGAL DESCRIPTION: **PLAT PAGE 170-16 NEIGHBORHOOD 6218**
THURSTON FOREST IN SE 1/4 SEC 25-8-21
BLOCK 1 LOTS 1 TO 7 INCL- E 36' LOT 8-(LOTS 12 & 13) LYING E
OF ALLEY & VAC ALLEYS ADJ & LOT 11 BLK 1 ADJ ON N

Wayne F. Whittow
CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WISCONSIN 53202
 TELEPHONE (414) 286-2240

CHRIST MEM EV LUTH CHURCH
3105 W THURSTON AVE
MILWAUKEE, WI 53209

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS.
SEE REVERSE SIDE FOR MORE INFORMATION.

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges	
EXM			0	FIRE INSPECTION FEE	59.00
Avg. Assmt. Ratio	Est. Fair Market-Land	Est. Fair Mkt.-Improvements	Total Est. Fair Market		
.9810					
School taxes reduced by school levy tax credit				TOTAL	59.00

Tax Levy	2001 Est. State Aids Allocated to Tax District	2002 Est. State Aids Allocated to Tax District	2001 Net Tax	2002 Net Tax	% Tax Change
State of Wisconsin					
Sewerage District					
Public Schools	662,663,681	681,918,823			
Technical College	11,017,223	10,823,196			
County Government	29,681,267	30,294,864			
City of Milwaukee	272,032,712	273,921,648			
Total	975,394,883	996,958,531			
Lottery and Gaming Credit				0.00	
Net Property Tax					
Special Assessments and Charges					
				59.00	
				59.00	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

Monthly Installment Payment Due: February through July 2003		Net Assessed Value Rate Before Lottery Credit 27.245	FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2003	59.00
Monthly Installment Payment Due: August, September, and October 2003			FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2003	
TOTAL DUE				59.00

WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED.

2002 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

CT-201

ACCOUNT TYPE: **REAL ESTATE** TAX KEY / ACCOUNT NO.: **170-0601-8**
 LOCATION OF PROPERTY: **5719 N TEUTONIA AV**

- CHECK FOR ADDRESS CHANGE (COMPLETE REVERSE SIDE)
- PAID UNDER PROTEST

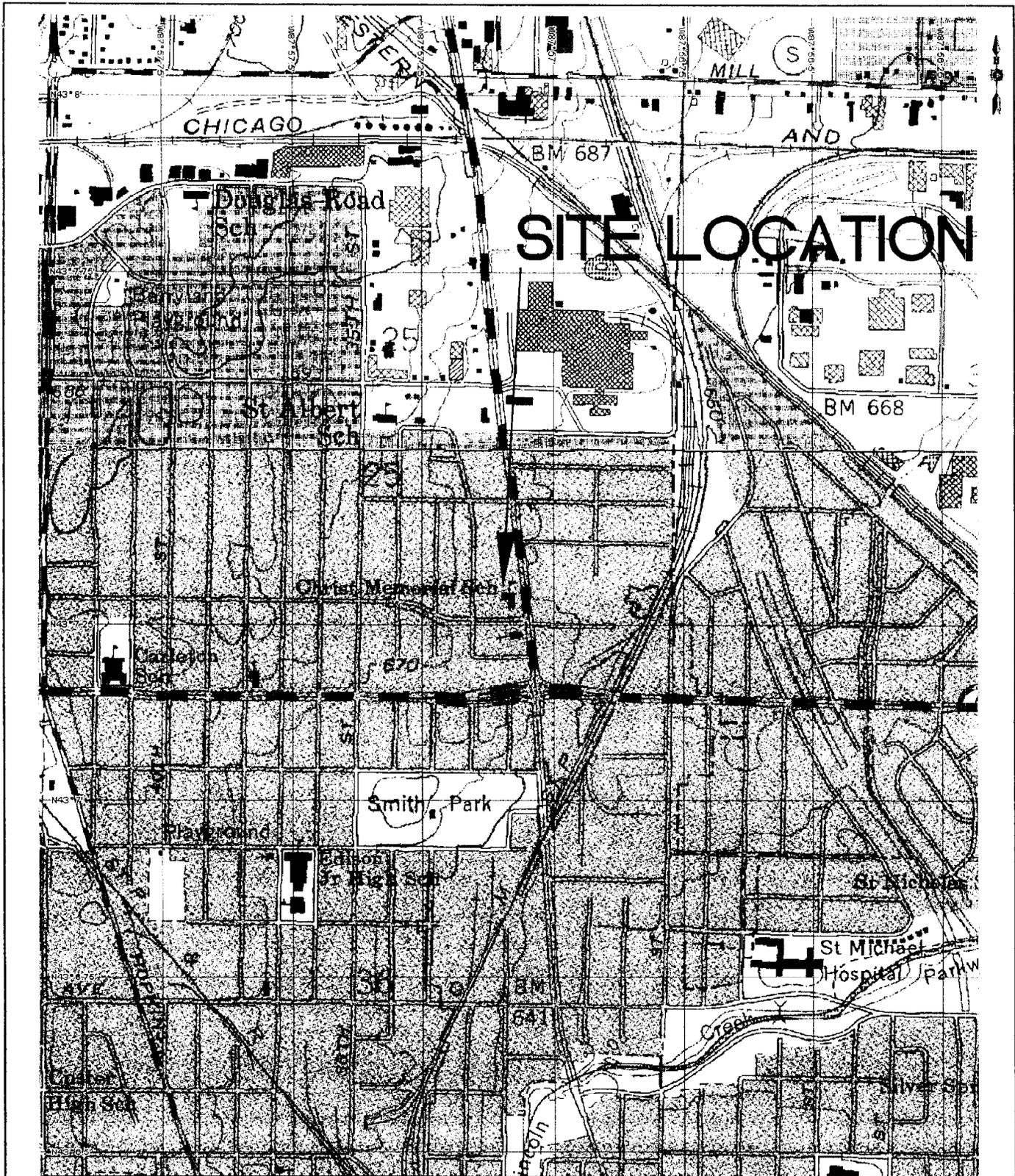
Make Check Payable and Mail to:
WAYNE F. WHITTOW
 CITY TREASURER
 BOX 78776
 MILWAUKEE, WI 53278-0776

FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2003	59.00
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2003	
PLEASE WRITE IN AMOUNT ENCLOSED	
\$	59.00 M

CHRIST MEM EV LUTH CHURCH
3105 W THURSTON AVE
MILWAUKEE, WI 53209

43530

0010030361700601000800000059000000000006



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 350 ft Scale: 1: 12,800 Detail: 14:0 Datum: WGS84



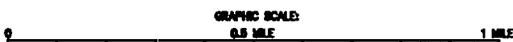
KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6668

SITE LOCATION MAP

CHRIST MEMORIAL LUTHERAN SCHOOL
 5719 N. TEUTONIA AVE., MILWAUKEE, WISCONSIN

FIGURE

1



REFERENCE: U.S.G.S. 7.5 MINUTE SERIES, PHOTO REVERSED 1989

SOURCE: USGS MILWAUKEE QUADRANGLE, 7.5 MINUTE SERIES

DRAWN BY: TWP

CHECKED BY: LWF

APPROVED BY: LWF

PROJECT NUMBER: 03736.421

DATE: 03/13/03

REVISED DATE:

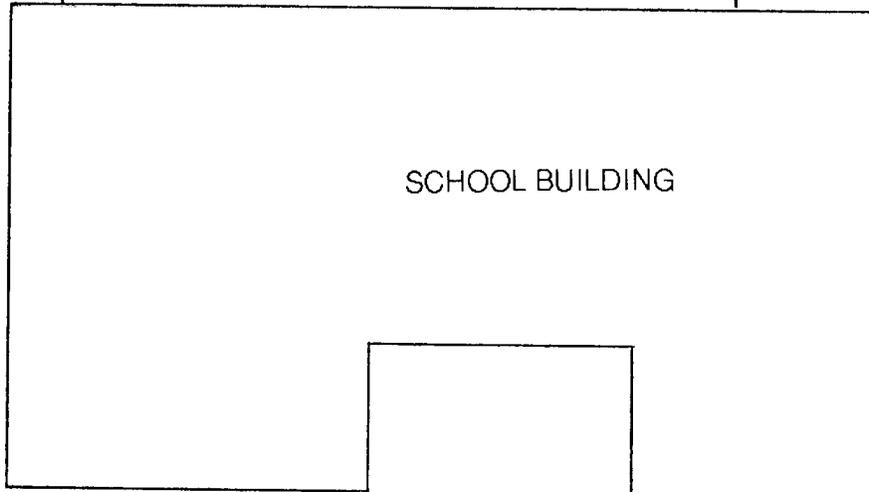


PLAYGROUND

SCHOOL BUILDING

ALLEY WAY

N. TEUTONIA AVE.



APROX. FORMER UST LOCATION

20 ft



STORM SEWER

ASPHALT

FENCE LINE

W. THURSTON AVE.



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.331.6668

SITE PLAN VIEW

FIGURE
2

SCALE: 1 INCH - 20 FEET

CHRIST MEMORIAL SCHOOL
5719 N. TEUTONIA AVE., MILWAUKEE, WISCONSIN

DRAWN BY: TWP

CHECKED BY: L.F.

APPROVED BY: L.F.

PROJECT NUMBER: 03736.421

DATE: 03/13/03

REVISED DATE:

**Table # 1, Title: Christ Memorial School
Soil Sample Analytical Results**

Sample #	Depth (ft bgs)	Date Collected	PID (ppm eq)	DRO (ppm)	GRO (ppm)	VOC's (ppm)												Lead
						Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Isopropylbenzene	p-Isopropylbenzene	Naphthalene	n-Propylbenzene	
B1	10-12'	3/4/2003	0.00	<5.72	<5.72	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	7.13
B2	3-4'	3/4/2003	0.00	NA	NA	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	34.50
B2	10-12'	3/4/2003	0.00	652	125	0.0472	<25.0	0.1570	0.1300	0.0745	1.1100	1.4800	0.1520	0.3970	0.3670	2.3500	0.5450	23.40
B3	8-9'	3/4/2003	0.00	3,740	413	0.0738	0.0601	0.3770	0.2830	0.1380	3.6500	4.5600	0.3950	1.4500	0.7730	<u>3.4700</u>	2.4000	12.70
B3	15-16'	3/4/2003	0.00	7.15	<5.76	<25.0	<25.0	0.0265	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	7.49
B4	10-12'	3/4/2003	0.00	8.87	<5.77	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	6.49
B5	8-10'	3/4/2003	0.00	5.9	<5.90	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	8.88
B6	3-4'	3/4/2003	0.00	NA	NA	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	11.00
B6	8-10'	3/4/2003	0.00	10.5	<6.01	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	8.15
B7	10-12'	3/4/2003	0.00	8.35	<5.83	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	8.05
TRIP	NA	3/4/2003	NA	NA	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA
NR 720.09 RCLs				100/250*	100/250*	2.9	1.5	NS	NS	4.1	NS	NS	NS	NS	NS	NS	NS	50
NR 746.06 Table 1 (free product indicator)				NS	NS	4.6	38	83	11	42.0	NS	NS	NS	NS	NS	2.7	NS	NS
NR 746.06 Table 2 (direct contact standard)				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

NOTES: All results are in parts per million (ppm) unless otherwise noted

Concentrations exceeding the NR 720 RCLs are in **bold face**

Concentrations exceeding the NR 746 Table 1 Standards are underlined

* = Residual Contaminant Levels (RCLs) based on protection of groundwater per NR 720 in ppm

** = RCLs based on human health risk from direct contact related to non-industrial use per NR 720

ft bgs = feet below ground surface

PID = photoionization detector

ppm eq = parts per million equivalent

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

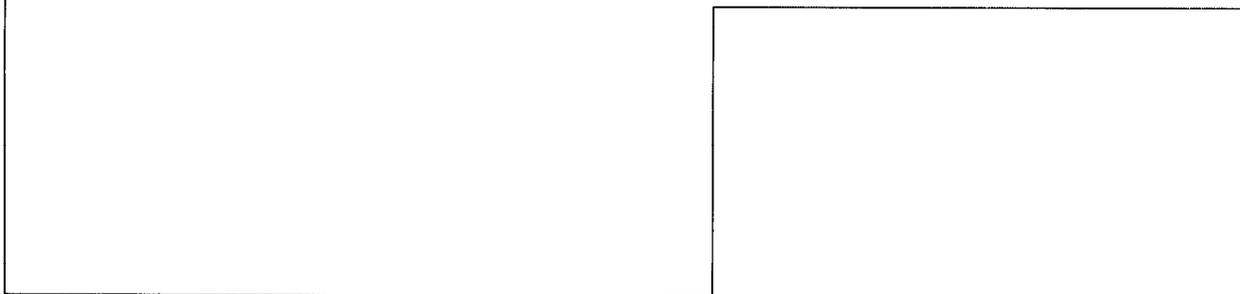
VOC = Volatile Organic Compounds

PAH = polynuclear aromatic hydrocarbons

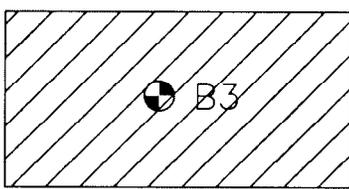
Only compounds detected in at least one sample are shown



SCHOOL BUILDING



APPROX. FORMER UST LOCATION



B1

B3

B5

B2

B4

B6

B7



STORM SEWER



SOIL BORING LOCATION MAP

FIGURE
3

LEGEND:

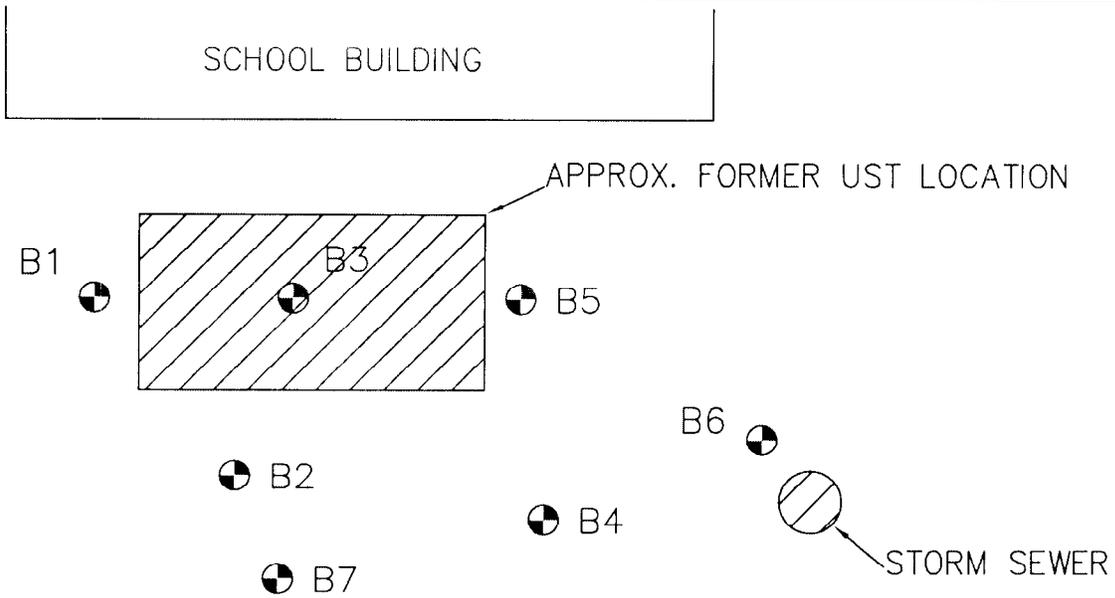
SOIL BORING

CHRIST MEMORIAL SCHOOL
5719 N. TEUTONIA AVE., MILWAUKEE, WISCONSIN

DESIGNED BY: TWP	DRAWN BY: LJF	CHECKED BY: LJF	PROJECT NUMBER: 03736.421	DATE: 03/13/03	SCALE: 1" = 10'
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Sample #	DRO (ppm)	GRO (ppm)	VOCs (ppm)													Lead
			Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Isopropylbenzene	p-Isopropylbenzene	Naphthalene	n-Propylbenzene		
B1	<5.72	<5.72	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	NA	7.13
B2	NA	NA	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	NA	34.50
B2	652	125	0.0472	<25.0	0.1570	0.1300	0.0745	1.1100	1.4800	0.1520	0.3970	0.3670	2.3500	0.5450	23.40	
B3	3,740	413	0.0738	0.0601	0.3770	0.2830	0.1380	3.6500	4.5600	0.3950	1.4500	0.7730	3,4700	2,4000	12.70	
B3	7.15	<5.76	<25.0	<25.0	0.0265	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	7.49	
B4	8.87	<5.77	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	6.49	
B5	5.9	<5.90	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	8.88	
B6	NA	NA	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	11.00	
B6	10.5	<6.01	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	8.15	
B7	8.35	<5.83	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NA	NA	NA	NA	NA	NA	8.05	

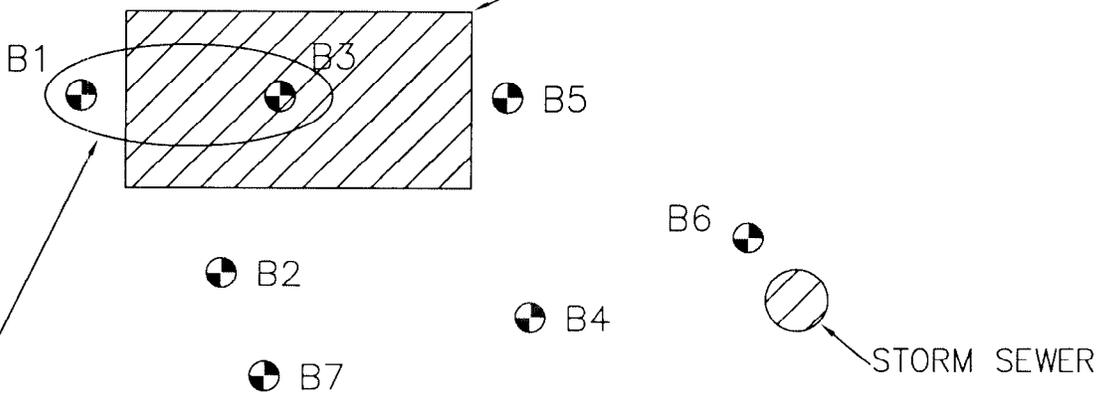


	SOIL SAMPLE RESULTS MAP		FIGURE 4
	LEGEND: SOIL BORING		
CHRIST MEMORIAL SCHOOL 5719 N. TEUTONIA AVE., MILWAUKEE, WISCONSIN			
DESIGN BY: TWP	DRAWN BY: LJF	APPROVED BY: LJF	PROJECT NUMBER: 03736.421
			DATE: 03/13/03
			SCALE: 1" = 10'



SCHOOL BUILDING

APPROX. FORMER UST LOCATION



EXTENT OF RESIDUAL SOIL CONTAMINATION
REMAINING ABOVE THE NR 720 RCLs



SOIL CONTAMINANT PLUME MAP

FIGURE
5

LEGEND:

SOIL BORING

CHRIST MEMORIAL SCHOOL
5719 N. TEUTONIA AVE., MILWAUKEE, WISCONSIN

DRAWN BY TWP	DESIGNED BY LJF	CHECKED BY LJF	PROJECT NUMBER 03736.421	DATE 03/13/03	SCALE 1" = 10'
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