The following site is being submitted for inclusion into the GIS registry:

- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	**0341001643**
Comm # (no dashes):	53132961701
County:	Milwaukee
Region:	Southeast
Site Name:	Franklin Plumbing & Heating
Street Address:	9901 W Loomis Rd
City:	Franklin
Final Closure Date:	2002-11-21
Closure Conditions:	met
Off-source property contamination?	No

(If yes, attach locational data and deed information on pg. 2)

Right-of-way contamination?	Yes
Contaminated media:	Soil

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):	680192
Northing (Y):	270224
Collection Method:	DNR Web Site
Scale or Resolution:	1:5,085

(1:24,000 scale or finer)

Prepared by:	
Submitted by:	David Blair

Source Property Checklist

- ☒ Final Closure Letter
- ☒ The most recent deed including legal descriptions, for all properties within or partially within the contaminated site boundaries w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ A certified surveyed 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
- ☒ Parcel ID for all properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s), soil borings and/or potable wells etc for properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ Latest Map(s) showing extent or outline of current GW and/or Soil contamination plume
- ☒ Latest Table of GW and/or Soil results
- ☒ Map showing GW flow direction
- ☒ A table of the previous 4 water level elevation measurements
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☒ ROW Notification

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
Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin
Department of Commerce

November 21, 2002

Mr. Tom Mohrhusen
Franklin Plumbing Company, Inc.
9901 W. Loomis Rd.
Franklin, WI 53132

RE: **Final Closure**

Commerce # 53132-9617-01 WDNR BRRTS # 03-41-001643
Franklin Plumbing & Heating, 9901 W. Loomis Rd., Franklin

Dear Mr. Mohrhusen:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

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,

Greg Michael
Hydrogeologist
Site Review Section

cc: Sigma Environmental Services, Inc.
Case File

7678461

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 – 1982
WARRANTY DEED

REEL 4489 IMAG 628

REGISTER'S OFFICE } SS
Milwaukee County, WI
RECORDED AT -10 10 AM

FEB - 1 1999
REEL 4489 IMAGE 628-629
Walter R. Barczak REGISTER OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Vic Kornis
1509 North Prospect
Milwaukee, WI 53202

840-9991
PARCEL IDENTIFICATION NUMBER

This Deed, made between A. THOMAS MOHRHUSEN and JANET MOHRHUSEN, husband and wife

, Grantor,

and MPED (Loomis/100) ASSOCIATES, a Wisconsin limited partnership

, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

See attached page.

TRANSFER
$ 1425.00
FEE

76784 61
RECORD 12.00
RTX 1425.00

This is not (is) (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And A. Thomas Mohrhusen and Janet Mohrhusen
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, grants, and restrictions of record; municipal zoning ordinances, and real estate taxes after January 1, 1998.

and will warrant and defend the same.

Dated this 29th day of January, 1999.

A Thomas Mohrhusen (SEAL)
• A. Thomas Mohrhusen

Janet Mohrhusen (SEAL)
• Janet Mohrhusen

(SEAL)
•

(SEAL)
•

AUTHENTICATION

Signature(s) A. Thomas Mohrhusen and Janet Mohrhusen
authenticated this 29th day of January, 1999

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

THIS INSTRUMENT WAS DRAFTED BY
Ronald J. Wambach
10533 West National Avenue, #200
West Allis, WI 53227
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin, } ss.
County.

Personally came before me this day of , 19, the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

•

Notary Public, County, Wis.
My commission is permanent (If not, state expiration date. , 19)

12.00 • Names of persons signing in any capacity should be typed or printed below their signatures
304600

STATE BAR OF WISCONSIN

Wisconsin Legal Blank Co., Inc.

ALTA Commitment Continuation Page

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A continued
Legal Description

Commitment No. 304600

A part of the Southeast One-quarter (1/4) of Section Seventeen (17), in Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows, to-wit: Commencing at the Southwest corner of said 1/4 Section; running thence North 0°37'00" East along the West line of said 1/4 Section, 454.02 feet to a point in the centerline of Loomis Road (as now laid out); thence Northeasterly along the centerline of said Loomis Road, being a curved line, having a radius of 2292.02 feet with the center to the Southeast and a chord 226.88 feet in length which bears North 49°43'47" East a distance of 226.97 feet to the place of beginning of the land about to be described; continuing thence Northeasterly along the centerline of said Loomis Road, being a curved line, having a radius of 2292.91 feet with its center to the Southeast, and a chord of 125.0 feet in length, which bears North 54°07'45" East a distance of 125.02 feet to a point of tangency; thence North 55°41'30" East along the centerline of said Loomis Road, 134.83 feet to the intersection of the centerline of Highway 100; thence South 37°26'10" East along the centerline of Highway 100, 445.0 feet to a point; thence South 55°41'30" West 260.00 feet to a point; thence North 37°26'10" West, 441.56 feet to the place of beginning, excepting therefrom the Northwesterly 70 feet and the Northeasterly 70 feet used for highway purposes.

9901 West Loomis Road

Tax Key No. 840-9991

MC:lb

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Wisconsin Title Service Company, Inc.

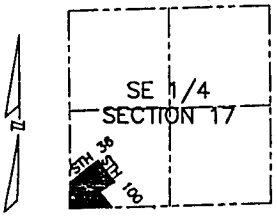
CERTIFIED SURVEY MAP No. 6679

Being a division of part of the Southwest 1/4 of the Southeast 1/4 of Section 17 Township 5 North, Range 21 East, Fourth Principle Meridian, located in the City of Franklin, Milwaukee County, Wisconsin

STS Consultants Ltd.
Consulting Engineers
11425 West Lake Park Drive
Milwaukee, WI 53224
414-359-3030

7768292

REGISTER'S OFFICE } SS
Milwaukee County, WI
RECORDED AT 11:27 AM
JUL - 6 1999
REEL 4598 IMAGE 851 to 854 incl.
Walter A. Bangel REGISTER OF DEEDS



LOCATION MAP
T 5 N, R 21 E
1" = 2000'

NORTH

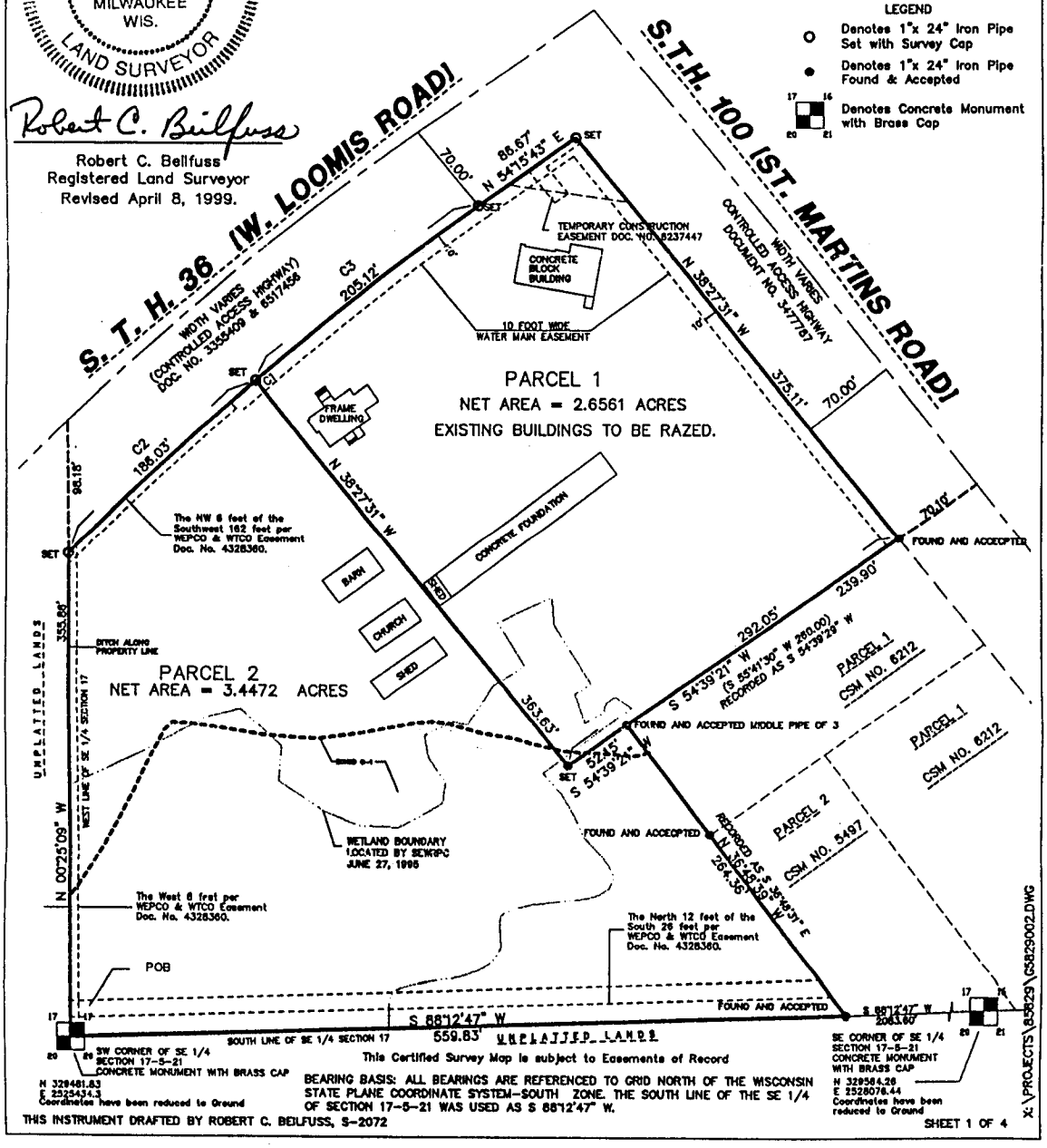
SCALE IN FEET
100' 0 100'

WISCONSIN
ROBERT C. BEILFUSS
S-2072
MILWAUKEE
WIS.
LAND SURVEYOR

Robert C. Beilfuss
Robert C. Beilfuss
Registered Land Surveyor
Revised April 8, 1999.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	391.15	2221.83	10°08'12"	196.08	S 48°13'07" W	390.64
C2	186.03	2221.83	04°47'50"	93.07	S 48°34'26" W	185.87
C3	205.12	2221.83	05°17'22"	102.63	S 51°37'02" W	205.05

LEGEND
- ○ Denotes 1"x 24" Iron Pipe Set with Survey Cap
- ● Denotes 1"x 24" Iron Pipe Found & Accepted
- Denotes Concrete Monument with Brass Cap



This Certified Survey Map is subject to Easements of Record

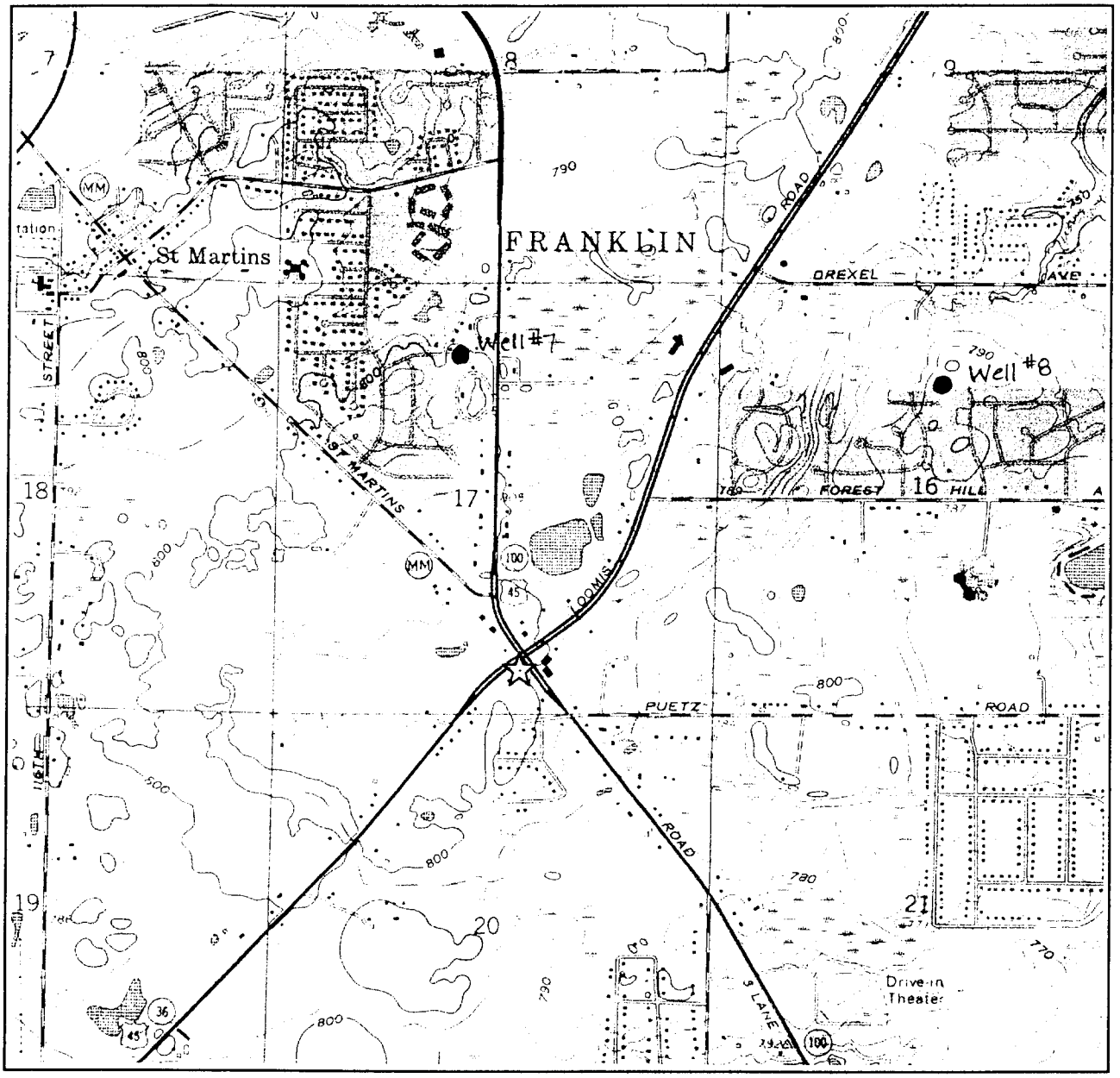
BEARING BASIS: ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM-SOUTH ZONE. THE SOUTH LINE OF THE SE 1/4 OF SECTION 17-5-21 WAS USED AS S 88°12'47" W.

THIS INSTRUMENT DRAFTED BY ROBERT C. BEILFUSS, S-2072

PARCEL IDENTIFICATION NUMBERS

- Tax Parcel Identification Number (PIN) for the former Franklin Plumbing & Heating, Inc. property, located at 9901 West Loomis Road, Franklin, Wisconsin:

  840-9991



SW ¼ of the SE ¼ of Sec. 17, T5N, R21E Adapted from U.S.G.S. 7.5 minute series, Hales Corners, Wisconsin, quadrangle dated 1959 (revised 1994).

SCALE 1:24 000

1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 KILOMETER

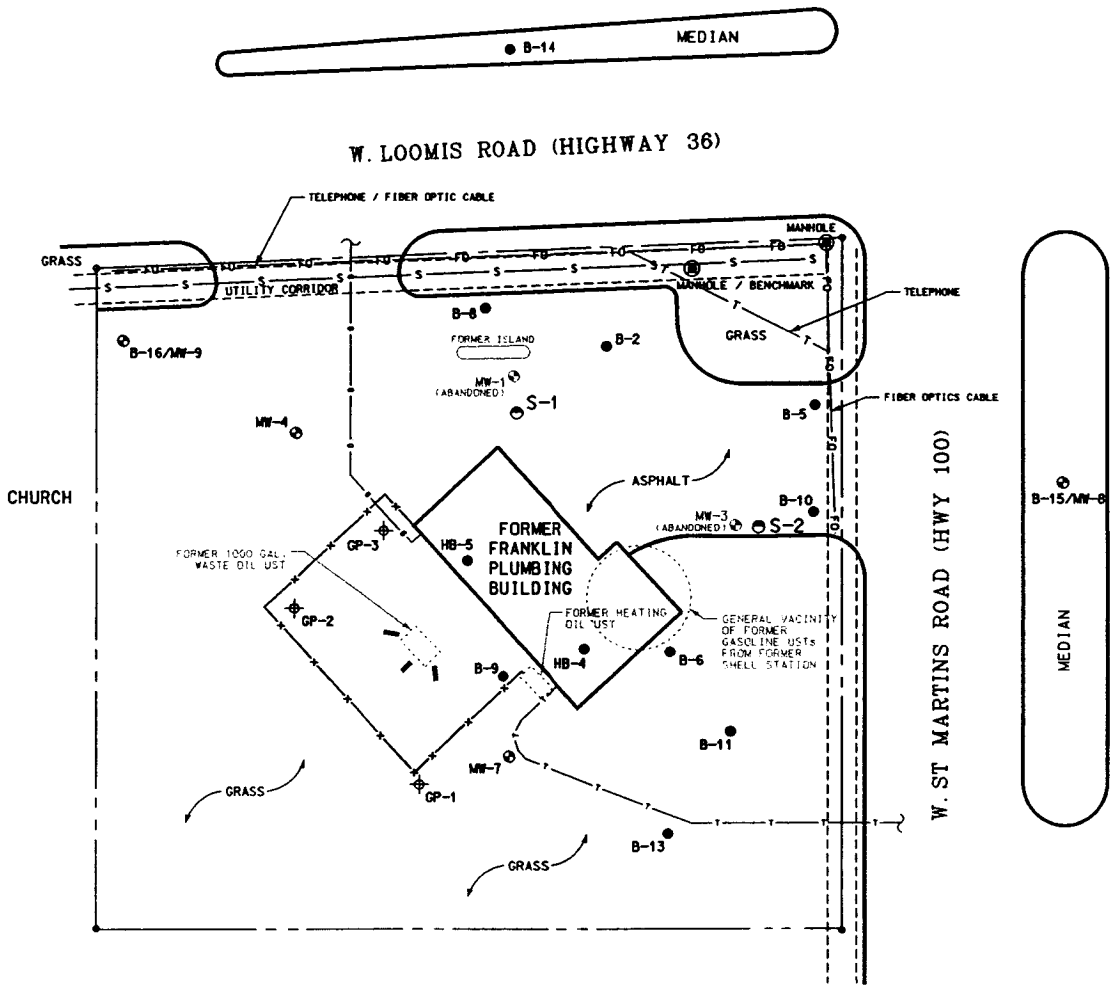
CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL

N

Figure 1. Site Location Map
Franklin Plumbing
9901 W. Loomis Rd., Franklin, Wisconsin

SIGMA
ENVIRONMENTAL SERVICES INC.

1110fig1.ppt



LEGEND

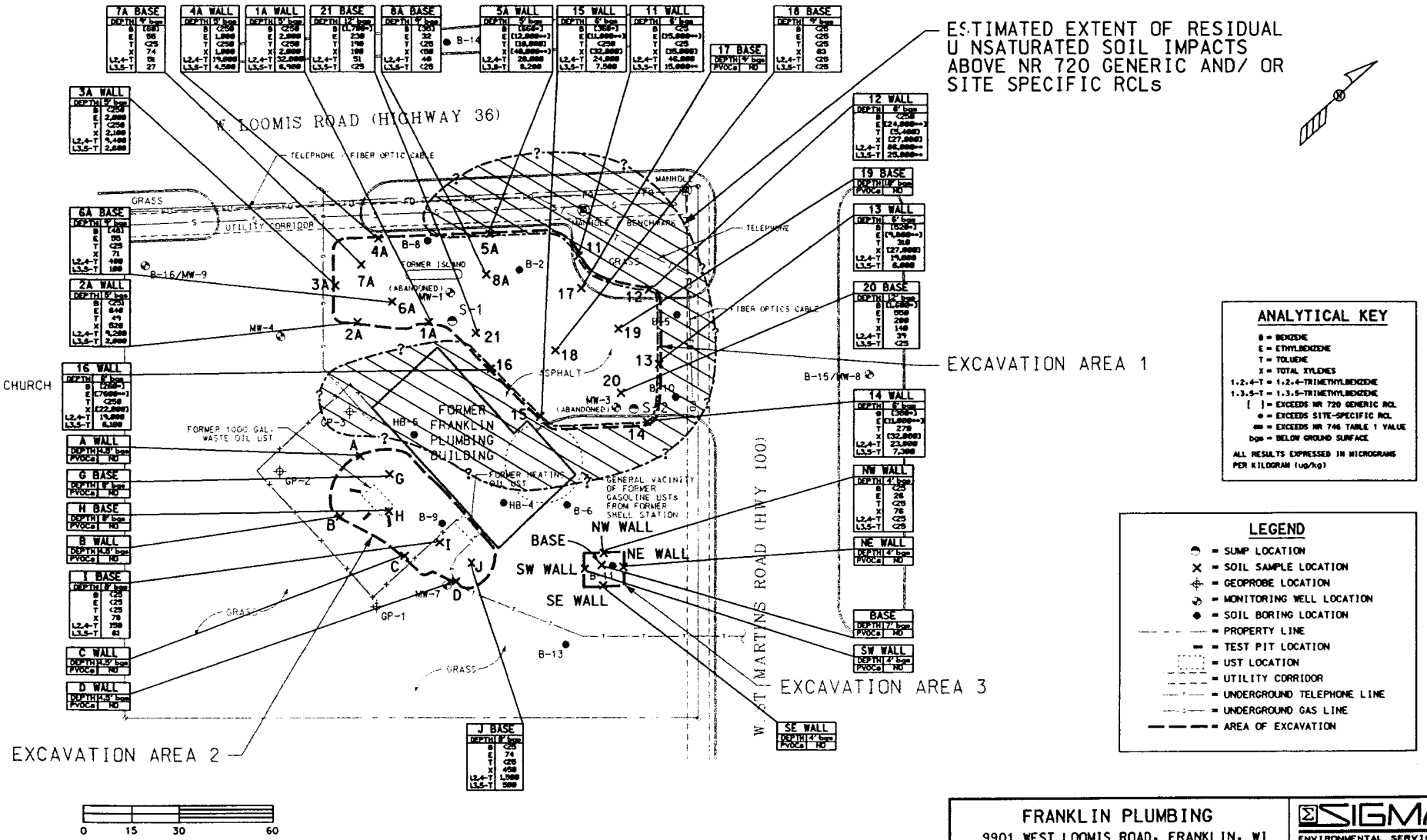
- = SUMP LOCATION
- = GEOPROBE LOCATION
- = MONITORING WELL LOCATION
- = SOIL BORING LOCATION
- = PROPERTY LINE
- = TEST PIT LOCATION
- = UST LOCATION
- = UTILITY CORRIDOR
- = UNDERGROUND TELEPHONE LINE
- = UNDERGROUND GAS LINE

NOTE:
1. DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED
2. SOIL BORINGS B-1 THROUGH B-13 LOCATED FROM ENVIRONMENTAL ASSOCIATES SOIL MAP DATED 3-21-92

GRAPHIC SCALE

0 15 30 60

FRANKLIN PLUMBING 9901 WEST LOOMIS ROAD, FRANKLIN, WI			SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 10-24-01	DR. BY: TMM	DR.# 1110-008	SCALE: 1" = 30'
SITE PLAN MAP			FIGURE 3



NOTE:
1. DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED
2. SOIL BORINGS B-1 THROUGH B-13 LOCATED FROM ENVIRONMENTAL ASSOCIATES SOIL MAP DATED 3-21-92

FRANKLIN PLUMBING 9901 WEST LOOMIS ROAD, FRANKLIN, WI			SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 9-9-02	DR. BY: TMM	DR.# 1110-009	SCALE: 1" = 30'
POST REMEDIATION SOIL QUALITY MAP			FIGURE 5

Table 2: Summary of Laboratory Soil Results, Remedial Investigations, Franklin Plumbing, 9901 West Loomis Road, Franklin, Wisconsin

Parameter	Detection Limit	B1-S2 (3.5-5.5')	MW1-S7 (16-18')	B1-S8* (3.5-5.5')	B2-S3 (6-8')	B2-S6 (13.5-15.5')	MW3-S4 (8.5-10.5')	MW3-S7 (16-18')	MW4-S3 (6-8')
Benzene (ug/kg)	1.0	3,200	2.4	990	<1,200	<1.0	310	<1.0	1.3
Ethylbenzene (ug/kg)	1.0	30,000	1.6	13,000	15,000	<1.0	<120	<1.0	53
MTBE (ug/kg)	1.0	<620	<1.0	<480	<1,200	<1.0	180	<1.0	<1.0
Toluene (ug/kg)	1.0	30,000	6.1	13,000	<1,200	<1.0	620	<1.0	<1.0
1,2,4 TMB (ug/kg)	1.0	37,000	<1.0	24,000	55,000	<1.0	7,000	<1.0	9.3
1,3,5 TMB (ug/kg)	1.0	15,000	<1.0	5,300	13,000	<1.0	2,800	<1.0	<1.0
Xylenes (ug/kg)	1.0	63,000	7.1	37,000	35,000	<1.0	6,000	<1.0	69
GRO (ppm)	5.0	1,700	<5	700	1,900	<5	160	<5	<5
DRO (ppm)	10.0	<10	<10	<10	<10	<10	<10	<10	<10

* - B1-S8 is duplicate of B1-S2

Table 2: Summary of Laboratory Soil Results, Remedial Investigations, Franklin Plumbing,
(cont.) 9901 West Loomis Road, Franklin, Wisconsin

Parameter	Detection Limit	MW4-S6 (13.5-15.5')	B5-S3 (6-8')	B5-S7 (16-18')	B6-S5 (11-13')	B6-S7 (16-18')	MW7-S5 (11-13')	MW7-S7 (16-18')	B8-S2 (3.5-5.5')
Benzene (ug/kg)	1.0	<1.0	<300	1.6	<1.0	6.8	1.5	<1.0	<1,300
Ethylbenzene (ug/kg)	1.0	<1.0	4,700	<1.0	<1.0	1.2	<1.0	<1.0	2,200
MTBE (ug/kg)	1.0	<1.0	<300	<1.0	<1.0	<1.0	<1.0	<1.0	<1,300
Toluene (ug/kg)	1.0	<1.0	<300	5.3	2.9	18	3.7	<1.0	<1,300
1,2,4 TMB (ug/kg)	1.0	<1.0	15,000	<1.0	<1.0	<1.0	4.6	<1.0	11,000
1,3,5 TMB (ug/kg)	1.0	<1.0	4,000	<1.0	<1.0	<1.0	<1.0	<1.0	3,400
Xylenes (ug/kg)	1.0	2.8	6,900	4.6	2.3	14	2.8	<1.0	7,700
GRO (ppm)	1.0	<5	260	<5	<5	<5	<5	<5	150
DRO (ppm)	1.0	<10	<10	<10	<10	<10	<10	<10	<10

Table 2: Summary of Laboratory Soil Results, Remedial Investigations, Franklin Plumbing,
(cont.) 9901 West Loomis Road, Franklin, Wisconsin

Parameter	Detection Limit	B8-S6 (13.5-15.5′)	MW2-S4* (3.5-5.5′)	B9-S2+ (3.5-5.5′)	B9-S6+ (13.5-15.5′)	B10-S3 (6-8′)	B10-S7 (16-18′)	B11-S2 (3.5-5.5′)	B11-S6 (13.5-15.5′)
Benzene (ug/kg)	1.0	3.9	<620	990	31	<2,400	1.1	<1,200	32
Ethylbenzene (ug/kg)	1.0	1.2	2,000	540	4.9	120,000	48	2,000	2.8
MTBE (ug/kg)	1.0	<1.0	<620	N/A	N/A	<2,400	<1.0	<1,200	<1.0
Toluene (ug/kg)	1.0	11	<620	<470	77	13,000	5.3	<1,200	40
1,2,4 TMB (ug/kg)	1.0	<1.0	11,000	6,500	6.1	140,000	56	22,000	5.4
1,3,5 TMB (ug/kg)	1.0	<1.0	2,300	<470	<1.0	48,000	20	4,700	<1.0
Xylenes (ug/kg)	1.0	7.6	5,500	1,200	15	230,000	49	5,000	37
GRO (ppm)	1.0	<5	190	---	---	7,100	<5	240	<5
DRO (ppm)	1.0	<10	<10	---	---	<30	<10	<20	<10
TRPH	10	---	---	160	<10	---	---	---	---

* - MW2-S4 is duplicate of B8-S2
+ - Soil samples were analyzed for total VOC's (EPA Method 8021)

Table 2: Summary of Laboratory Soil Results, Remedial Investigations, Franklin Plumbing,
(cont.) 9901 West Loomis Road, Franklin, Wisconsin

Parameter	Detection Limit	B13-S2 (3.5-5.5')	B13-S5 (11-13')	B12-S3* (3.5-5.5')
Benzene (ug/kg)	1.0	2.2	<1.0	<1,300
Ethylbenzene (ug/kg)	1.0	6	<1.0	<1,300
MTBE (ug/kg)	1.0	<1.0	<1.0	<1,300
Toluene (ug/kg)	1.0	42	<1.0	<1,300
1,2,4 TMB (ug/kg)	1.0	10	<1.0	15,000
1,3,5 TMB (ug/kg)	1.0	4.6	<1.0	4,200
Xylenes (ug/kg)	1.0	82	<1.0	4,000
GRO (ppm)	1.0	<5	<5	<100
DRO (ppm)	1.0	<10	<10	530
TRPH	10	---	---	---

* - B12-S3 is duplicate of B9-S2

depth of approximately 10.5 feet bgs. Refer to soil boring logs (Attachment 2) for a detailed description of soil types and to Figure 1 for soil boring/monitoring well locations.

Two (2) samples from each boring (B-14, B-15 and B-16) were submitted to NET, Inc. in Watertown, Wisconsin for analysis of Gasoline Range Organics (GRO), Diesel Range Organics (DRO), Petroleum Volatile Organic Compounds (PVOCs) and Total Lead (Pb). A DRO concentration exceeding the WDNR 10 parts per million action level for petroleum hydrocarbon in soil was identified in soil boring B-16 (4'-6'; 698 mg/kg). Based upon PID screening results and the absence of PVOC compounds, petroleum odors or soil staining, Sigma believed the laboratory result to be inaccurate. Subsequent conversations with Mr. Jim Delwiche of the WDNR resulted in resampling the 4 - 6 foot interval next to soil boring B-16. Laboratory analysis of the soil sample collected on 10/18/93 from the 4 - 6 foot interval in B-16 exhibited a DRO concentration of 24 mg/kg. Detectable concentrations of DRO were identified in soil borings B-14 (12'-14'; 5.8 mg/kg) and B-16 (12'-14'; 9.0 mg/kg). Low level concentrations of Lead were identified in all soil samples submitted for laboratory analysis. Soil quality results are presented in Table 1 and on Figure 1. Laboratory reports are included as Attachment 3.

TABLE 1 SOIL QUALITY RESULTS

Boring #	Depth (ft. bgs)	PID (ppm)	GRO	DRO	PVOC (Total)	Pb (Total)
B-14	2-4	ND	---	---	---	---
	4-6	ND	---	---	---	---
	7-9	ND	<6.0	<6.0	ND	8.8
	9-11	ND	---	---	---	---
	12-14	ND	5.8	<5.7	ND	10
	14-16	ND	---	---	---	---
	16-18	ND	---	---	---	---
B-15	2-4	ND	---	---	---	---
	4-6	ND	---	---	---	---
	7-9	ND	---	---	---	---
	9-11	ND	<6.0	<6.0	ND	10
	12-14	ND	<6.0	<6.0	ND	8.9
	14-16	ND	---	---	---	---
B-16	2-4	ND	---	---	---	---
	4-6	72.5	<6.2	698	ND	15
	4-6 (R)	ND	---	24	---	---
	7-9	ND	---	---	---	---
	9-11	ND	---	---	---	---
	12-14	ND	<5.8	9.0	ND	12
	14-16	ND	---	---	---	---

KEY:
bgs = below ground surface
PID = Photoionization Detector
ppm = parts per million
Pb = Lead
PVOC = Petroleum Volatile Organic Compounds
(R) = Resampled
ND = Not Detected
--- = Parameter not analyzed
GRO = Gasoline Range Organics
DRO = Diesel Range Organics
All results expressed in mg/kg; except where noted.

TABLE 1
SOIL QUALITY SUMMARY
FRANKLIN PLUMBING & HEATING
9901 WEST LOOMIS ROAD
FRANKLIN, WISCONSIN

	Boring #	GP-1	GP-2	GP-3	HB-4	NR 720 Residual Contaminant Level
	Depth (ft. bgs)	4 - 6	6 - 8	6 - 8	10 - 12	
	PID (i.u.i.)	0.0	0.0	51.4	0.0	
	Units					
GRO	mg/kg	<3.0	<3.0	**130**	<3.3	100
DRO	mg/kg	<4.2	<4.2	**360**	<4.9	100
Benzene	µg/kg	<25	<25	<25	<25	5.5
Ethylbenzene	µg/kg	<25	<25	190	<25	2,900
MTBE	µg/kg	<25	<25	<25	<25	NES
1,2,4-Trimethylbenzene	µg/kg	<25	<25	1300	<25	NES
1,3,5-Trimethylbenzene	µg/kg	<25	<25	600	<25	NES
Toluene	µg/kg	<25	<25	<25	<25	1,500
Xylene	µg/kg	<25	<25	140	<25	4,100

KEY:
- ft bgs. = feet below ground surface
- PID = Photoionization Detector
- i.u.i. = instrument readings as isobutylene
- NES = no established standard
- GRO = Gasoline Range Organics
- DRO = Diesel Range Organics
- MTBE = Methyl-Tert-Butyl-Ether
- bold, box = Concentration exceeds NR 720 RCL

TABLE 2
Excavation Soil Sample Analytical Results
Franklin Plumbing and Heating, 9901 W. Loomis Road, Franklin, WI
Sigma Project No. 1110

Parameter	Sample ID / Depth (ft bgs) / PID / Date / Units	Area 1: 1A Wall 5	2A Wall 5	3A Wall 5	4A Wall 5	5A Wall 5	6A Base 9	7A Base 9	8A Base 9	NR 720 Residual Contaminant Level (RCL)	SESOIL Site-Specific Clean-up Standard (ppb)	COMM 46 Table 1 Soil Screening Level	COMM 46 Table 2 Value
	PID	437	622	614	569	144	76.9	84.1	42.2				
	Date	03/29/1999	03/29/1999	03/29/1999	03/29/1999	03/29/1999	03/29/1999	03/29/1999	03/29/1999				
Benzene	µg/kg	<250	<251	<250	<250	**660***	**48**	**60**	**35**	5.5	226.87	8,500	1,100
Ethylbenzene	µg/kg	2,000	640	2,000	1,000	**12,000****	55	55	32	2,900	50,000	4,600	NS
Methyl-tert-butyl-ether	µg/kg	<250	<251	<250	<250	<250	<25	<25	<25	NS	NS	NS	NS
Toluene	µg/kg	<250	49	<250	<250	**10,000**	<25	<25	<25	1,500	50,000	38,000	NS
Total Xylenes	µg/kg	2,000	520	2,100	1,000	**48,000****	71	74	<50	4,100	100,000	42,000	NS
1,2,4-Trimethylbenzene	µg/kg	32,000	9,200	9,400	19,000	28,000	400	51	40	NS	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	6,900	2,000	2,600	4,500	8,200	100	27	<25	NS	NS	11,000	NS

Notes:
1. µg/kg = micrograms per kilogram (equivalent to parts per billion)
2. PID = photo-ionization detector (reported in instrument units as isobutylene)
3. NS = no standard
4. Exceedances:
   - **bold, box** = Concentration exceeds NR 720 RCL
   - * = Concentration exceeds site-specific RCL
   - ** = Concentration exceeds NR 746 Table 1 Soil Screening Level
   - *** = Concentration exceeds NR 746 Table 2 values

TABLE 2
Excavation Soil Sample Analytical Results
Franklin Plumbing and Heating, 9901 W. Loomis Road, Franklin, WI
Sigma Project No. 1110

		Area 1											
	Sample ID	#11 Wall	#12 Wall	#13 Wall	#14 Wall	#15 Wall	#16 Wall	#17 Base	#18 Base	NR 720	SESOIL	COMM 46	COMM 46
	Depth (ft bgs)	6	6	6	6	6	6	9	9	Residual	Site-Specific	Table 1	Table 2
	PID	543	722	663	511	572	683	177	163	Contaminant	Clean-up	Soil	Value
	Date	03/26/1999	03/26/1999	03/26/1999	03/26/1999	03/26/1999	03/26/1999	03/26/1999	03/26/1999	Level	Standard	Screening	
Parameter	Units									(RCL)	(ppb)	Level	
Benzene	µg/kg	<25	<250	**520***	**380***	**360***	**260***	<25	<25	5.5	226.87	8,500	1,100
Ethylbenzene	µg/kg	**15,000****	**24,000****	**9,800****	**11,000****	**11,000****	**7,600****	<25	<25	2,900	50,000	4,600	NS
Methyl-tert-butyl-ether	µg/kg	<25	<250	<25	<250	<250	<250	<25	<25	NS	NS	NS	NS
Toluene	µg/kg	<25	**5,400**	310	270	<250	<250	<25	<25	1,500	50,000	38,000	NS
Total Xylenes	µg/kg	**15,000**	**27,000**	**27,000**	**32,000**	**32,000**	**22,000**	<50	63	4,100	100,000	42,000	NS
1,2,4-Trimethylbenzene	µg/kg	46,000	86,000**	19,000	23,000	24,000	19,000	<25	<25	NS	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	15,000**	25,000**	6,000	7,300	7,500	6,100	<25	<25	NS	NS	11,000	NS

Notes:
1. µg/kg = micrograms per kilogram (equivalent to parts per billion)
2. PID = photo-ionization detector (reported in instrument units as isobutylene)
3. NS = no standard
4. Exceedances:
   - **bold, box** = Concentration exceeds NR 720 RCL
   - * = Concentration exceeds site-specific RCL
   - ** = Concentration exceeds NR 746 Table 1 Soil Screening Level
   - *** = Concentration exceeds NR 746 Table 2 values

TABLE 2
Excavation Soil Sample Analytical Results
Franklin Plumbing and Heating, 9901 W. Loomis Road, Franklin, WI
Sigma Project No. 1110

		Area 1			Area 3								
	Sample ID	#19 Base	#20 Base	#21 Base	NW Wall	SW Wall	NE Wall	SE Wall	Base	NR 720 Residual Contaminant Level (RCL)	SESOIL Site-Specific Clean-up Standard (ppb)	COMM 46 Table 1 Soil Screening Level	COMM 46 Table 2 Value
	Depth (ft bgs)	10	12	12	4	4	4	4	7				
	PID	157	142	151	22.4	21.9	14.2	11.1	4				
	Date	03/26/1999	03/26/1999	03/26/1999	03/25/1999	03/25/1999	03/25/1999	03/25/1999	03/25/1999				
Parameter	Units												
Benzene	µg/kg	<25	**1,600***	**1,700***	<25	<25	<25	<25	<25	5.5	226.87	8,500	1,100
Ethylbenzene	µg/kg	<25	550	230	26	<25	<25	<25	<25	2,900	50,000	4,600	NS
Methyl-tert-butyl-ether	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS
Toluene	µg/kg	<25	200	190	<25	<25	<25	<25	<25	1,500	50,000	38,000	NS
Total Xylenes	µg/kg	<50	140	100	76	<50	<50	<50	<50	4,100	100,000	42,000	NS
1,2,4-Trimethylbenzene	µg/kg	<25	39	51	<25	<25	<25	<25	<25	NS	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	11,000	NS

Notes:
1. µg/kg = micrograms per kilogram (equivalent to parts per billion)
2. PID = photo-ionization detector (reported in instrument units as isobutylene)
3. NS = no standard
4. Exceedances:
   - **bold, box** = Concentration exceeds NR 720 RCL
   - * = Concentration exceeds site-specific RCL
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   - *** = Concentration exceeds NR 746 Table 2 values

TABLE 2
Excavation Soil Sample Analytical Results
Franklin Plumbing and Heating, 9901 W. Loomis Road, Franklin, WI
Sigma Project No. 1110

		Area 2											
	Sample ID	A Wall	B Wall	C Wall	D Wall	G Base	H Base	I Base	J Base	NR 720	SESOIL	COMM 46	COMM 46
	Depth (ft bgs)	4.5	4.5	4.5	4.5	8	8	8	8	Residual	Site-Specific	Table 1	Table 2
	PID	87.4	90.8	67.4	72.1	22.3	16.1	12.9	11.7	Contaminant	Clean-up	Soil	Value
	Date	03/26/1999	03/26/1999	03/26/1999	03/26/1999	03/26/1999	03/26/1999	03/26/1999	03/26/1999	Level	Standard	Screening	
Parameter	Units									(RCL)	(ppb)	Level	
Benzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	5.5	226.87	8,500	1,100
Ethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	74	2,900	50,000	4,600	NS
Methyl-tert-butyl-ether	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	NS	NS
Toluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	1,500	50,000	38,000	NS
Total Xylenes	µg/kg	<50	<50	<50	<50	<50	<50	78	450	4,100	100,000	42,000	NS
1,2,4-Trimethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	150	1,500	NS	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	61	500	NS	NS	11,000	NS

Notes:
1. µg/kg = micrograms per kilogram (equivalent to parts per billion)
2. PID = photo-ionization detector (reported in instrument units as isobutylene)
3. NS = no standard
4. Exceedances:
   - **bold, box** = Concentration exceeds NR 720 RCL
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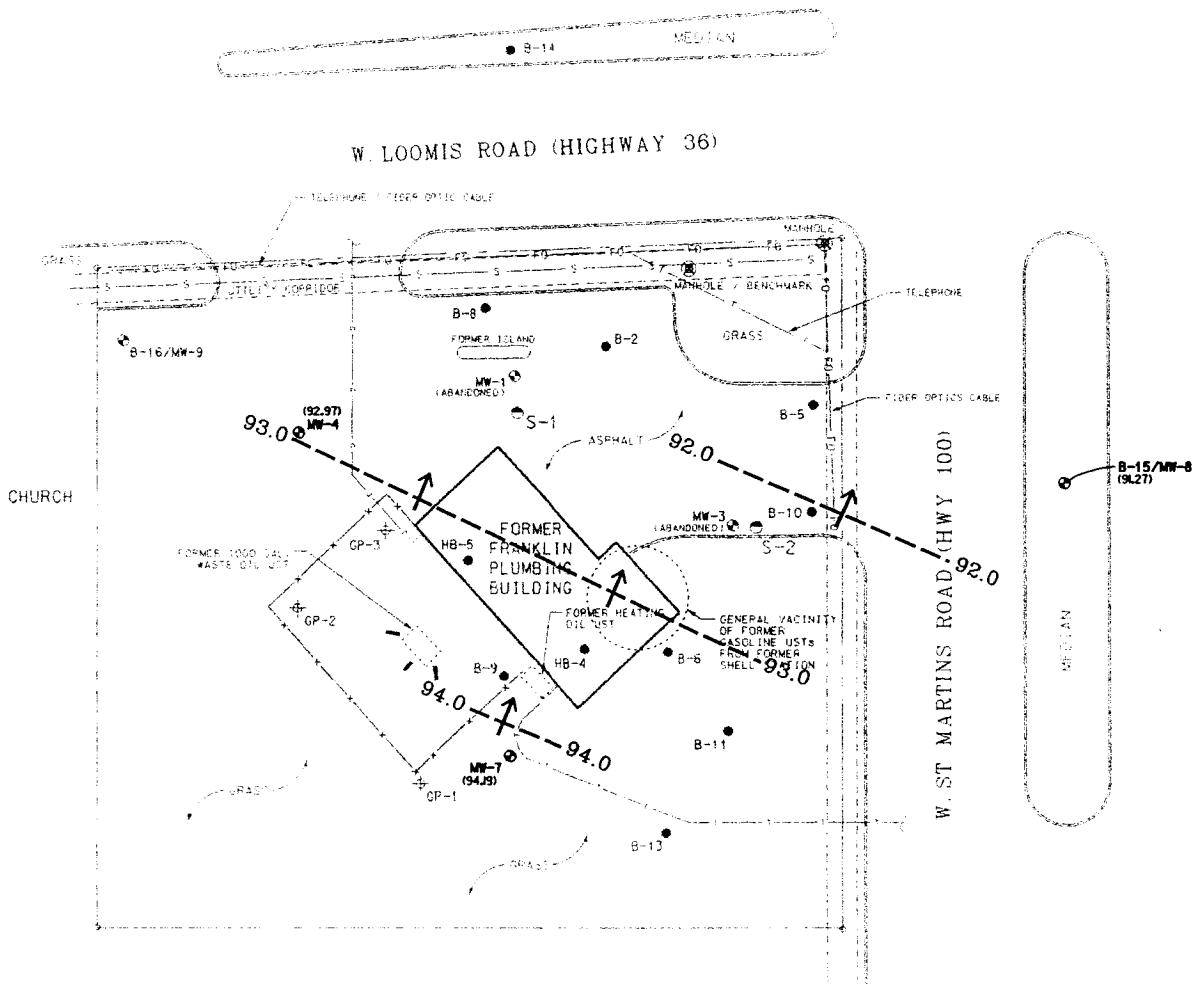


LEGEND

- = SUMP LOCATION
- = GEOPROBE LOCATION
- = MONITORING WELL LOCATION
- = SOIL BORING LOCATION
- = PROPERTY LINE
- = TEST PIT LOCATION
- = UST LOCATION
- = UTILITY CORRIDOR
- = UNDERGROUND TELEPHONE LINE
- = UNDERGROUND GAS LINE
- = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'
- ( ) = STATIC GROUNDWATER LEVEL (2-20-01)
- = GROUNDWATER FLOW DIRECTION

NOTE:
1. DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED
2. SOIL BORINGS B-1 THROUGH B-13 LOCATED FROM ENVIRONMENTAL ASSOCIATES SOIL MAP DATED 3-21-92

GRAPHIC SCALE

0 15 30 60

FRANKLIN PLUMBING 9901 WEST LOOMIS ROAD, FRANKLIN, WI			SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 10-24-01	DR. BY: BEB	DR.# 1110-014	SCALE: 1" = 30'
GROUNDWATER CONTOUR MAP (2-20-01)			FIGURE 7

Table 4
Post-Remedial Groundwater Elevations
Franklin Plumbing, 9901 W. Loomis Road, Franklin, WI
Sigma Project No. 1110

Sample Location	Top of Casing Elevation	Ground Surface Elevation	Depth to Water (feet)	Total Well Depth (feet)	Groundwater Elevation	Date
MW-4	99.26	99.64	5.00	16.51	94.26	4/29/1999
			9.97	17.28	89.29	9/23/1999
			7.35	16.12	91.91	4/6/2000
			NM	---	---	7/31/2000
			6.29	16.10	92.97	2/20/2001
MW-7	102.20	100.46	7.30	18.19	94.90	4/29/1999
			9.89	17.46	92.31	9/23/1999
			9.00	17.26	93.20	4/6/2000
			8.86	17.22	93.34	7/31/2000
			8.01	17.25	94.19	2/20/2001
MW-8	99.66	99.74	8.19	16.25	91.47	4/29/1999
			10.46	16.26	89.20	9/23/1999
			9.36	16.00	90.30	4/6/2000
			9.26	16.00	90.40	7/31/2000
			8.39	16.05	91.27	2/20/2001
Sump-1	104.51	98.74	8.96	15.30	95.55	4/29/1999
	casing cut down	Damaged - obstruction				9/23/1999
		Damaged - obstruction at 7 ft				4/6/2000
		Damaged - obstruction				7/31/2000
		Damaged - obstruction at 7.03 ft				2/20/2001
Sump-2	102.53	98.24	7.63	15.30	94.90	4/29/1999
	casing cut down		9.96	13.65		9/23/1999
			8.55	13.21		4/6/2000
			8.82	13.21		7/31/2000
			7.64	13.25		2/20/2001

Notes:
1. NM = no measurement
2. Elevations of MW-4, MW-7, and MW-8 were surveyed by Sigma on 6/29/93 relative to arbitrary site benchmark. Elevations of Sump-1 and Sump-2 surveyed by Sigma after installation.

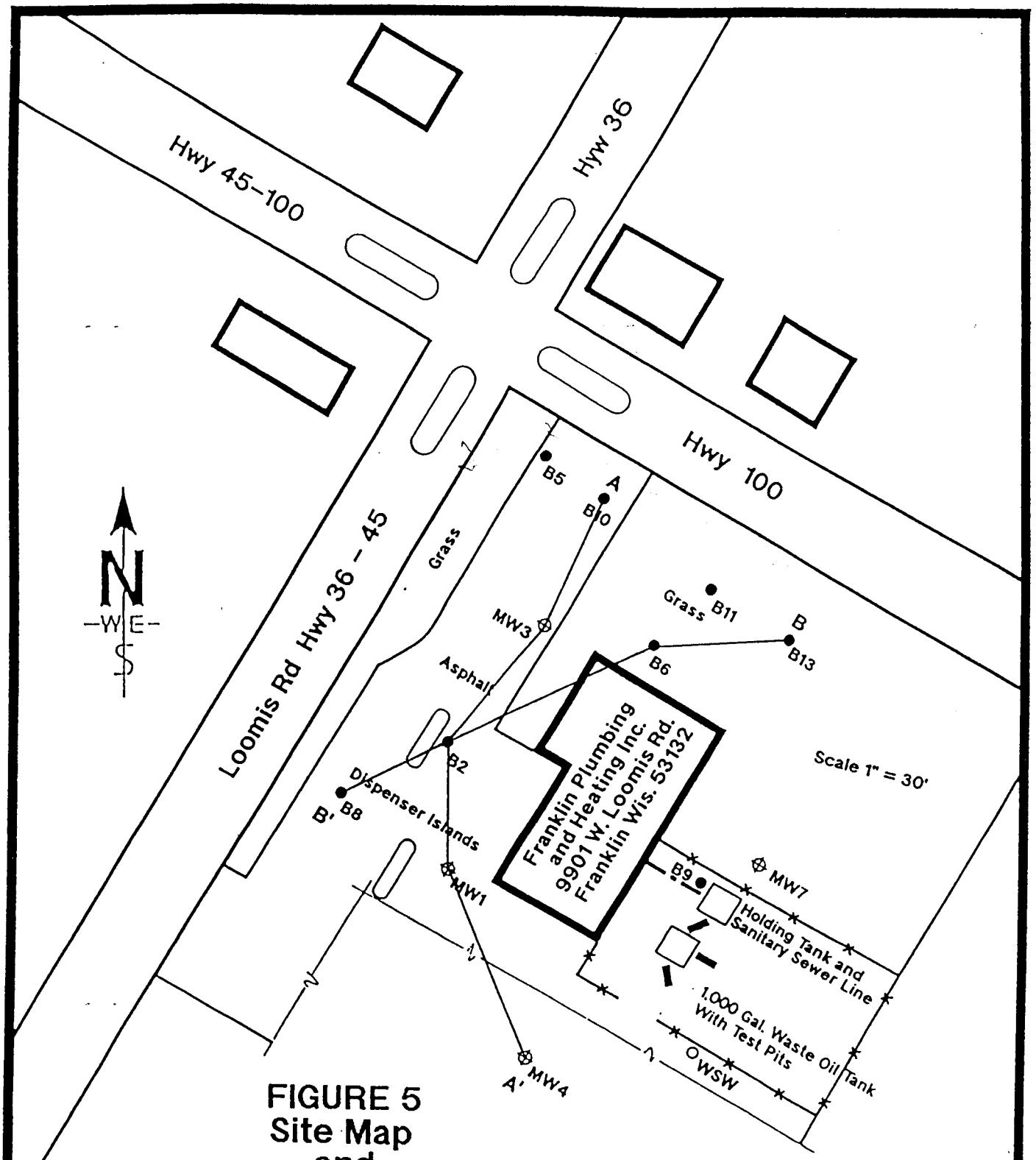


FIGURE 5
Site Map and Lateral Trend of Cross Section

LEGEND

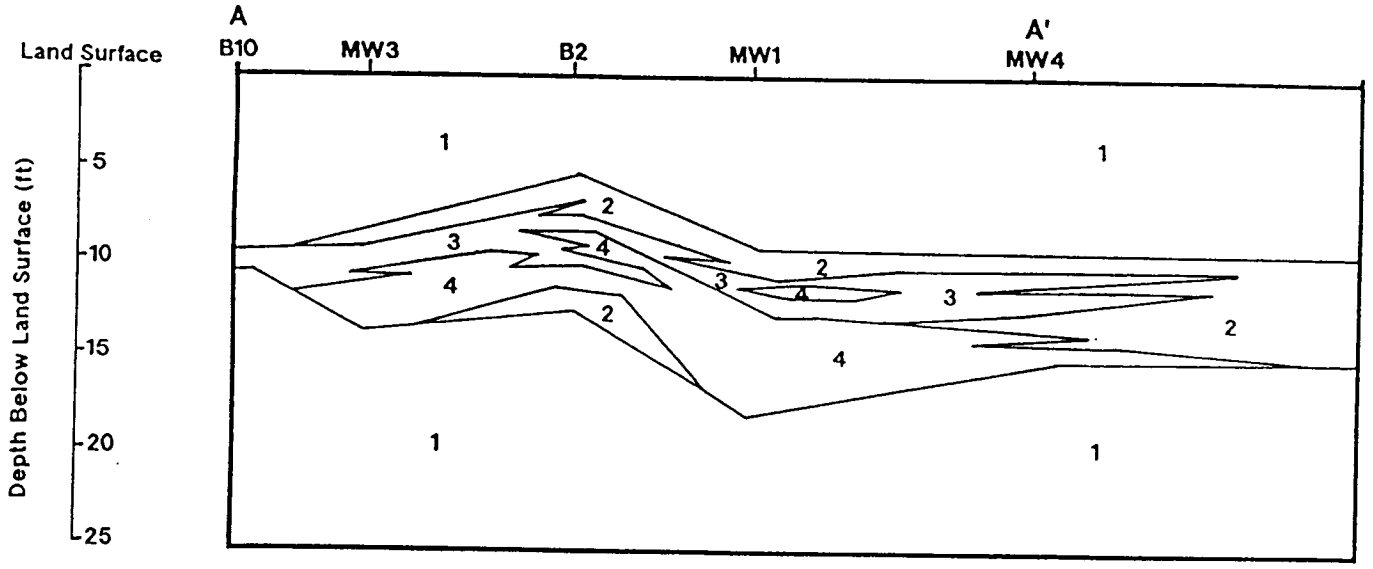
B8 ● Borehole Locations

MW1 ⊕ Monitoring Well Locations with Groundwater Elevations

Environmental Associates of Milwaukee, Inc.

Drawn by:	R.R.B. 3/21 92	Checked by:			Drawing number 91-06132-4
		Approved by:			

G.M.B. ENGINEERING 538988



LEGEND

1	Silty Clay	2	Clayey Silt
3	Sand	4	Gravel

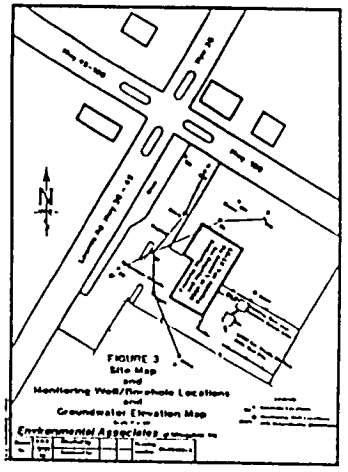


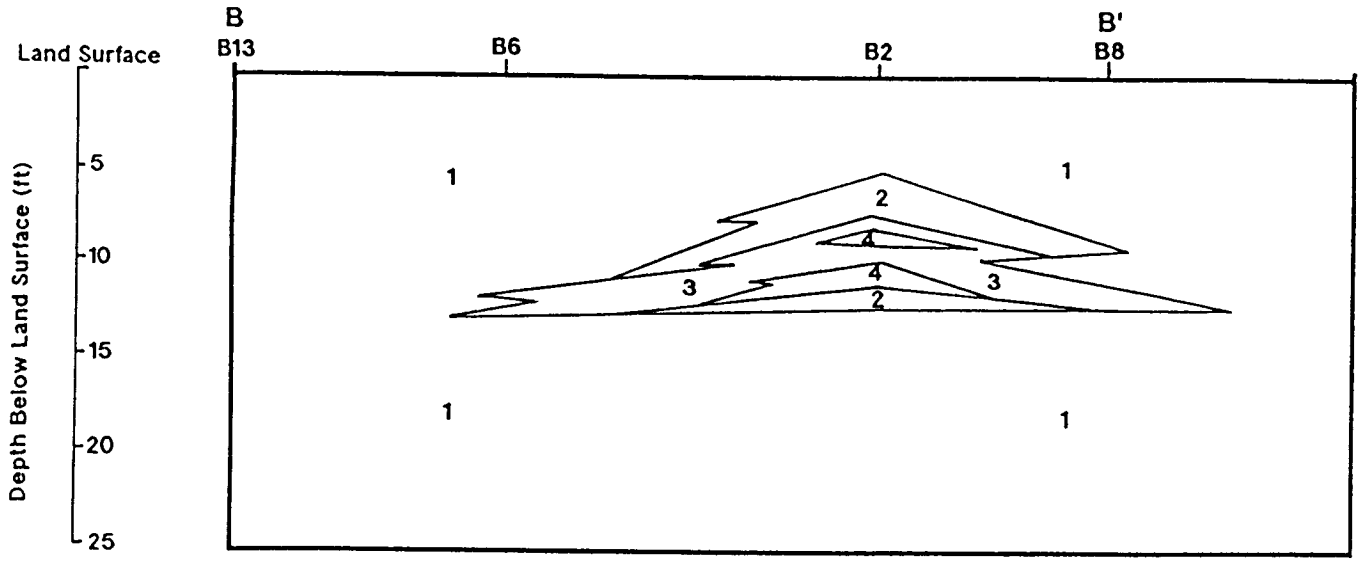
FIGURE 6
Geologic Cross Section
V.E. = 3x

Scale 1" = 30'

Environmental Associates of Milwaukee, Inc.

Drawn by:	R.R.B. 4/22 92	Checked by:			Drawing number 91-06132-5
		Approved by:			

G.M.B. ENGINEERING 536988



LEGEND

1	Silty Clay	2	Clayey Silt
3	Sand	4	Gravel

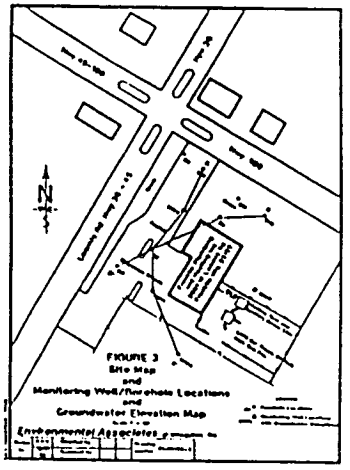


FIGURE 7
Geologic Cross Section
V.E. = 2x

Scale 1" = 20'

Environmental Associates of Milwaukee, Inc.

Drawn by:	R.R.B.	Checked by:			Drawing number 91-06132-6
	4/22 92	Approved by:			

G.M.B. ENGINEERING 536988

STATEMENT BY RESPONSIBLE PARTY

Franklin Plumbing and Heating, Inc., the responsible party for the petroleum hydrocarbon contamination identified at 9901 West Loomis Road, states that the legal description for the impacted property[1] to be listed in the GIS Registry provided to the Wisconsin Department of Natural Resources (WDNR) in this case closure request for WDNR BRRTS #03-41-001643 is complete and accurate to the best of our knowledge.

A. Thomas Mahrhusen
Signature of Representative for Responsible Party

Oct 2, 2002
Date

[1] Former Franklin Plumbing and Heating, Inc. property, 9901 West Loomis Road, Franklin, Wisconsin

Adam Roder
09/09/2002 01:32 PM

To: sharlene.tebeest@dot.state.wi.us
cc: Steve Owens/SigGroup, jerry.schaefer@ci.franklin.wi.us
Subject: Notification of Contamination within Right of Way - Franklin

September 13, 2002

Dear Ms. Te Beest:

On behalf of Franklin Plumbing and Heating, Inc. (Franklin Plumbing), Sigma Environmental Services, Inc. (Sigma) is notifying the Wisconsin Department of Transportation of the possible presence of residual petroleum hydrocarbon impacts located beneath the right of way for the southbound lane of Highway 100 (W. St. Martins Road) east/northeast of the former Franklin Plumbing property. Following is a summary of information that is to be disclosed according to the Wisconsin Department of Natural Resources (WDNR):

County:	Milwaukee
Highway:	State Highway 100 (W. St. Martins Road)
Site name:	Former Franklin Plumbing and Heating
Site address:	9901 West Loomis Road, Franklin, WI 53132
BRRTS #:	03-41-001643
PECFA #:	53132-9617-01
WDNR FID #:	241489160

Owner's name:	Franklin Plumbing and Heating, Inc. (contact: Mr. Tom Mohrhusen)
Owner's address:	9131 Wildflower Court, Hales Corners, WI 53130
Consulting firm:	Sigma Environmental Services, Inc.
Consultant contact:	Steve Owens
Consultant address:	220 East Ryan Road, Oak Creek, WI 53154
Consultant phone/fax:	(414) 768-7144 / (414) 768-7144
Consultant email:	sowens@thesigmagroup.com

Soil contamination:	Likely
Depth to contaminated soil:	Approximately 4 feet below ground surface
Vertical extent of impacted soil:	Approximately 4 feet (total depth to approximately 8 feet bgs)
Groundwater contamination:	Possible, although not confirmed
Depth to water table:	Approximately 6 to 8 feet bgs

Description of contamination: Gasoline range organics (GRO), benzene, ethylbenzene, toluene, xylene, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene

Summary of cleanup activities: Approximately 2,726 tons of impacted soil at site was excavated in March 1999. Since April 1999, groundwater has been monitored to evaluate natural attenuation as a method to address residual petroleum hydrocarbon impacts.

Post-remedial groundwater quality map: Attached as groundwater.pdf
Post-remedial soil quality map: Attached as soil.pdf

The Wisconsin Department of Commerce will be evaluating the site for case closure in the coming months. As part of the closure process, the Franklin Plumbing property will be listed in the WDNR's Geographic Information System (GIS) database for properties with soil contamination above site-specific Residual Contaminant Levels.

If future construction activities disturb soil within the right-of-way as described above, the excavated soil

may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of this area, the groundwater should be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact Sigma at (414) 768-7144.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.

Adam Roder
Staff Geologic Engineer
Sigma Environmental Services, Inc.
phone: 414-768-7144
fax: 414-768-7158

cc: Jerry Schaefer, Superintendent of Public Works - City of Franklin Department of Engineering & Public Works, Highway Department

ATTACH PDF FILES WHEN READY!!!

SIGMA
ENVIRONMENTAL SERVICES INC.

220 East Ryan Road
Oak Creek, WI 53154-4533
414-768-7144
FAX: 414-768-7158

October 7, 2002

Project Reference #1110

Mr. Mark Ryan
Office of the County Clerk
901 N. 9th Street, Room 105
Milwaukee, WI 53233

CERTIFIED MAIL

Subject: Notification of Contamination Within the Right-of-Ways for State Highway 36 and State Highway 100 Franklin, Wisconsin

Dear Mr. Ryan:

Enclosed, please find a copy of the Notification of Contamination within right-of-way letter, which was sent to the Milwaukee County Department of Public Works, Transportation Engineering Section, Transportation Division Director, Fred Abadi. Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4) requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the presence of petroleum impacts within the right-of-way. The attached letter serves as this notification. Please place a copy of this notification in the appropriate files.

If you have any questions or comments regarding this notification, please feel free to contact Sigma at (414) 768-7144.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.

Adam Roder

Adam Roder, P.E.
Staff Geologic Engineer

Stephen M. Owens

Stephen M. Owens, P.G.
Project Hydrogeologist

Enclosure: As noted

cc: Tom Mohrhusen - Franklin Plumbing and Heating, Inc.

i:\Frnkplum\1110\ROWnotif.doc

SIGMA
ENVIRONMENTAL SERVICES INC.

220 East Ryan Road
Oak Creek, WI 53154-4533
414-768-7144
FAX: 414-768-7158

October 7, 2002

Project Reference #1110

Mr. Fred Abadi, PE
Milwaukee County Department of Public Works
Transportation Engineering Section, Transportation Division
2711 West Wells Street
3rd Floor, City Campus
Milwaukee, WI 53208

CERTIFIED MAIL

Subject: **Notification of Contamination Within the Right-of-Ways for State Highway 36 and State Highway 100**

Dear Mr. Abadi:

On behalf of Franklin Plumbing and Heating, Inc. (Franklin Plumbing), Sigma Environmental Services, Inc. (Sigma) is notifying the Milwaukee County Department of Public Works of the possible presence of residual petroleum hydrocarbon impacts located beneath the right of way for the eastbound lane of State Highway 36 (W. Loomis Road) and the southbound lane of State Highway100, adjacent to the former Franklin Plumbing property. Following is a summary of information that is to be disclosed according to the Wisconsin Department of Natural Resources (WDNR):

County: Milwaukee
Highway: State Highways 36 (W. Loomis Road) and 100 (St. Martins Road)
Site name: Former Franklin Plumbing and Heating
Site address: 9901 West Loomis Road, Franklin, WI 53132
BRRTS #: 03-41-001643
PECFA #: 53132-9617-01
WDNR FID #: 241489160

Owner's name: Franklin Plumbing and Heating, Inc. (contact: Tom Mohrhusen)
Owner's address: 9131 Wildflower Court, Hales Corners, WI 53130
Consulting firm: Sigma Environmental Services, Inc.
Consultant contact: Stephen Owens
Consultant address: 220 East Ryan Road, Oak Creek, WI 53154
Phone and fax: (414) 768-7144 / (414) 768-7144
Consultant email: sowens@thesigmagroup.com

Soil contamination: Likely
Depth to contaminated soil: Approximately 4 feet below ground surface
Vertical extent of impacted soil: Approximately 4 feet (total depth to approximately 8 feet bgs)
Groundwater contamination: Possible, although not confirmed
Depth to water table: Approximately 6 to 8 feet bgs

Description of contamination: Gasoline range organics (GRO), benzene, ethylbenzene, toluene, xylene, 1,2,4-, and 1,3,5-trimethylbenzene

Summary of cleanup activities: Approximately 2,726 tons of impacted soil at site was excavated in March 1999. Since April 1999, groundwater has been monitored to evaluate natural attenuation as a method to address residual petroleum hydrocarbon impacts.

Post-remedial groundwater quality map: See attached Groundwater Quality Map

Post-remedial soil quality map: See attached Post Remediation Soil Quality Map

The Wisconsin Department of Commerce will be evaluating the site for case closure in the coming months. As part of the closure process, the Franklin Plumbing property will be listed in the WDNR's Geographic Information System (GIS) database for properties with soil contamination above site-specific Residual Contaminant Levels.

If future construction activities disturb soil within the right-of-ways as described above, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of this area, the groundwater should be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact Sigma at (414) 768-7144.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.

Adam Roder

Adam Roder, P.E.
Staff Geologic Engineer

Stephen M. Owens

Stephen M. Owens, P.G.
Project Hydrogeologist

Enclosures:
Groundwater Quality Map
Post Remediation Soil Quality Map

cc: John Bennett - City of Franklin Engineering Department
Tom Mohrhusen - Franklin Plumbing and Heating, Inc.