

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

- For DNR County and Region list go to:  
g:\pfipecfa\site\gis\BRRTS County and Region Codes.xls
- 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):	0341002603
Comm # (no dashes):	53214465841
County:	Milwaukee
Region:	Southeast
Site name:	Mobiity Unlimited/Laidlaw Transit
Street Address:	7741 W National Ave
City:	West Allis
Final Closure Date	2002-01-04
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the <b>WTM91</b> projection)	
Easting (X):	682206.000000000
Northing (Y):	283964.000000000
Collection Method:	Direct Location
Scale or Resolution:	1:05,200
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Cheryl Nelson
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR 140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database



January 4, 2002

LBJ Partnership  
c/o Mr. Michael Orgeman  
Lichtsinn & Haensel, S.C.  
111 East Wisconsin Avenue, Suite 1800  
Milwaukee, WI 53202

RE: **Final Closure**

**Commerce # 53214-4658-41**      WDNR BRRTS # 03-41-002603  
Mobility Unlimited/Laidlaw Transit, 7741 West National Avenue, West Allis, WI

One 1,000-gallon Waste Oil UST Removed in 1992 and One 10,000-gallon Unleaded Gasoline and One 12,000-gallon Diesel USTs Removed in 1998

Dear Mr. Orgeman:

The Wisconsin Department of Commerce (Commerce) Site Review Section received all the items required as conditions for closure of the referenced site. Therefore, this site is now listed as "closed" on the Commerce database.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me at (414) 220-5376 or in writing at the letterhead address.

Sincerely,

A handwritten signature in black ink, appearing to read 'L.M. Michalets', with a long horizontal flourish extending to the right.

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. Craig O. Bartholomew, RMT, Inc.  
Case file

8093670

Document Number

Notice of Contamination to Property

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 3:21 PM

07-02-2001

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 20.00

See Legal Description attached as Exhibit A.

REEL 5106

Recording Area

Name and Return Address

Michael D. Orgeman, Esq.  
Lichtsinn & Haensel, s.c.  
111 E. Wisconsin Avenue - #1800  
Milwaukee, WI 53202

IMAGE 3809

452-0597-001  
452-0597-002  
(Parcel Identification Number)  
452-0597-003  
452-9999-007  
452-0598-001

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE ) SS

Section 1. The Estate of John L. Lovdahl, Judith A. Rauch, Robert A. Bello, and Harry L. Jordan are the owners of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards exists in the former underground storage tank areas. Soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code are primarily located to the west of the building identified as a garage.

Section 3. The owner hereby declared that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resource's Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

The Department of Commerce approved closure for this site on February 27, 2001. The Department determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary. However, residual petroleum contaminants, including, but not limited to benzene, remain on this site. The location of the residual contamination is indicated on the attached figure. The analytical results of soil sampling are also attached. It has been shown that residual levels are protective of health and the environment. Furthermore, it is anticipated that natural attenuation will remediate the residual contaminants over time. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be managed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy

of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

Dated this 15th day of June, 2001.

Estate of John L. Lovdahl

By: Charles M. Davies

\*Charles M. Davies, Soc. Admin.  
John L. Lovdahl

By: Judith A. Rauch

\*Judith A. Rauch

By: \_\_\_\_\_

\*Robert A. Bello

By: Harry L. Jordan

\*Harry L. Jordan

**AUTHENTICATION**

Signature(s) Charles M. Davies, Judith A. Rauch,  
Robert A. Bello, and Harry L. Jordan

authenticated this 15th day of June, 2001.

Michael D. Orgeman

signature Michael D. Orgeman  
type or print name

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

THIS INSTRUMENT WAS DRAFTED BY  
THE WISCONSIN DEPARTMENT OF COMMERCE.

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

**ACKNOWLEDGMENT**

STATE OF WISCONSIN)  
COUNTY OF \_\_\_\_\_ )SS  
\_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ the above named to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
signature

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

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

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

REEL 5106 IMAGE 3810

PARCEL 1

LOT TWO (2), BLOCK FOUR (4), OF ASSESSORS PLAT NO. 259, BEING PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION FOUR (4), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, STATE OF WISCONSIN.

NOW KNOWN AS:

PARCELS 1,2, AND 3, OF CERTIFIED SURVEY MAP NO 2389, A RE-DIVISION OF LOT 2, BLOCK 4, ASSESSORS PLAT NO. 259, BEING PART OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, STATE OF WISCONSIN.

PARCEL 2:

THE PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SOUTH 80<sup>TH</sup> STREET DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE MOST NORTHERLY MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 102 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING EASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 360 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25 FEET TO A POINT DISTANT 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTER LINE; THENCE WESTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 360 FEET, THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING, BEING IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, STATE OF WISCONSIN.

PARCEL 3:

TWO PARCELS LYING IN AND BEING PARTS OF LOTS 3 AND 4, BLOCK 4, IN ASSESSORS PLAT NO. 259, IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: PARCEL A: THE WEST 144 FEET OF SAID LOTS 3 AND 4, PARCEL B: A PARCEL LYING TO THE EAST OF SAID PARCEL A, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EASTERLY 144 FEET TO A POINT, THENCE NORTHERLY 233.84 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE EASTERLY 153.45 FEET ALONG THE NORTH EDGE OF THE PRESENT CONCRETE DRIVE TO A POINT, THENCE NORTHERLY 150 FEET ALONG THE WEST EDGE OF SAID PRESENT CONCRETE DRIVE TO A POINT LYING IN THE NORTHERLY LINE OF SAID LOT 4 AND THE SOUTHERLY LINE OF WEST NATIONAL AVENUE, THENCE SOUTH WESTERLY ALONG SAID LINE, 158.27 FEET TO A POINT, THENCE SOUTHERLY 108.73 FEET TO THE POINT OF BEGINNING.

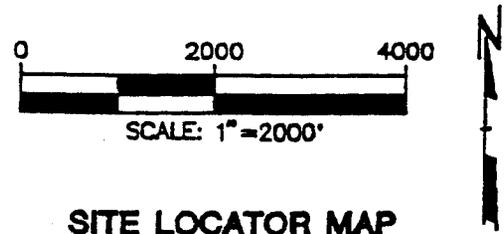
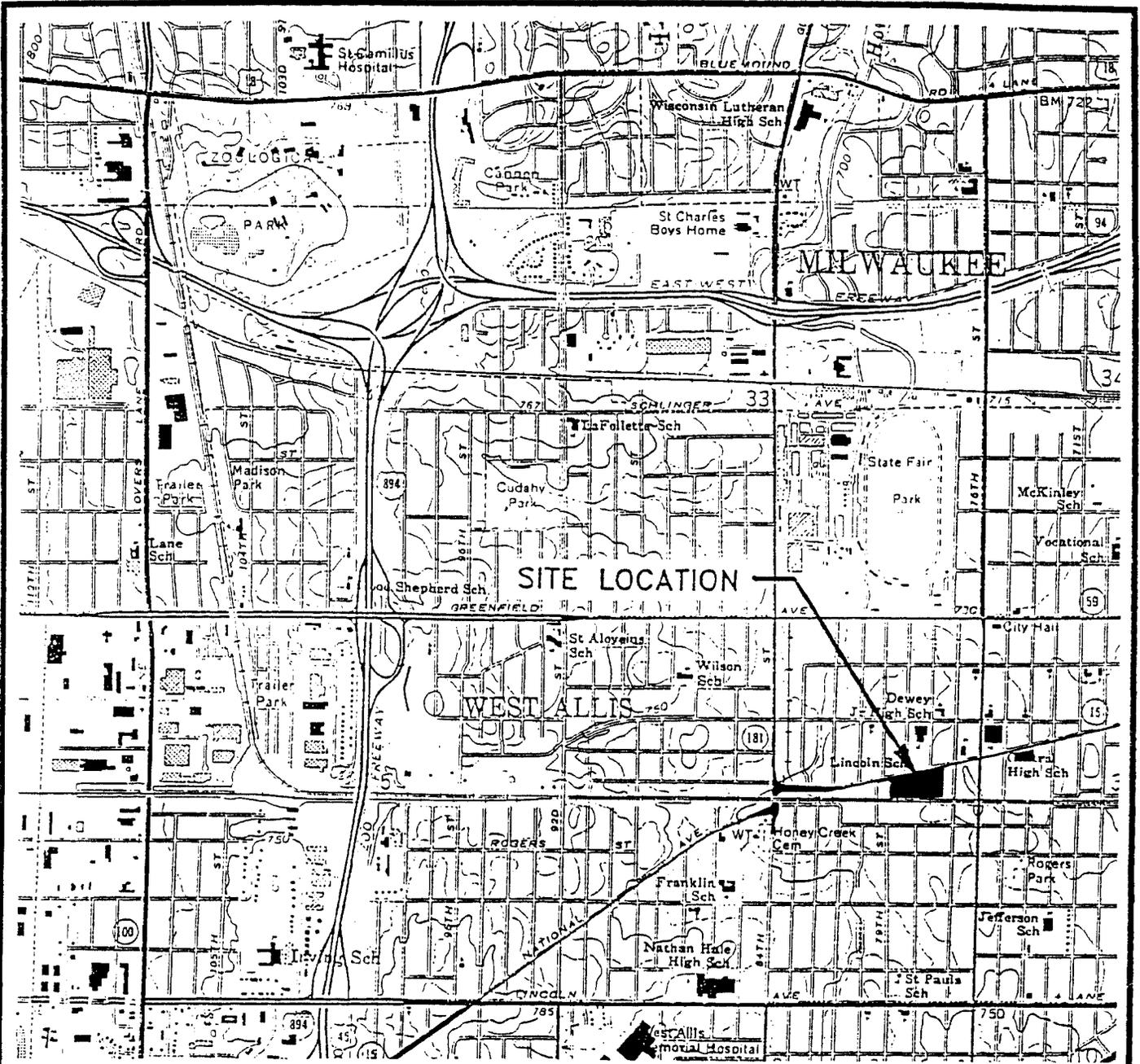
EXHIBIT     A    

REEL

5106

IMAGE

3811



**LBJ PARTNERSHIP  
WEST ALLIS, WISCONSIN**

SOURCE: BASE MAP FROM WAUWATOSA, WI  
7.5 MINUTE USGS QUADRANGLE.

	OWN. BY: MHS
	APPROVED BY:
	DATE: MARCH 1997
	PROJ. # 3744.02
	FILE # 37440201

**FIGURE 1**

Plotter = ccd11x17  
 Scale = 1:60,000,000  
 Rotation = 90.000000  
 Plot Date = Thu Jun 04 14:57:02 2001  
 Attached Kref's: No kref's Attached  
 Plot File = c:\plot\temp\000\37440713.plt  
 Pen Table = K:\cadnet\tbl\gooddell.tbl  
 User Id = SIEWERTD  
 Drawing File = J:\03744\07\57440713.dwg  
 Plot Date = 11/29/00

**NOTES**

1. WELLS HAVE BEEN LOCATED WITH REFERENCE TO THE BUILDING. THE BUILDING LOCATION SHOWN IS APPROXIMATE RELATIVE TO THE PROPERTY LINE.
2. THE PROPERTY LINE INFORMATION WAS TAKEN FROM A UTILITY MAP OBTAINED FROM THE CITY OF WEST ALLIS ENGINEERING DEPARTMENT.
3. THE LOCATION OF THE STORM AND SANITARY SEWER, WATER MAIN, AND TELEPHONE UTILITY LATERAL, ENTERING THE SITE IS APPROXIMATE.

**LEGEND**

- ⊕ MONITORING WELL LOCATION AND ID
- G- UNDERGROUND GAS LINE
- S/S- 12" STORM & 10" SANITARY SEWER
- T- UNDERGROUND TELEPHONE SERVICE
- W- 8" WATER MAIN
- (NR) THE WATER LEVEL IN MW-8 WAS NOT FULLY RECOVERED ON 11/29/00.
- (NM) NOT MEASURED

- 734.5 GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRRED)
- PROPERTY LINE
- (732.52) WATER TABLE ELEVATION
- ↑ DIRECTION OF GROUNDWATER FLOW
- █ APPROXIMATE LIMITS OF RESIDUAL UNSATURATED PETROLEUM IMPACTED SOIL REMAINING ON SITE

**WATER TABLE MAP**  
 NOVEMBER 28, 2000  
 LBJ PARTNERSHIP  
 7741 W. NATIONAL AVENUE  
 WEST ALLIS, WISCONSIN



DRAWN BY: SIEWERTD  
 APPROVED BY: EJE  
 DATE: JANUARY, 2001  
 PROJ. # 3744.07  
 FILE # 37440713.DWG

FIGURE 1

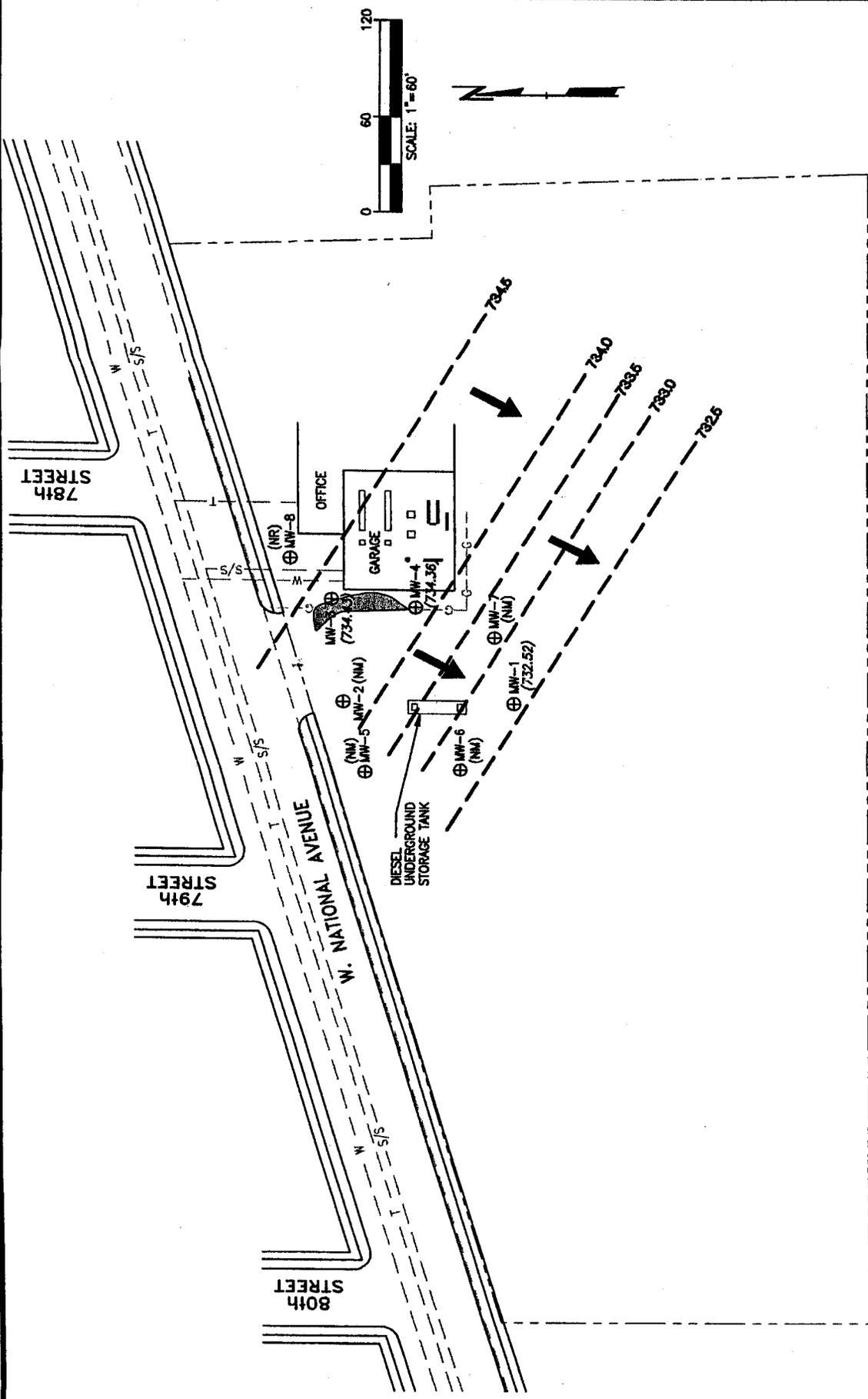


Table 3  
Summary of Groundwater Analytical Results  
Summary of Detected Compounds

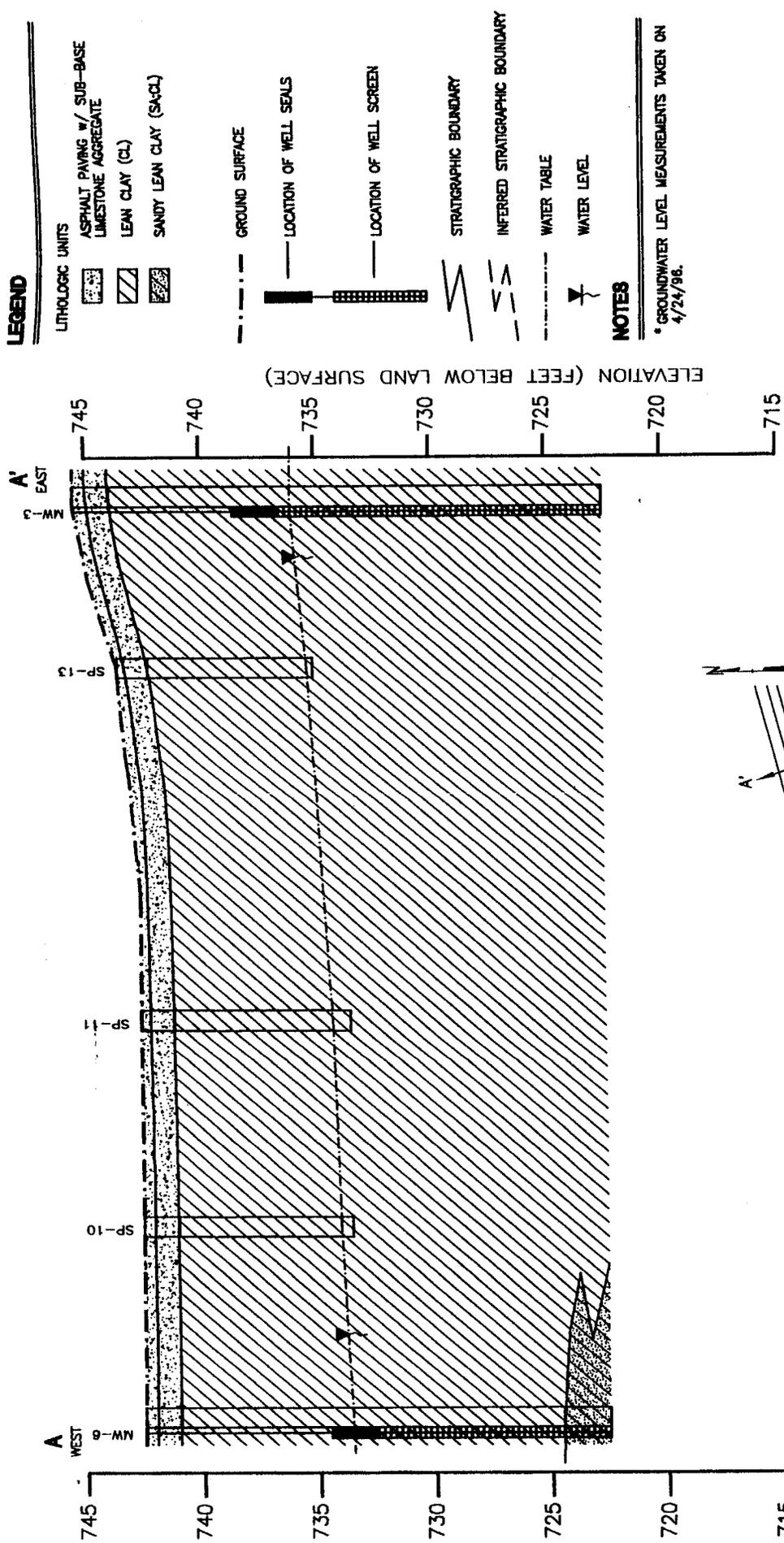
LBJ Partnership  
7741 West National Avenue  
Allis, Wisconsin

(all units in µg/L, unless otherwise noted)

MW1  
MW2  
MW3  
MW4  
MW5  
MW6  
MW7

Parameter	MW1		MW2		MW3		MW4		MW5		MW6		MW7	
	ES	NR 140	ES	NR 140	ES	NR 140	ES	NR 140	ES	NR 140	ES	NR 140	ES	NR 140
Benzene	5	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	NE	NE	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	700	140	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl-tert-butyl-ether	50	12	12	12	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	343	68.6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Triethylbenzene	480	96	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, total	520	124	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acenaphthylene	NE	NE	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Anthracene	3,000	600	ND	0.031	ND	ND	ND	ND	0.023	ND	0.031	ND	0.04	ND
Benzofluoranthene	NE	NE	ND	0.09	ND	ND	ND	ND	0.04	ND	ND	ND	0.06	ND
Benzofluoranthene	0.2	0.02	ND	0.13	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzofluoranthene	0.2	0.02	ND	0.23	ND	ND	ND	ND	0.08	ND	0.14	ND	0.11	ND
Benzofluoranthene	NE	NE	ND	0.08	ND	ND	ND	ND	0.024	ND	0.031	ND	ND	ND
Benzofluoranthene	NE	NE	ND	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzofluoranthene	NE	NE	ND	0.17	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzofluoranthene	40	8	ND	0.19	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Phenanthrene	NE	NE	ND	0.07	ND	ND	ND	ND	0.05	ND	0.06	ND	0.12	ND
Pyrene	250	50	ND	0.11	ND	ND	ND	ND	0.07	ND	ND	ND	0.1	ND
Lead, total	15	1.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Nitrate, mg/L	10	2	0.13	2.9	3.1	0.29	0.11	0.17	0.26	0.11	0.17	0.26	0.11	0.26
Iron, dissolved, mg/L	NE	NE	0.94	0.072	ND	2.2	ND	0.013	0.45	ND	0.013	0.45	ND	0.45
Sulfate, mg/L	NE	NE	95	290	150	63	220	260	100	220	260	100	220	100

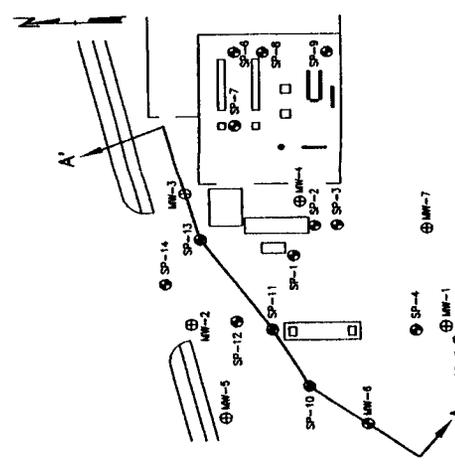
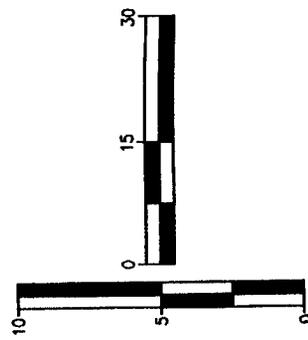
Notes:  
 ND indicates result was below the laboratory Quantitation Limit for this compound in the 1995 and 1996 sampling events and below the Limit of Detection for this compound in the 1990 and 1999 sampling events.  
 NE indicates NR 140 standards have not been established for this parameter.  
 - indicates that the sample was not analyzed for this parameter.  
 \* values represent NR 140 ES exceedances.  
 1 Only the constituents that had a concentration above their respective Detection Limit from Method 8250 are listed on this table for the August 1995 round.  
 2 Only the constituents that had a concentration above their respective Detection Limits from Method 8310 are listed on this table.  
 3 NR 140 = NR 140 Standards/ES = Enforcement Standard/PAL = Preventive Action Limit. The units are the same as the respective constituent.  
 4 Monitoring Wells MW-5 and MW-7 were installed on April 12, 1996.



**GEOLOGIC CROSS SECTION A-A'**

**LBJ PARTNERSHIP  
WEST ALLIS, WISCONSIN**

DRAWN BY	TCP
APPROVED BY	
DATE	MARCH 1997
PROJECT #	3744.02
FILE #	37440206



RMT, Inc. 1997. Subsurface Investigation and Remedial Action Plan for 7741 West National Avenue in West Allis, Wisconsin. Prepared for LBJ Partnership, March 1997.

FIGURE 4