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

This is a:	New Submittal
BRRTS ID (no dashes):	**0341004248**
Comm # (no dashes):	53221183200
County:	Milwaukee
Region:	Commerce
Site name:	Hospitality Inn/Civic Minded Inc
Street Address:	4200 S 27th St
City:	Milwaukee
Closure Date	2001-01-19
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the **WTM91** projection)	
Easting (X):	687324.056865929
Northing (Y):	279269.367228705
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

ENVIRONMENTAL & REGULATORY SERVICES
101 West Pleasant Street, Suite 205
Milwaukee, Wisconsin 53212
Fax: (414) 220-5374
TDD #: (608) 264-8777
www.commerce.state.wi.us
Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

Wisconsin
Department of Commerce

January 19, 2001

Mr. Rick Luedke
6178 North Highway 83
Hartland, WI 53029

RE: **COMMERCE # 53221-1832-00**
Hospitality Inn/Civic Minded, Inc., 4200 South 27th Street, Milwaukee, WI
One 1,000-gallon and One 10,000-gallon Gasoline and One 8,000-gallon Diesel Underground Storage Tanks removed in 1985; Two 1,000-gallon Waste Oil Underground Storage Tanks removed in 1994

Case Closed

Dear Mr. Luedke:

On December 18, 2000, the Department received the monitoring well abandonment forms, filed notarized copy of the *Notice of Contamination to Property* and the municipality notification for the referenced site. The conditions of closure have been met; therefore, this site is now listed as "closed" on the Commerce database.

Thank you for your efforts in the protection of Wisconsin's environment. If you have any questions, feel free to contact me at (414) 220-5376.

Sincerely,

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Steve Koller
Ms. Adele R. Shepherd, Envirogen, Inc.
Commerce electronic file

7988280

REGISTER'S OFFICE | SS
Milwaukee County, WI |

RECORDED AT 10:23 AM

11-13-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 24.00

Document Number

NOTICE OF CONTAMINATION OF PROPERTY

Legal Description of the Property: In Re:
(as it appears on the most recent deed)

The West 220 feet of the following described parcel: That part of the North West ¼ of Section 19, in Township 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin, bounded and described as follows, to-wit: Commencing at a point in the West line and 656.60 feet North of the South West corner of said ¼ Section; thence North along the Wet line of said ¼ Section 148.12 feet to a point; thence East and parallel to the South line of said ¼ Section 310.00 feet to a point; thence South and parallel to the West line of said ¼ Section 148.12 feet to a point; thence West 310.00 feet to the place of beginning, excepting the West 80.00 feet and the North 30 feet thereof for public highway purposes.

Recording Area

Name and Return Address:
Mr. Steve Koller
Koller Properties, LLC
4200 South 27th Street
Milwaukee, WI 53221

557-9990-110-4
Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Section 1. Koller Properties, LLC, a Wisconsin limited liability company, is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Gasoline contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative code exist on the northern portion of the property, bordering West Plainfield Avenue. Attached Figure 1 illustrates the site sampling plan following a remedial excavation. Tables 1, 2, and 3 summarize soil laboratory analytical data. Figure 2 illustrates the groundwater benzene distribution on December 4, 1998.

Section 3. The owner hereby declares 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 Resources' 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.

6

Residual petroleum-contaminated remains at this site and may extend into the West Plainfield right-of-way. It has been shown that the levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed 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.

IN WTINESS WHEREOF, the owner of the property has executed this document, this 13 day of November, 2000.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

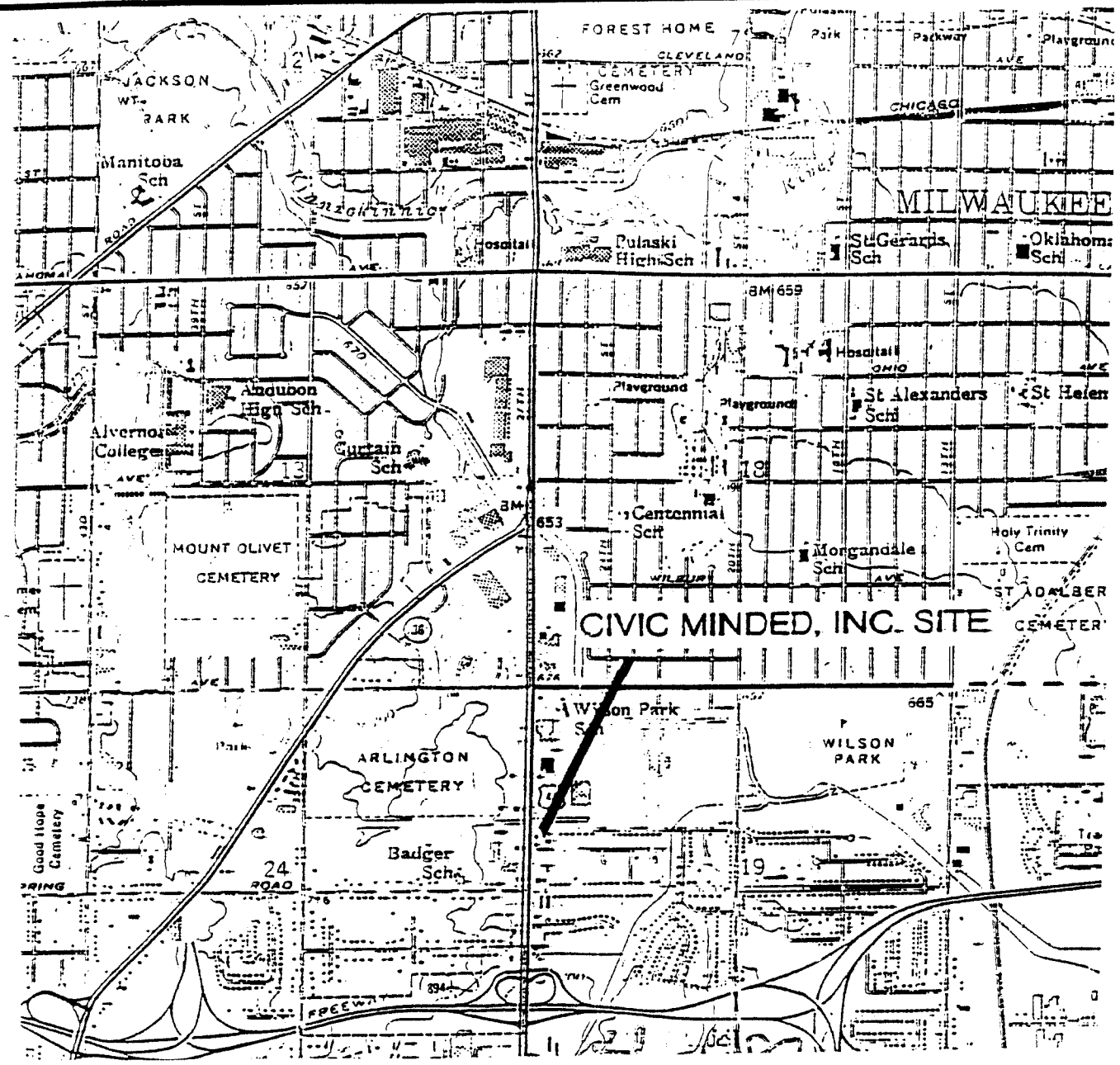
Signature: _____

Print Name: Steven R Koller

Subscribed and sworn to before me
this 13th day of November, 2000.

_____
Notary Public, State of Wisconsin
My commission: July 22, 2001

This document was drafted by the Wisconsin Department of Commerce.



(USGS 1976)

SCALE
1:24000

1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET

Fluid Management
A Division of ENVIROGEN, Inc.

N

LOCATION

Site Location Map
Civic Minded, Inc. Site
Milwaukee, Wisconsin

FIGURE NO.
1

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:
93.349V1	LME 8/5/97	GMM 9/22/97	

LEGEND

MONITORING WELL

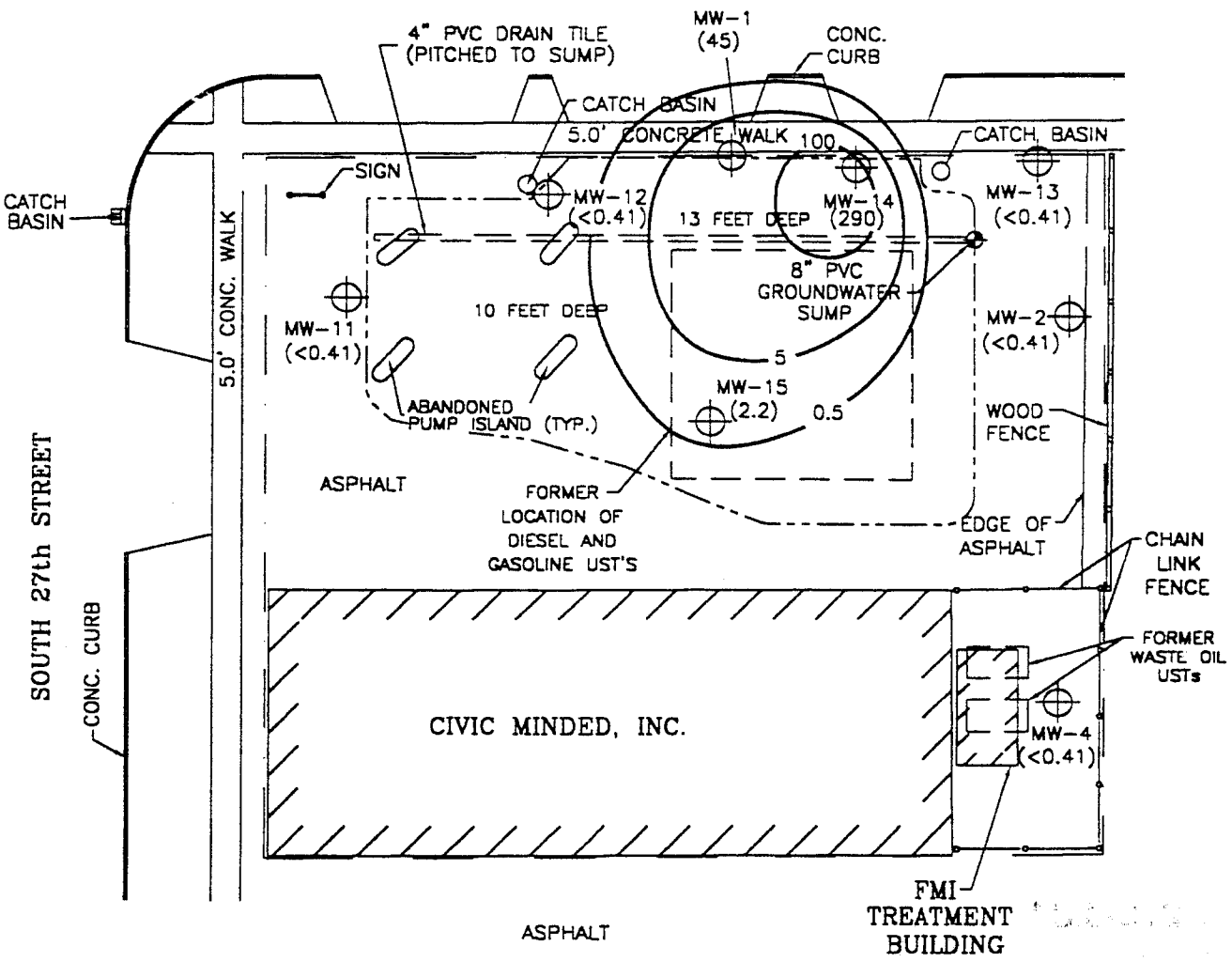
EXCAVATION AREA

( ) CONCENTRATION IN ppb

5 ISOCONCENTRATION CONTOUR

NOTE: THE NR720 GENERIC SOIL STANDARD FOR BENZENE IS 5 ppb.

N



ENVIROGEN

COST EFFECTIVE LEADER FOR A CLEANER ENVIRONMENT

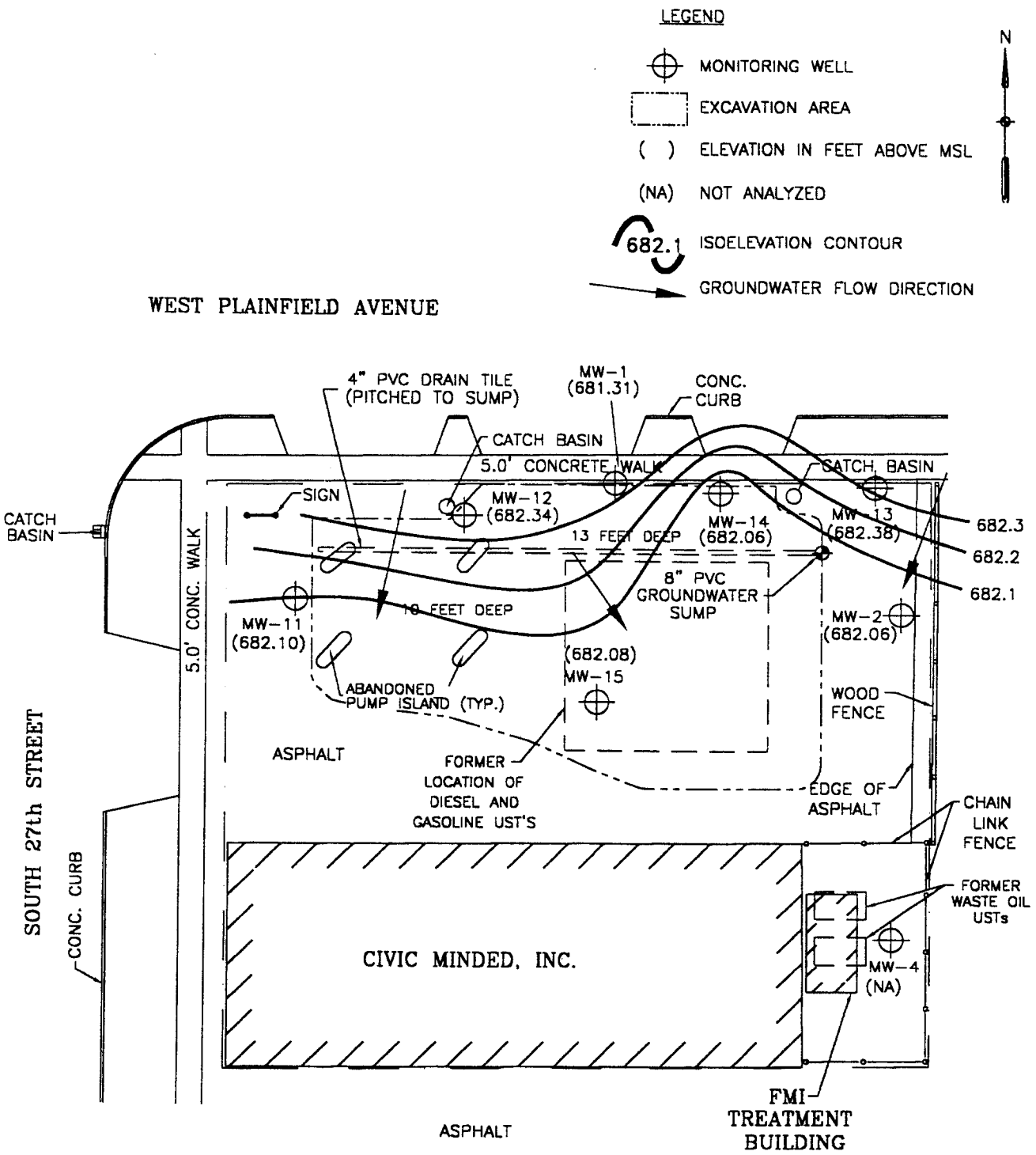
2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

SCALE

0 10' 20' 30'

GROUNDWATER BENZENE DISTRIBUTION (12/4/98)	FIGURE NO.
CIVIC MINDED, INC. SITE MILWAUKEE, WISCONSIN	2

DRAWING NO.	91.455.52	DRAWN BY:	RRT	10/25/00	CHECKED BY:	APPROVED BY:	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE



ENVIROGEN
COST EFFECTIVE LEADER FOR A CLEANER ENVIRONMENT
2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

SCALE
0 10' 20' 30'

POTENTIOMETRIC SURFACE (12/4/98)	FIGURE NO.
CIVIC MINDED, INC. SITE MILWAUKEE, WISCONSIN	4

DATE	
ENGINEER	
DATE	
ENGINEER	
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
3/29/99	
LME	
DRAWN BY:	
93.349V16	
DRAWING NO.	

TABLE 7

Groundwater Quality Analytical Data
Civic Minded, Inc. Site
Milwaukee, Wisconsin

Sample Date	Parameters										
	Monitoring Well	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene	DRO	GRO
8/23/94	MW-1	**1,500**	**300**	**2,100**	**2,000**	**200**	**110**	<10	<10	**1,100**	**12,000**
2/19/96		**610**	**56**	**28**	**83**	**15**	**9.5**	**61**	<2.0	**550**	**1,400**
9/17/96		**220**	**32**	**2.1**	**8.1**	**3.8**	**2.1**	**46**	NA	**210**	**660**
3/19/97		**78**	**8**	**5**	**3.3**	**0.76**	<0.29	**59**	NA	**770**	**360**
6/11/97		**48**	**3.3**	**4.8**	**8.8**	**1.8**	**0.48**	**46**	NA	**910**	**220**
8/20/97		**240**	**33**	**24**	**11**	<0.44	<0.58	<0.32	**0.94**	**260**	**960**
11/04/97		**25**	**2.4**	**1.8**	**1.6**	**0.41**	<0.29	**35**	NA	NA	NA
6/17/98		**260**	**76**	**36**	**93**	**31**	**2.1**	M <9.0	NA	NA	NA
8/06/98		**29**	**7**	**1.2**	**1.4**	**0.9**	<0.58	**42**	NA	NA	NA
12/04/98		**45**	**29**	**5.7**	**18**	**6.9**	<2.9	**53**	NA	NA	NA
8/23/94	MW-2	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	**110**	<50
2/19/96		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9/17/96		<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	<100	<50
3/19/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	**0.16**	NA	<100	<50
6/11/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	<100	<50
8/20/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	<100	<50
11/04/97		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
6/17/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8/06/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
12/04/98		<0.41	<0.43	2.4	<1.4	<0.42	<0.58	<0.41	NA	NA	NA
NR 140 PAL		0.5	140	68.6	124	96*	96*	12	8	NS	NS
NR 140 ES		5	700	343	620	480*	480*	60	40	NS	NS

(Continued)

Notes:

Concentrations in ppb

Shading indicates value equals or exceeds the NR 140 enforcement standard

Cross hatching indicates value equals or exceeds the NR 140 preventive action limit

*: Standard is for both 1,2,4-TMB and 1,3,5-TMB combined

No detections were found in any decontamination or trip blanks

ES: Enforcement standard
PAL: Preventive action limit
TMB: Trimethylbenzene
MTBE: Methyl t-butyl ether
NS: No standard
DRO: Diesel range organics
GRO: Gasoline range organics

Checked by: _____
Approved by: _____

TABLE 7
(Continued)

Groundwater Quality Analytical Data
Civic Minded, Inc. Site
Milwaukee, Wisconsin

Sample Date	Parameters										
	Monitoring Well	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene	DRO	GRO
8/23/94	MW-4	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	**330**	**58**
2/19/96		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9/17/96		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3/19/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	**2.5**	NA	<100	<50
6/11/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	<100	<50
8/20/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<3.0 M	**0.63**	<100	<50
11/04/97		<0.13	<0.22	**6.6**	<0.23	<0.22	<0.29	**1.1**	NA	NA	NA
6/17/98		**0.28**	<0.22	<0.20	<0.23	<0.22	<0.29	M <0.40	NA	NA	NA
8/06/98		<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	**1.1**	NA	NA	NA
12/04/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8/23/94	MW-11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2/19/96		<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	<100	<50
9/17/96		<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	<100	<50
3/19/97		**0.13**	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	**640**	<50
6/11/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	**150**	<50
8/20/97		**0.19**	<0.22	<0.20	**0.32**	<0.22	<0.29	<4.0 M	<0.46	<100	<50
11/04/97		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
6/17/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8/06/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
12/04/98		<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	**0.88**	NA	NA	NA
NR 140 PAL		0.5	140	68.6	124	96*	96*	12	8	NS	NS
NR 140 ES		5	700	343	620	480*	480*	60	40	NS	NS

Notes:

Concentrations in ppb
*: Standard is for both 1,2,4-TMB and 1,3,5-TMB combined
No detections were found in any decontamination or trip blanks
ES: Enforcement standard
PAL: Preventive action limit
TMB: Trimethylbenzene
MTBE: Methyl t-butyl ether
NS: No standard
NA: Not analyzed
DRO: Diesel range organics
GRO: Gasoline range organics

Checked by: _____
Approved by: _____

TABLE 7
(Continued)

Groundwater Quality Analytical Data
Civic Minded, Inc. Site
Milwaukee, Wisconsin

Sample Date	Parameters										
	Monitoring Well	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene	DRO	GRO
8/23/94	MW-12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2/19/96		<0.50	<1.0	<1.0	<3.0	**2.1**	**1.1**	<1.0	**43**	NA	<50
9/17/96		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3/19/97		**0.49**	**0.25**	**0.58**	**1.4**	**0.71**	<0.29	**0.4**	NA	**620**	**120 X**
6/11/97		**0.22**	<0.22	**0.33**	**0.39**	**0.34**	<0.29	<0.16	NA	**1100**	<50
8/20/97		**0.18**	**0.25**	<0.20	**0.44**	**0.27**	<0.29	<0.16	**0.62**	**430**	**52**
11/04/97		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
6/17/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8/06/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
12/04/98		<0.41	<0.43	<0.38	<1.4	**0.43**	<0.58	<0.41	NA	NA	NA
8/23/94	MW-13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2/19/96		<0.50	<1.0	<1.0	<3.0	**1.1**	<1.0	<1.0	<1.0	**340**	<50
9/17/96		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3/19/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	**1.2**	NA	<100	<50
6/11/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	<100	<50
8/20/97		**0.33**	<0.22	<0.20	<0.23	<0.22	<0.29	**4.9**	<0.46	<100	<50
11/04/97		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
6/17/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8/06/98		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
12/04/98		<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	**2.4**	NA	NA	NA
NR 140 PAL		0.5	140	68.6	124	96*	96*	12	8	NS	NS
NR 140 ES		5	700	343	620	480*	480*	60	40	NS	NS

(Continued)

Notes:

Concentrations in ppb
*: Standard is for both 1,2,4-TMB and 1,3,5-TMB combined
No detections were found in any decontamination or trip blanks
ES: Enforcement standard
PAL: Preventive action limit
TMB: Trimethylbenzene
MTBE: Methyl t-butyl ether
NS: No standard
NA: Not analyzed
DRO: Diesel range organics
GRO: Gasoline range organics

Checked by: _____
Approved by: _____

TABLE 7
(Continued)

Groundwater Quality Analytical Data
Civic Minded, Inc. Site
Milwaukee, Wisconsin

Sample Date	Parameters										
	Monitoring Well	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene	DRO	GRO
8/23/94	MW-14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2/19/96		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9/17/96		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3/19/97		**200**	**27**	**42**	**55**	**12**	**3.4**	**4.5**	NA	**1,300**	**890**
6/11/97		**890**	**140**	**560**	**550**	**93**	**35**	<0.16	NA	**1,100**	**4,100**
8/20/97		**500**	**40**	**45**	**110**	**5.5**	**3.8**	<0.80	**3.5**	**500**	**880**
11/04/97		**860**	**44**	**50**	**99**	**38**	**18**	<0.80	NA	NA	NA
6/17/98		**1,400**	**370**	**830**	**940**	**190**	M <30	M <4.0	NA	NA	NA
8/06/98		**80**	**40**	**81**	**100**	**28**	**9.6**	<0.41	NA	NA	NA
12/04/98		**290**	**41**	**94**	**47**	**8.7**	<5.8	**7.5**	NA	NA	NA
8/23/94	MW-15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2/19/96		**120**	**36**	**330**	**160**	**21**	**7.5**	**51**	**29**	**130**	**910**
9/17/96		<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	<100	<50
3/19/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	<100	<50
6/11/97		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	<100	<50
8/20/97		**0.39**	<0.22	<0.20	<0.23	<0.22	<0.29	**2.1**	<0.46	<100	<50
11/04/97		**0.29**	<0.22	**0.43**	**0.37**	<0.22	<0.29	**0.54**	NA	NA	NA
6/17/98		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
8/06/98		**2**	**0.62**	**1.3**	**2.4**	**0.88**	<0.58	**8.8**	NA	NA	NA
12/04/98		**2.2**	**0.83**	**3**	**2.7**	**0.81**	<0.58	**4.9**	NA	NA	NA
NR 140 PAL		0.5	140	68.6	124	96*	96*	12	8	NS	NS
NR 140 ES		5	700	343	620	480*	480*	60	40	NS	NS

Notes: Concentrations in ppb
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Shading indicates value equals or exceeds the NR 140 enforcement standard
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Checked by: _____ Approved by: _____