

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

- For DNR County and Region list go to:
<g:\pf\pecfa\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):	0341198581
Comm # (no dashes):	53219159417
County:	Milwaukee
Region:	Southeast
Site name:	Gene Wagner Plumbing
Street Address:	2017 S 60th St
City:	West Allis
Final Closure Date	2002-07-03
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	684004.000000000
Northing (Y):	283668.000000000
Collection Method:	Other
Scale or Resolution:	1:3,839
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Linda Michalets
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 > NR140 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



July 3, 2002

Mr. Gene A. Wagner
Gene Wagner Plumbing
2017 South 60th Street
West Allis, WI 53219-1594

RE: **Final Closure**

Commerce # 53219-1594-17 WDNR BRRTS # 03-41-198581
Gene Wagner Plumbing, 2017 South 60th Street, West Allis

Three gasoline underground storage tanks removed in 1978

Dear Mr. Wagner:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

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. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

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) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. M. Michalets', with a long, sweeping underline.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Dwayne Stillings, Envirogen, Inc.
Case File

NOTICE OF CONTAMINATION TO
PROPERTY

8041303

Document Number

Document Title

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 2:30 PM

03-26-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 18.00

Legal Description of the Property:

In Re: Assessors Platt #268
Pt. Of lot 1, Block 7 commencing 170 ft. north of
southeast corner of SD Lot TH West 124.48 ft.,
north 143.65 ft., northeasterly 127.62 ft., east
19.78 ft. TH south 222.66 ft. to beginning

Recording Area

RE-RECORD

Name and Return Address

Return To
Mr. Gene A. Wagner
Gene A. Wagner Plmg. Co., Inc.
2017 So. 60th St.
Milwaukee, Wi. 53219

Key 475 0013 000 1

Parcel Identification Number (PIN)

State of Wisconsin)

County of Milwaukee)

Section 1. Mr. Gene A. Wagner is the owner of the above-described property.

Section 2. One or more Petroleum-related discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels (RCL) of the Wisconsin Administrative Code exist on this property at the following locations: **For groundwater contamination - in the vicinity of the location of monitoring wells MW-1, MW-2, MW-4, MW-6, and MW-7 as identified on Figure No. 1 (attached) and hereby made part of the document. For soil contamination - in the vicinity of monitoring wells MW-1, MW-2, MW-4, and MW-6, as identified on Figure No. 2 (attached) and hereby made part of the document.**

Section 3. It is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil remediation activities on the property at the present time. 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:

Petroleum contaminated soil containing the constituents of benzene, ethylbenzene, toluene, and/or total xylenes, remains on this property above ch. NR 720 Wis. Adm. Code, RCL's at the following locations: in the vicinity of MW-1, MW-2, MW-4,

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

RECL
2031
1506
7307

5

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property:

In Re: Platt #268
Pt. Of lot 1, Block 7 commencing 170 ft. north of southeast corner of SD Lot TH West 124.48 ft., north 143.65 ft., northeasterly 127.62 ft., east 19.78 ft TH south 222.66 ft. to beginning

~~8816771~~

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 10:05 AM

~~01-26-2001~~

WALTER R. BARCZAK
REGISTER OF DEEDS

~~AMOUNT 16.00~~

Recording Area

RETURN TO
Mr. Gene A. Wagner
Gene A. Wagner Plumbing Co., Inc.
2017 South 60th Street
West Allis, Wi. 53219

KEY 475 0013 000 1

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF Milwaukee)

Section 1. Mr. Gene A. Wagner is the owner of the above-described property.

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Section 3. It is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil remediation activities on the property at the present time. 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:

Petroleum contaminated soil containing the constituents of benzene, ethylbenzene, toluene, and/or total xylenes, remains on this property above ch. NR 720 Wis. Adm. Code, RCL's at the following locations: in the vicinity of MW-1, MW-2, MW-4,



1111
1000
1000
1000

and MW-6 between the depths of 1-11 feet below the ground surface. Lead was found in a soil sample collected from MW-2 above the NR 720 Wis. Adm. Code Industrial RCL at 1-3 feet below ground surface. A cap or cover will be used to address the direct contact threat from residual soil contamination on this property. Therefore, the cap or cover (i.e.; concrete or asphalt) shall be maintained across this property until; 1). The soil is actively remediated or removed or; 2). It can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done in the contaminated areas, the contamination shall be properly treated or disposed of in accordance with applicable laws.

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 construction or reconstruction of a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

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 groundwater use restriction is no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 10 day of Sept, 2000.

Signature: *Gene A. Wagner*

Printed Name: GENE A. WAGNER

Subscribed and sworn to before me

this 28 of JANUARY, 2000

Robert J. Shinoda

Notary Public, State of WISCONSIN

My commission 11/14/04

This document was drafted by Envirogen, Inc..

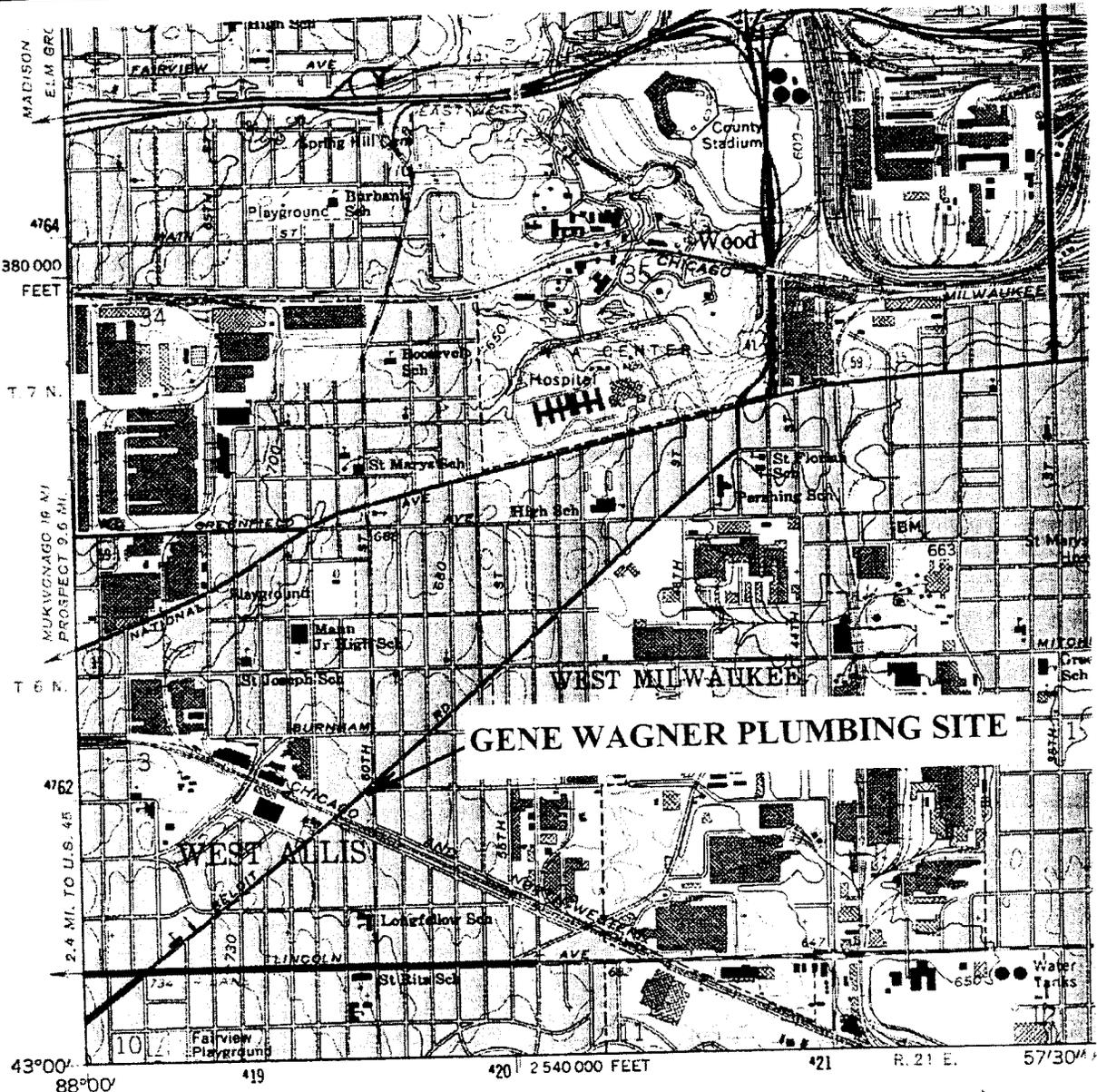
ANDY T. EHLERT, PE

REEL

5037

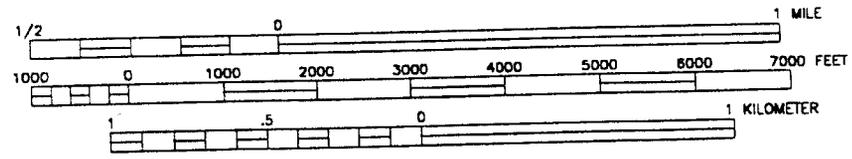
IMAGE

2308



(USGS [1958] 1971)
MILWAUKEE QUADRANGLE

SCALE
1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

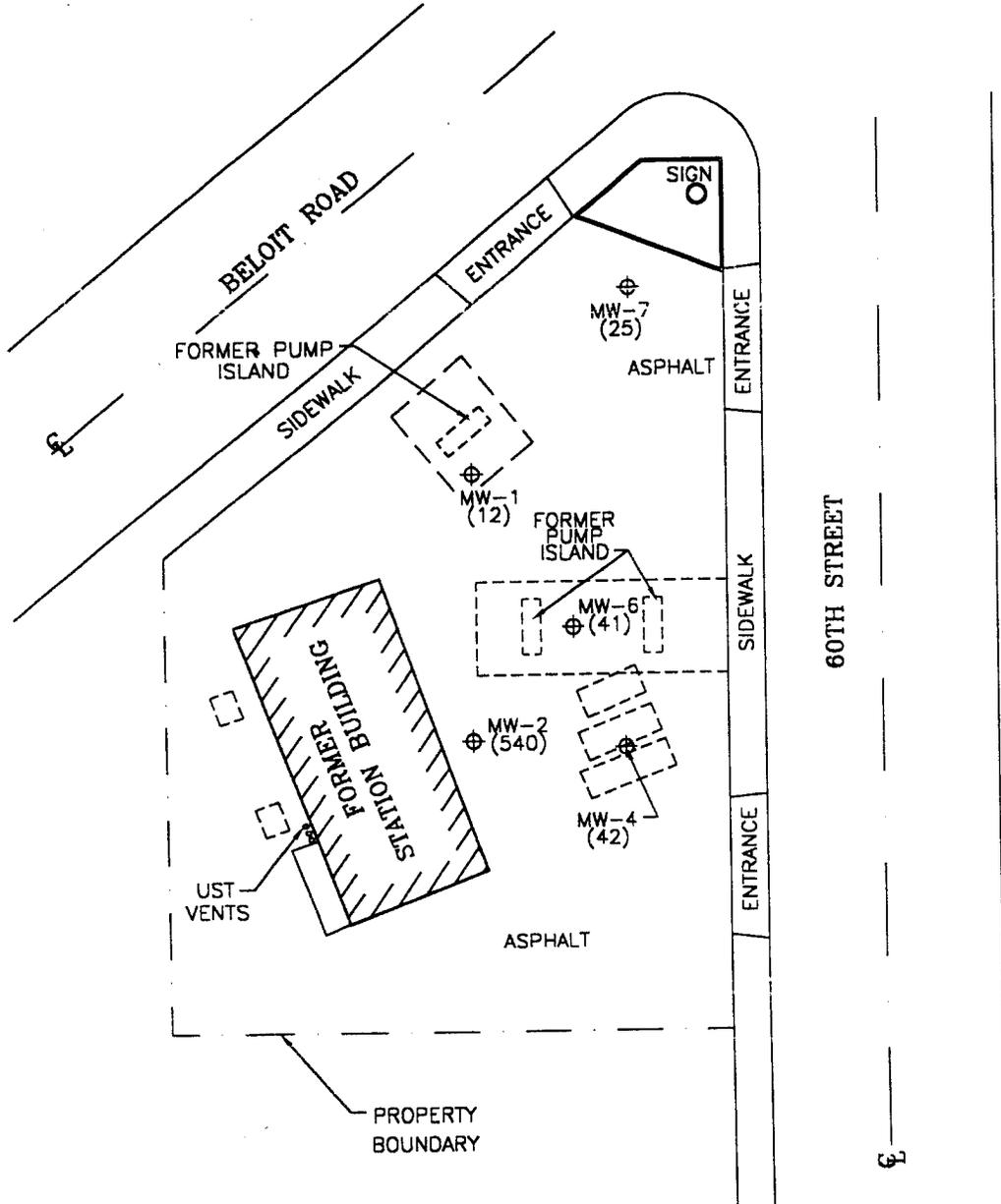
2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

SITE LOCATION MAP	FIGURE NO.
GENE WAGNER PLUMBING SITE WEST ALLIS, WISCONSIN	1

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY: <i>AJE</i>	
CHECKED BY:	
RRT	04/12/00
DRAWN BY:	
DRAWING NO.	96.683L

LEGEND

- ⊕ MONITORING WELL
- FORMER UST LOCATION
- () CONCENTRATION IN ppb



ENGINEER	DATE	ENGINEER	DATE	ENGINEER	DATE
APPROVED BY: ATE	REVISIONS:	APPROVED BY:	REVISIONS:	APPROVED BY:	REVISIONS:
CHECKED BY:	09/12/00	CHECKED BY:	09/12/00	CHECKED BY:	09/12/00
DRAWN BY: RRT	96.683.1	DRAWN BY: RRT	96.683.1	DRAWN BY: RRT	96.683.1

REEL 5031 INVADE 2309



ENVIROGEN

BEST EFFECTIVE LEADER FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

SCALE



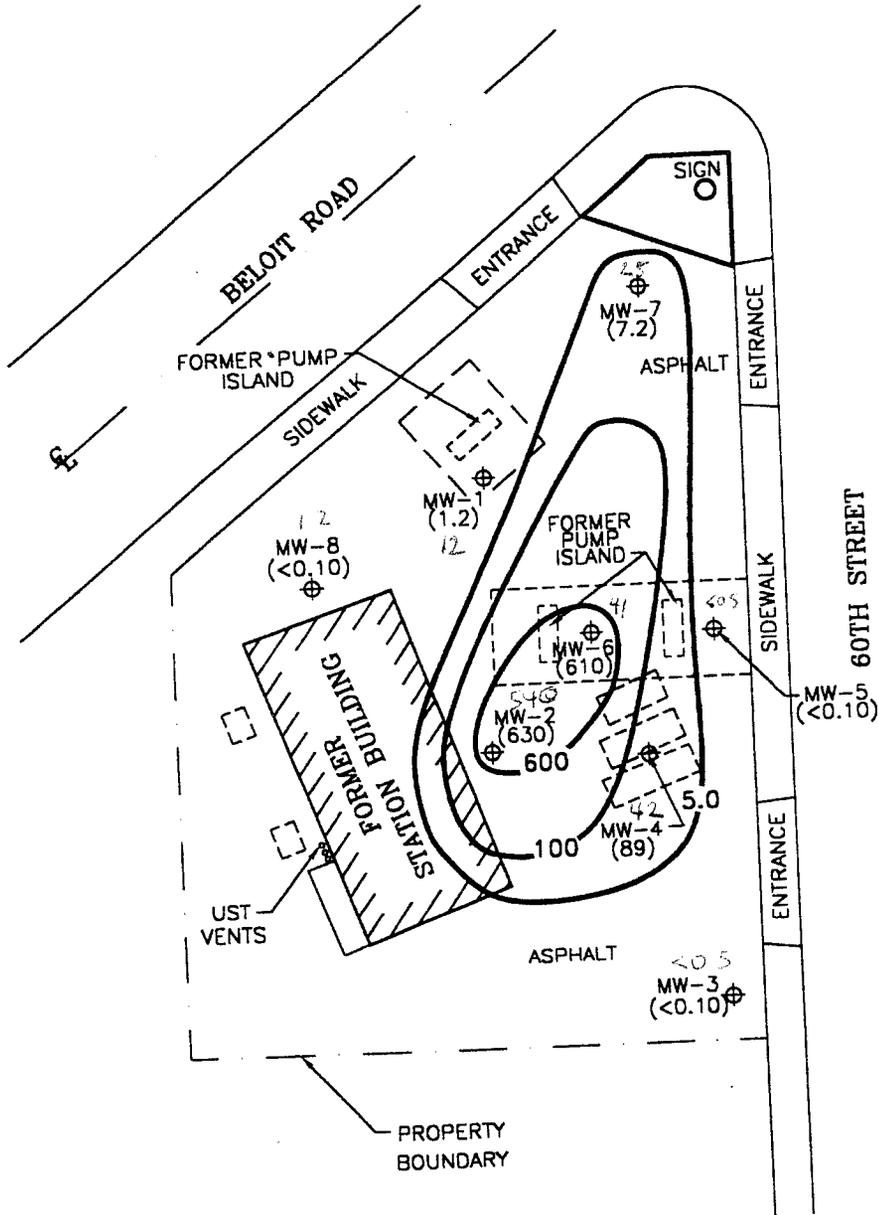
GROUNDWATER BENZENE DISTRIBUTION (1/12/00)	FIGURE NO. 1
GENE WAGNER PLUMBING SITE WEST ALLIS, WISCONSIN	

LEGEND

- ⊕ MONITORING WELL
- FORMER UST LOCATION
- () CONCENTRATION IN ppb
- 5.0 ISOCONCENTRATION CONTOUR

NOTE:

THE NR720 GENERIC SOIL CLEANUP GUIDELINE FOR BENZENE IS 5.5 ppb.



DATE	ENGINEER	DATE	ENGINEER	REVISIONS:	APPROVED BY: Ate	CHECKED BY:	04/13/00	RRT	DRAWN BY:	96.6831.2	DRAWING NO.
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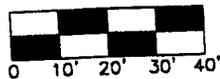


ENVIROGEN

COST EFFECTIVE LEADER FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

SCALE



GROUNDWATER BENZENE DISTRIBUTION
(3/01/99)

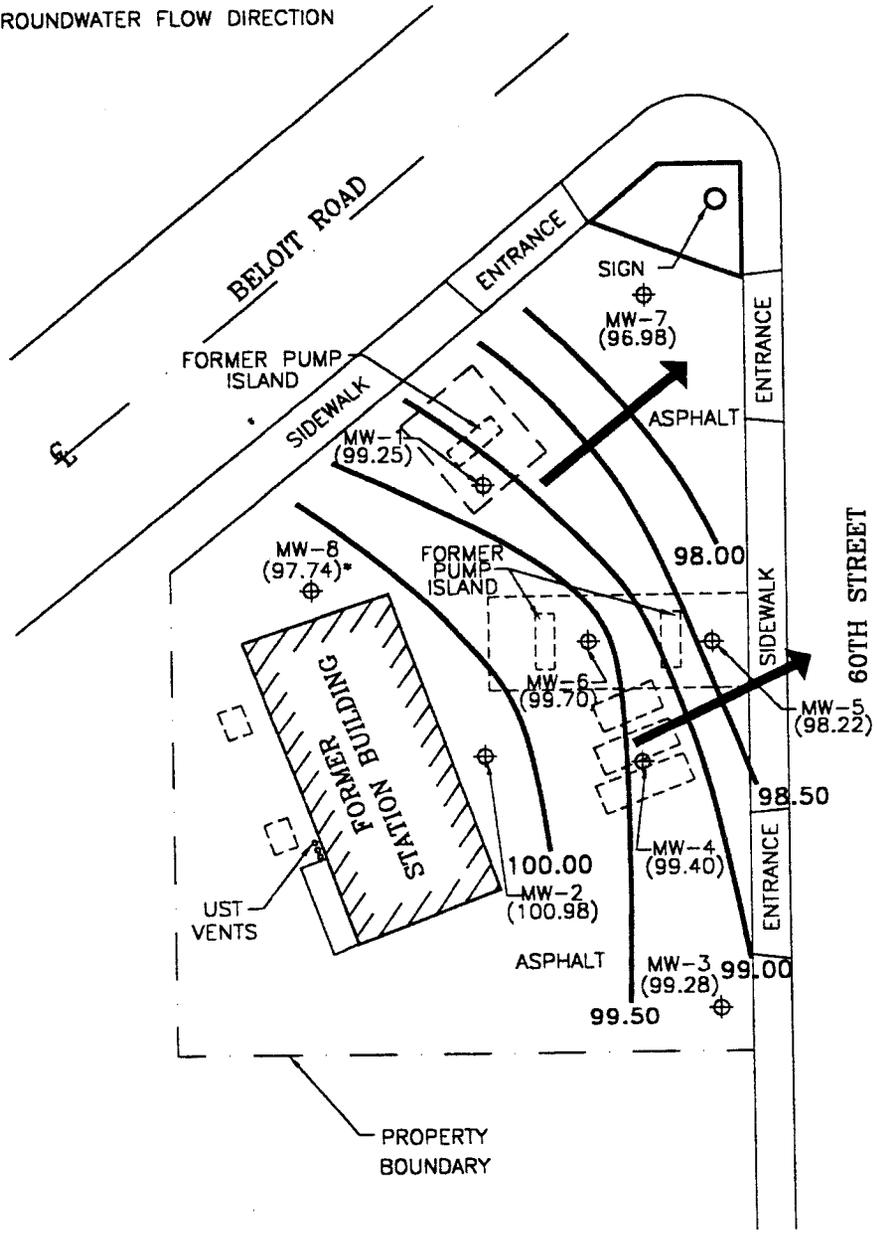
GENE WAGNER PLUMBING SITE
WEST ALLIS, WISCONSIN

FIGURE NO.

12

LEGEND

- ⊕ MONITORING WELL
- FORMER UST LOCATION
- () GROUNDWATER ELEVATION IN FEET
- * ANOMALOUS DATA POINT
- 98 ISOELEVATION CONTOUR
- ← GROUNDWATER FLOW DIRECTION



ENGINEER	DATE	ENGINEER	DATE	REVISIONS:	
				APPROVED BY: <i>ATE</i>	
				CHECKED BY:	
				04/13/00	
				RRT	
				DRAWN BY:	
				96.683LB	
				DRAWING NO.	



ENVIROGEN

COST EFFECTIVE LEADER FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090



POTENTIOMETRIC SURFACE MAP
(10/14/99)
GENE WAGNER PLUMBING SITE
WEST ALLIS, WISCONSIN

FIGURE NO.
8

TABLE 5

Groundwater Quality Analytical Data
Gene Wagner Plumbing Site
West Allis, Wisconsin

Monitoring Well	Sample Date	PARAMETERS										
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene	GRO	Diss. Pb	
MW-1	03/01/99	1.2	<0.25	1.6	0.58	<0.10	<0.10	<0.25	<0.10	<50	<1.2	
	06/07/99	170	3.4	2.6	5.1	<0.86	0.63	<0.22	NA	NA	NA	
	10/14/99	53	3.8	0.97	1.61	<0.86	<0.54	<0.22	<0.89	NA	NA	
	01/12/00	12	0.6	<0.5	<0.5	<1	<1	<0.2	<2	NA	NA	
	03/01/99	630	15	8	49	18	4.8	<2.5	13	2,600	1.4	
MW-2	06/07/99	1,500	43	14	90	38	14	<3.2	19	NA	NA	
	10/14/99	440	7.2	8.1	15.3	7.7	2.8	1.9	16	NA	NA	
	01/12/00	540	3.2	1.9	8.3	6.3	<10	<0.2	12	NA	NA	
	03/01/99	<0.10	<0.25	0.73	0.46	<0.10	<0.10	1.5	<0.10	<50	<1.2	
	06/07/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	1.8	NA	NA	NA	
MW-3	10/14/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	1.9	NA	NA	NA	
	01/12/00	<0.5	<0.5	<0.5	<0.5	<1	<1	1.8	<2	NA	NA	
	03/01/99	89	12	4.6	27	5.4	1.4	<0.25	13	730	<1.2	
	06/07/99	66	3.3	1.2	6.97	1.2	0.28	<0.32	6.6	NA	NA	
	10/14/99	17	1.9	1.5	4.53	<0.86	<0.54	2.6	4.7	NA	NA	
NR 140 PAL	01/12/00	42	1.9	1.1	4.2	<1	<1	<0.2	<2	NA	NA	
	0.5	140	200	1,000	96*	12	8	NS	1.5			
NR 140 ES	5	700	1,000	10,000	480*	60	40	NS	15			

(Continued)

Notes: Concentrations in ppb unless otherwise noted.
Indicates value equals or exceeds the NR 140 preventive action limit

Indicates an exceedance of the NR 140 enforcement standard
Proposed standard is for combined 1,2,4-TMB and 1,3,5-TMB
(*): Methyl t-butyl ether
MTBE: Not analyzed
NA: No standard
NS: Combined standard
(*):

GRO: Gasoline range organics
TMB: Trimethylbenzene
PAH: polynuclear aromatic hydrocarbon
ES: Enforcement Standard established in NR 140 WAC

Checked by: _____ Approved by: _____

TABLE 5 (Continued)

Groundwater Quality Analytical Data
Gene Wagner Plumbing Site
West Allis, Wisconsin

Monitoring Well	Sample Date	PARAMETERS										Diss. Pb
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene	GRO		
MW-5	03/01/99	<0.10	<0.25	0.75	0.42	<0.10	<0.10	<0.25	<0.10	<50	<1.2	
	06/07/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	<0.22	NA	NA		
	10/14/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	<0.22	NA	NA		
	01/12/00	<0.5	<0.5	<0.5	<0.5	<1	<1	<0.2	<2	NA		
	03/01/99	610	9.7	<1.0	<2.5	<1.0	<1.0	<2.5	<1.0	900		
MW-6	06/07/99	110	2.6	0.3	<1.34	<0.86	<0.54	<0.22	NA	NA		
	10/14/99	280	4.6	0.7	<3.32	<2.1	<1.4	<0.55	<2.2	NA		
	01/12/00	41	3.5	<0.5	<0.5	<1	<1	<0.2	<2	NA		
	03/01/99	7.2	15	0.74	12	19	3.7	<0.25	3.9	<1.2		
	06/07/99	32	12	0.36	8.17	16	2.9	<0.32	3.4	NA		
MW-7	10/14/99	12	16	1	13	28	4.8	<0.22	6.7	NA		
	1/12/00	25	21	<5	15	66	10	<2.0	21	NA		
	03/01/99	<0.10	<0.25	<0.10	<0.25	<0.10	<0.10	<0.25	<0.10	<50		
	06/07/99	<0.27	<0.32	<0.27	<0.67	<0.22	<0.27	<0.32	NA	NA		
MW-8	10/14/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	<0.22	NA	NA		
	01/12/00	1.2	<0.5	<0.5	<0.5	<1	<1	<0.2	<2	NA		
NR 140 PAL	0.5	140	200	1,000	96*	12	8	12	8	NS		
NR 140 ES	5	700	1,000	10,000	480*	60	40	60	40	NS		

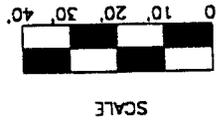
Notes: Concentrations in ppb unless otherwise noted.
Indicates value equals or exceeds the NR 140 preventive action limit

Indicates an exceedance of the NR 140 enforcement standard

- (*): Proposed standard is for combined 1,2,4-TMB and 1,3,5-TMB
- MTBE Methyl t-butyl ether
- NA: Not analyzed
- NS: No standard
- (*): Combined standard

- GRO: Gasoline range organics
- TMB: Trimethylbenzene
- PAH: polynuclear aromatic hydrocarbon
- ES: Enforcement Standard established in NR 140 WAC

Checked by: _____ Approved by: _____



CROSS-SECTION
 PLAN VIEW
 GENE WAGNER PLUMBING SITE
 WEST ALLIS, WISCONSIN

5

FIGURE NO.

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



DRAWING NO.

96.68315

DRAWN BY:

RRT

04/12/00

CHECKED BY:

APPROVED BY: *[Signature]*

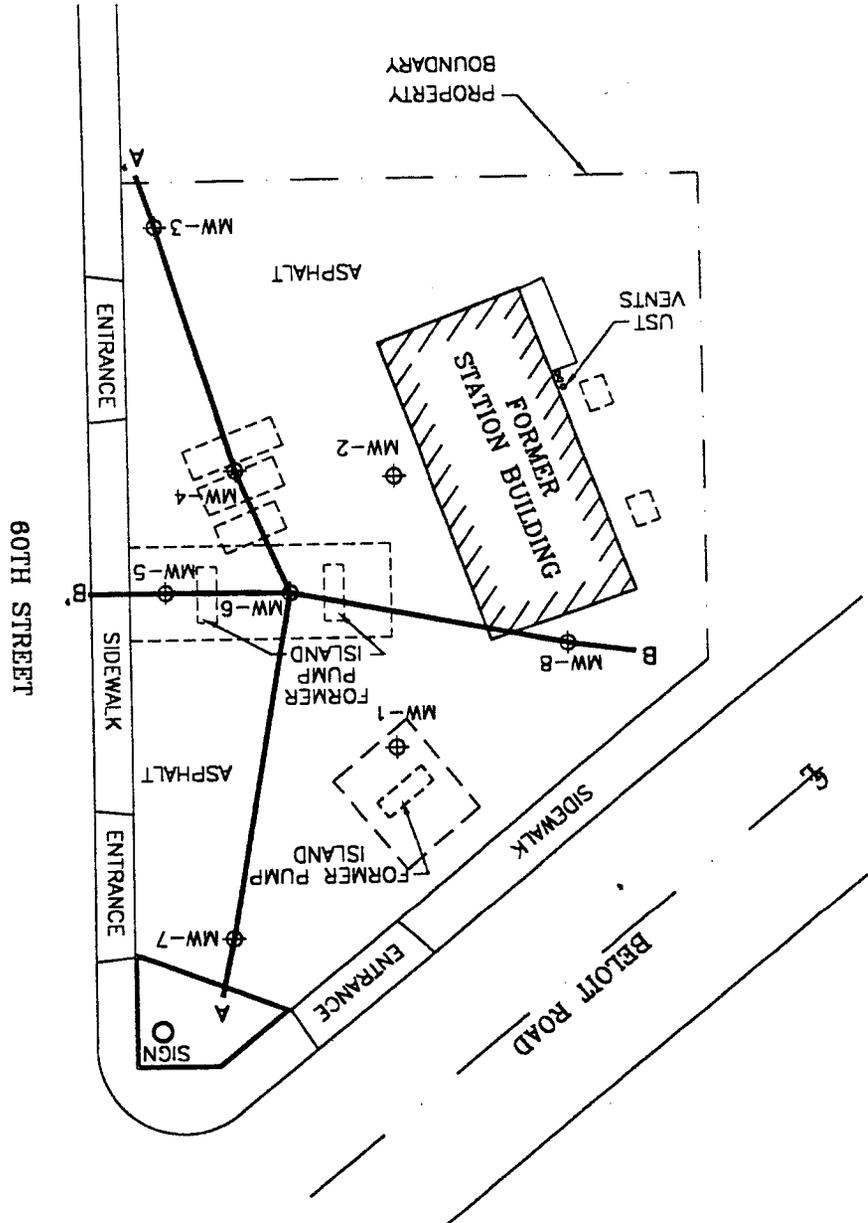
REVISIONS:

ENGINEER

DATE

ENGINEER

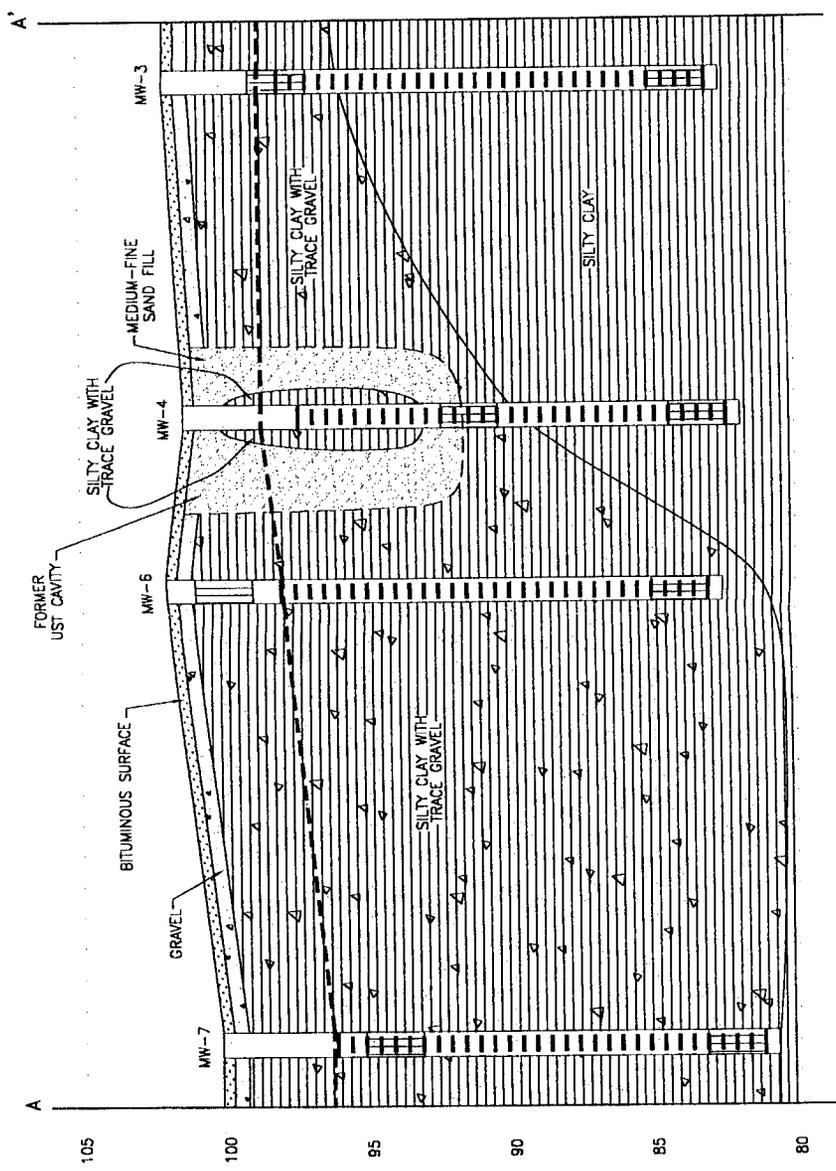
DATE



LEGEND
 ⊕ MONITORING WELL
 □ FORMER UST LOCATION



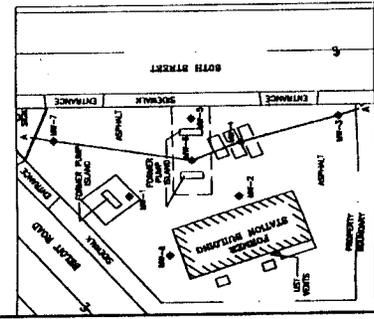
FIGURE NO. **6**
 GEOLOGICAL CROSS-SECTION A-A'
 GENE WAGNER PLUMBING SITE
 WEST ALLIS, WISCONSIN



ELEVATION IN FEET RELATIVE TO AN ON-SITE DATUM OF 100 FT

- LEGEND
- SOIL SAMPLE INTERVAL COLLECTED FOR LABORATORY ANALYSIS
 - WELL SCREENED INTERVAL
 - GROUNDWATER TABLE (1/12/00)

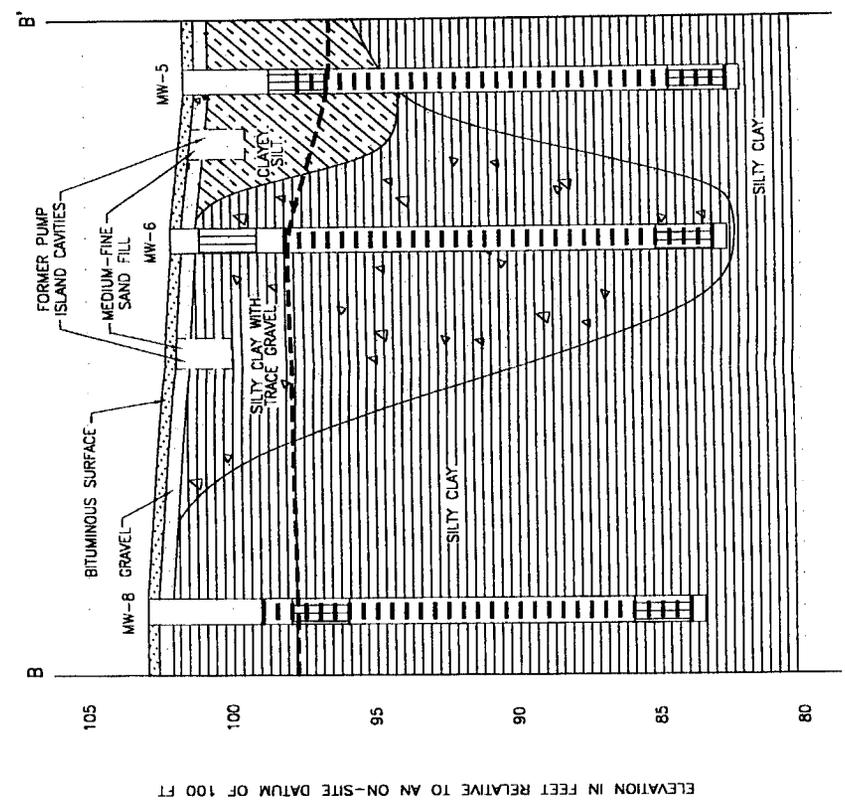
SCALE
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'



ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 2635 North Grandview Blvd.
 Pewaukee, Wisconsin 53072-0090

FIGURE NO. **7**

GEOLOGICAL CROSS-SECTION B-B'
 GENE WAGNER PLUMBING SITE
 WEST ALLIS, WISCONSIN



SOIL SAMPLE INTERVAL COLLECTED FOR LABORATORY ANALYSIS

WELL SCREENED INTERVAL

GROUNDWATER TABLE (1/12/00)

LEGEND

- SOIL SAMPLE INTERVAL COLLECTED FOR LABORATORY ANALYSIS (diagonal hatching)
- WELL SCREENED INTERVAL (horizontal hatching)
- GROUNDWATER TABLE (1/12/00) (dashed line)

SCALE
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

