GIS REGISTRY INFORMATION

SITE NAME:	Dan's Auto Repair						
BRRTS #:	03-41-202948	**FID # (if appropriate):**					
COMMERCE # (if appropriate):	53214-5219-45						
CLOSURE DATE:	August 12, 2003						
STREET ADDRESS:	5445 W Beloit Rd						
CITY:	West Milwaukee						
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =** 684499		**Y =** 284168				
CONTAMINATED MEDIA:	Groundwater	**Y**	Soil	**Y**	Both	**Y**	
OFF-SOURCE GW CONTAMINATION >ES:					**No**		
• **IF YES, STREET ADDRESS:**							
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**				
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	**N**		**No**				
• **IF YES, STREET ADDRESS 1:**							
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**	X			
CONTAMINATION IN RIGHT OF WAY:	**Yes**		**No**				

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy**).** The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	N
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	n

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

Wisconsin
Department of Commerce

August 12, 2003

Mr. Jon G. Isakson
PO Box 2692
Cookeville, TN 38502-2692

RE: **Final Closure**

Commerce # 53214-5219-45 WDNR BRRTS # 03-41-202948
Dan's Auto Repair, 5445 W. Beloit Rd., West Milwaukee

Dear Mr. Isakson:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure. This case 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 that were conducted.

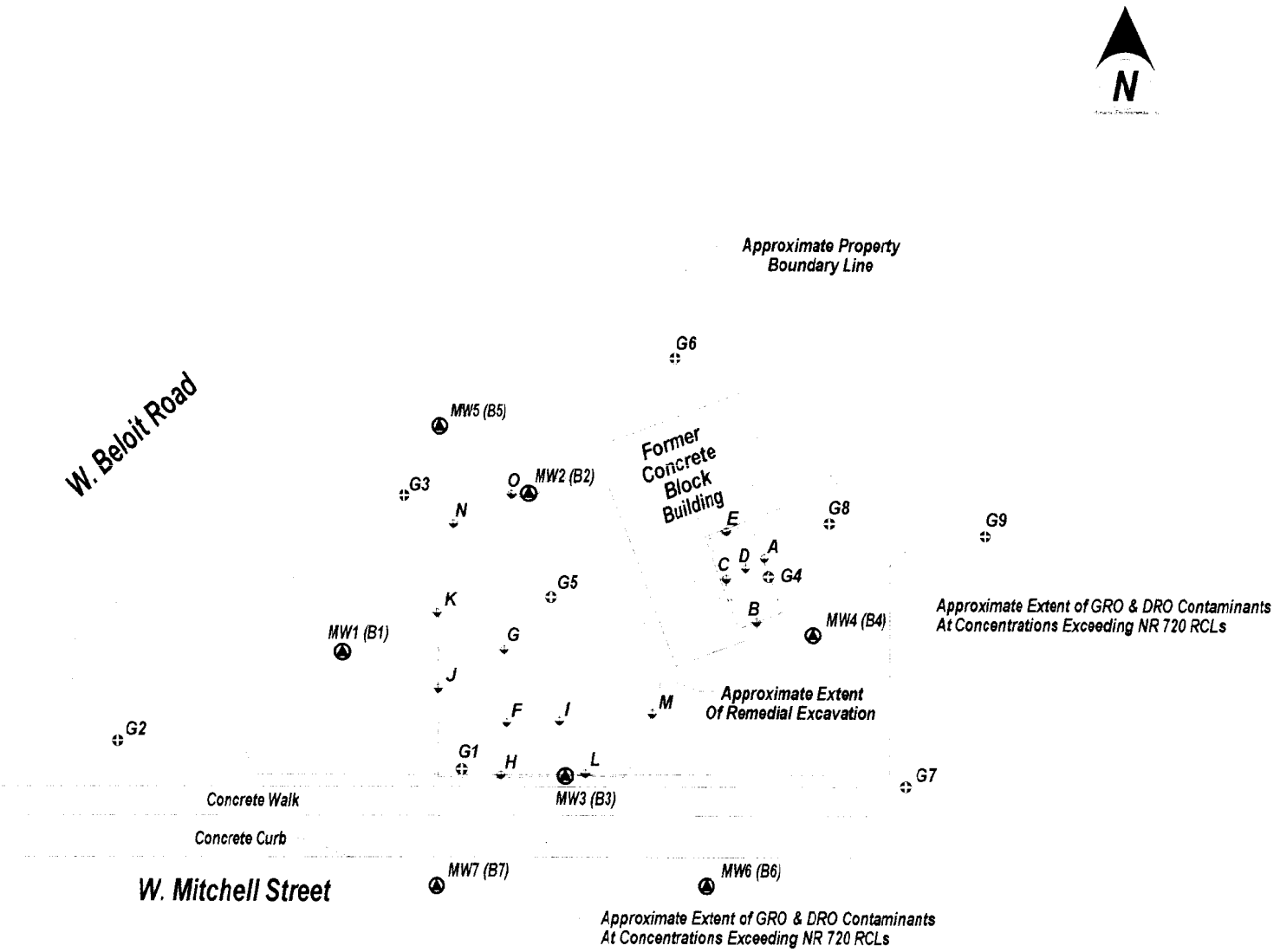
If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. 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: Moraine Environmental, Inc.
Case File



Legend

- Approximate Soil Boring Location
- Approximate Remedial Excavation Soil Sample Location
- Approximate Groundwater Monitoring Well Location
- Approximate Extent Of GRO And DRO Contaminants At Concentrations Exceeding NR 720 RCLs

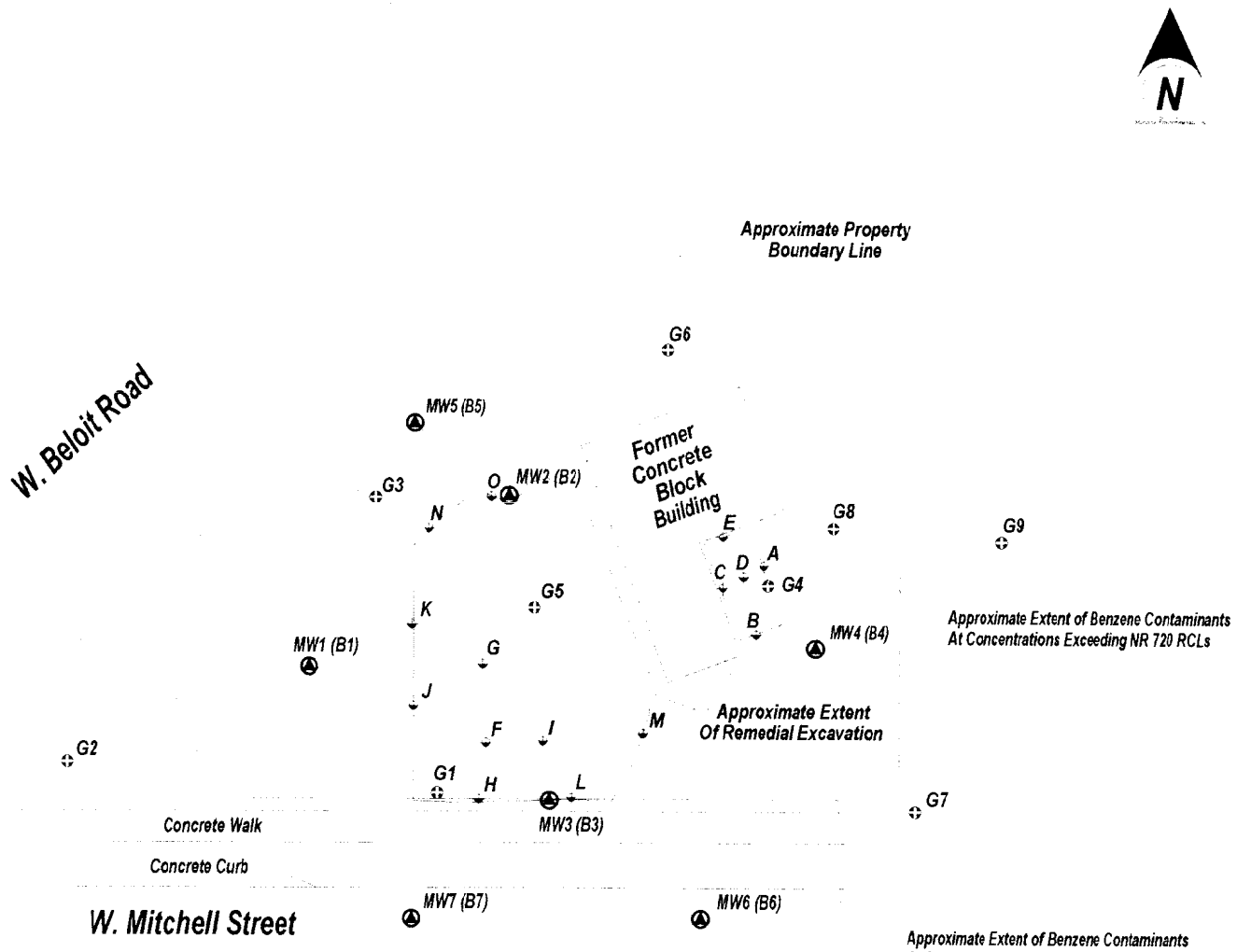
Contaminant Extents Are Based On Soil Boring And 9/99 Remedial Excavation Laboratory Results. Site Features Are Approximate And Are For Reference Only

Approximate Scale 1" = 30'

30 20 10 0 10 20 30

(feet)

DRAWING TITLE: Soil Contaminant Extent Map - GRO & DRO		
PROJECT NAME: Jon Isakson Property 5445 W. Beloit Road West Milwaukee, Wisconsin		
PROJECT NUMBER: 1732fg1	DRAWING COMPANY: Moraine Environmental, Inc.	
SCALE: 1" = 30'	DATE: 6-10-03	FIGURE 1



Legend

- Approximate Soil Boring Location
- Approximate Remedial Excavation Soil Sample Location
- Approximate Groundwater Monitoring Well Location
- Approximate Extent Of Benzene Contaminants At Concentrations Exceeding NR 720 RCLs
- Approximate Inferred Extent Of Benzene Contaminants At Concentrations Exceeding NR 720 RCLs

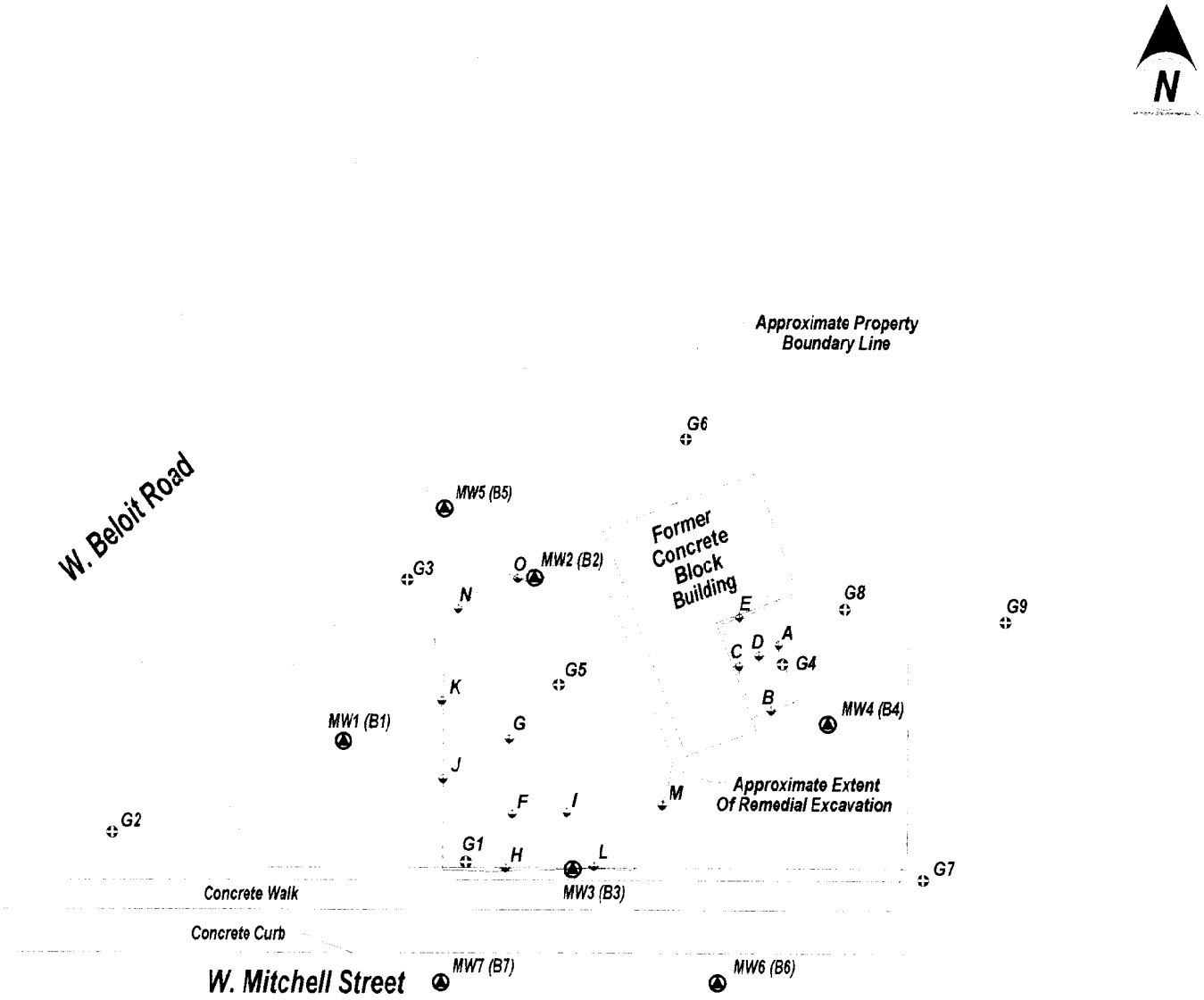
Contaminant Extents Are Based On Soil Boring And 9/99 Remedial Excavation Laboratory Results. Site Features Are Approximate And Are For Reference Only

Approximate Scale 1" = 30'

30 20 10 0 10 20 30

(feet)

DRAWING TITLE: Soil Contaminant Extent Map - Benzene		
PROJECT NAME: Jon Isakson Property 5445 W. Beloit Road West Milwaukee, Wisconsin		
PROJECT NUMBER: 1732fg2	DRAWING COMPANY: Moraine Environmental, Inc.	
SCALE: 1" = 30'	DATE: 6-19-03	FIGURE 2



Legend

- Approximate Soil Boring Location
- Approximate Remedial Excavation Soil Sample Location
- Approximate Groundwater Monitoring Well Location
- Approximate Extent Of Naphthalene Contaminants At Concentrations Exceeding NR 140 Enforcement Standards
- Approximate Inferred Extent Of Naphthalene Contaminants At Concentrations Exceeding NR 140 Enforcement Standards

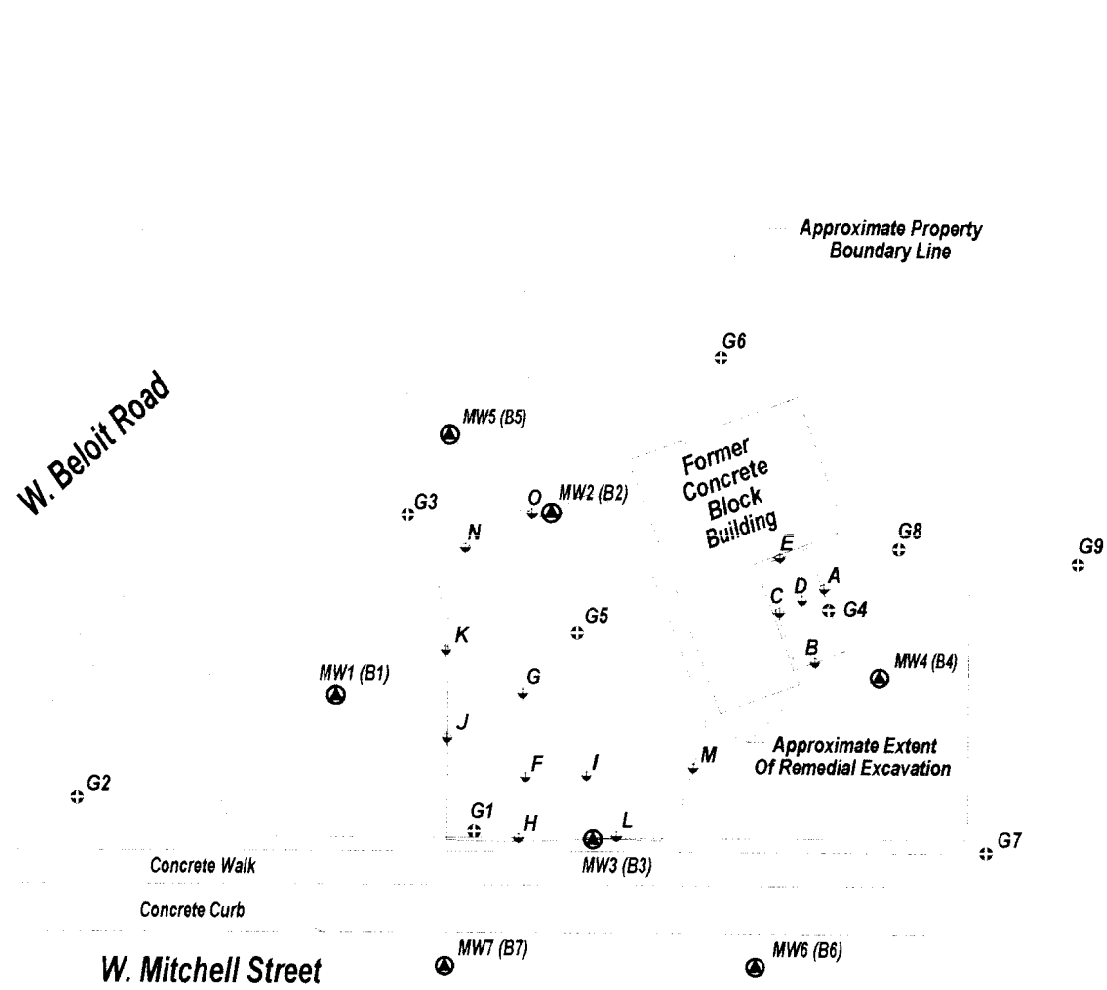
Contaminant Extents Are Based On 10/99 & 5/00 (Temp. Wells) and 3/02 (NR 141 Wells) Groundwater Results. Site Features Are Approximate And Are For Reference Only

Approximate Scale 1" = 30'

30 20 10 0 10 20 30

(feet)

DRAWING TITLE: Groundwater Contaminant Extent Map - Naphthalene		
PROJECT NAME: Jon Isakson Property 5445 W. Beloit Road West Milwaukee, Wisconsin		
PROJECT NUMBER: 1732fg5	DRAWING COMPANY: Moraine Environmental, Inc.	
SCALE: 1" = 30'	DATE: 6-10-03	FIGURE 3



Legend

- Approximate Soil Boring Location
- Approximate Remedial Excavation Soil Sample Location
- Approximate Groundwater Monitoring Well Location
- Approximate Extent Of Benzene Contaminants At Concentrations Exceeding NR 140 Enforcement Standards
- Approximate Inferred Extent Of Benzene Contaminants At Concentrations Exceeding NR 140 Enforcement Standards

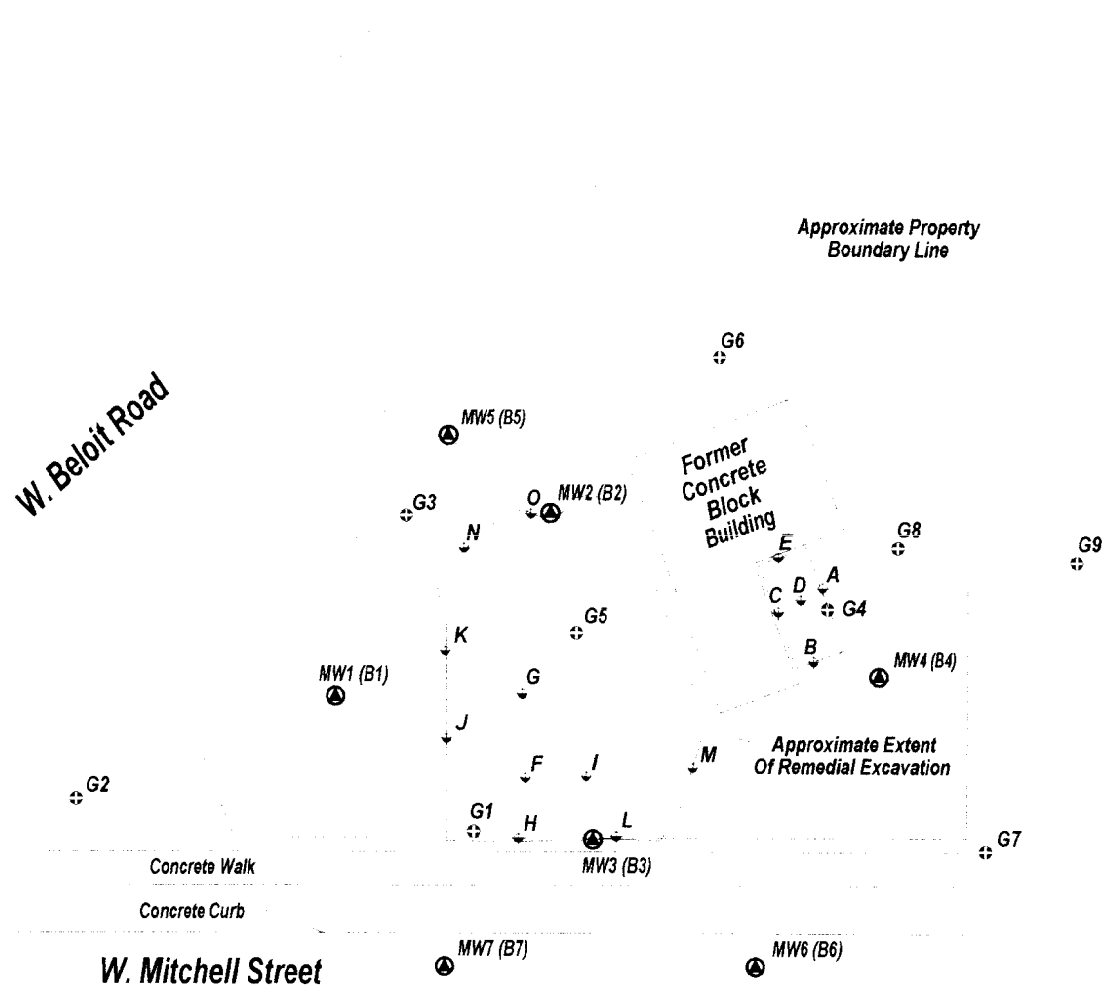
Contaminant Extents Are Based On 2/00 & 5/01 (Temp. Wells) and 3/02 (NR 141 Wells) Groundwater Results. Site Features Are Approximate And Are For Reference Only

Approximate Scale 1" = 30'

30 20 10 0 10 20 30

(feet)

Drawing Title: Groundwater Contaminant Extent Map - Benzene		
Project Name: Jon Isakson Property 5445 W. Beloit Road West Milwaukee, Wisconsin		
Project Number: 1732fg4	Drawing Company: Moraine Environmental, Inc.	
Scale: 1" = 30'	Date: 6-10-03	FIGURE 4



Legend

- Approximate Soil Boring Location
- Approximate Remedial Excavation Soil Sample Location
- Approximate Groundwater Monitoring Well Location
- Approximate Extent Of MTBE Contaminants At Concentrations Exceeding NR 140 Enforcement Standards
- Approximate Inferred Extent Of MTBE Contamnants At Concentrations Exceeding NR 140 Enforcement Standards

Contaminant Extents Are Based On 2/00 & 3/01 (Temp. Wells) and 3/02 (NR 141 Wells) Groundwater Results. Site Features Are Approximate And Are For Reference Only

Approximate Scale 1" = 30'

30 20 10 0 10 20 30

(feet)

DRAWING TITLE: Groundwater Contaminant Extent Map - MTBE		
PROJECT NAME: Jon Isakson Property 5445 W. Beloit Road West Milwaukee, Wisconsin		
PROJECT NUMBER: 1732fg6	DRAWING COMPANY: Moraine Environmental, Inc.	
SCALE: 1" = 30'	DATE: 6-10-03	FIGURE 5

April 2, 2003

Wisconsin Department of Commerce
Environmental & Regulatory Services
101 Pleasant Street, Suite #100A
Milwaukee WI 53212-3963

RE: **T & S Development**
5445 Beloit Road, West Milwaukee WI
BRRTS #03-41-202948

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,

Thomas C. Sweet
T & S Development, LLC

Enc.

000268533

Document Number

WARRANTY DEED

7948883

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 11:51 AM
08-15-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 12.00

This Deed, made between PETROVEST, a Wisconsin General Partnership, Grantor, and T&S DEVELOPMENT, LLC, Grantees.

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Recording Area
Name and Return Address

T&S DEVELOPMENT, LLC
W3749 Shady Lane
Saukeville, Wisconsin 53080

TRANSFER
$ 3.00
FEE

455-1181

(Parcel Identification Number)

THE WEST 15 FEET OF LOT 5, ALL OF LOT 4, AND THAT PART OF LOT 3, IN THE VILLAGE OF WEST MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS.

LEGAL DESCRIPTION CONTINUED ON ATTACHED ADDENDUM

This is not homestead property.

Together with all and singular hereditaments and appurtenances thereunto belonging;
And PETROVEST, a Wisconsin General Partnership, by its members, JON ISAKSON and DONALD ISAKSON, warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except for municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and real estate taxes for 2000 and subsequent years, and will warrant and defend the same.

Dated this 31st day of July, 2000

*JON ISAKSON

*DONALD ISAKSON

PETROVEST

By: _____

AUTHENTICATION

Signature(s) JON ISAKSON
and DONALD ISAKSON

authenticated this 31ST day of July, 2000.

signature
DAVID M. SENGSTOCK
type or print name #1033358

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

THIS INSTRUMENT WAS DRAFTED BY
ATTORNEY DAVID M. SENGSTOCK
POULOS, SENGSTOCK & BUDNY, S.C.

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

ACKNOWLEDGMENT

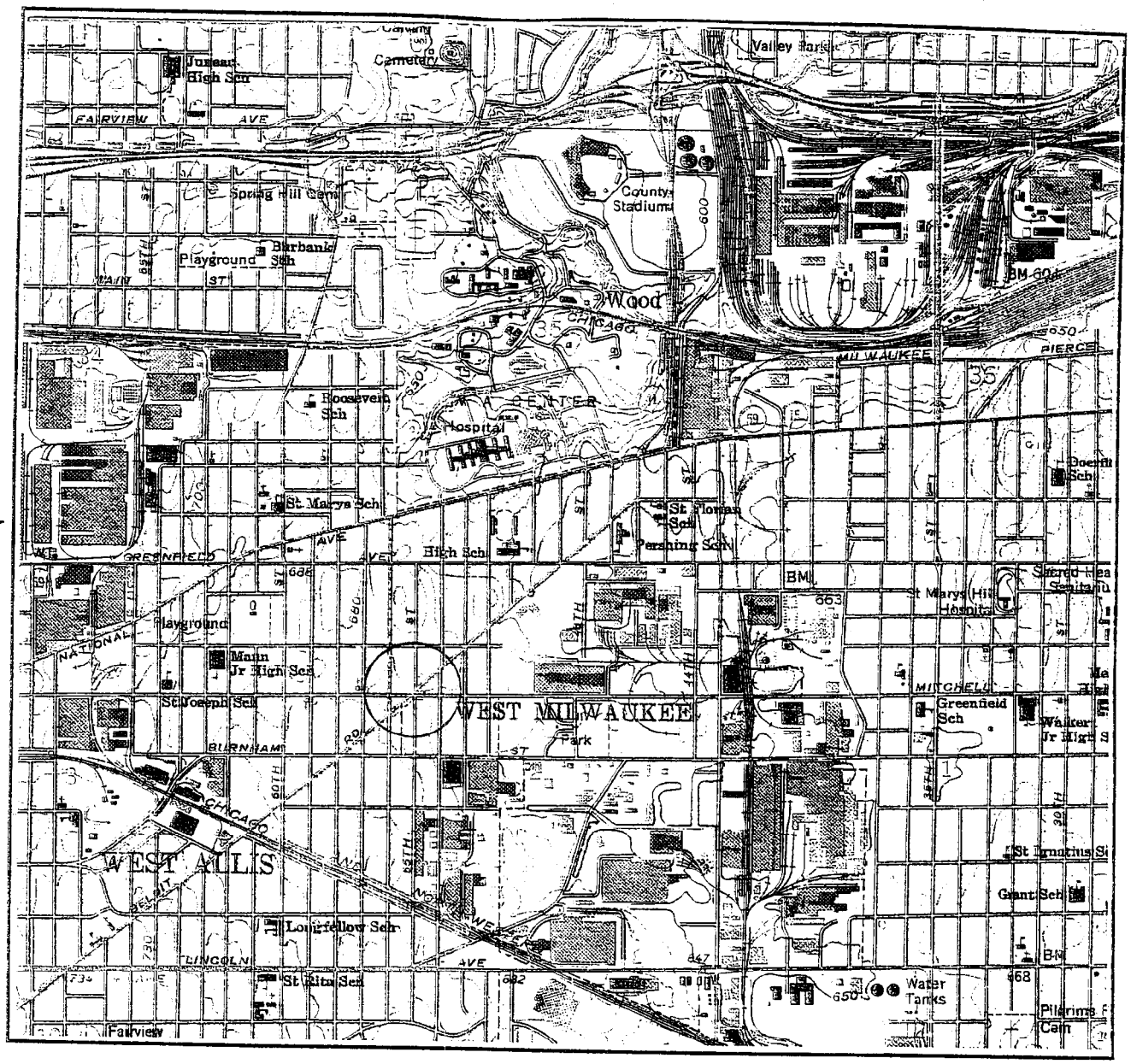
STATE OF _____
_____ COUNTY
Personally came before me this _____ day of _____, 1999, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

_____
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.

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 3; THENCE NORTH 48 DEGREES 52' EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT, 18 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE TO A POINT IN THE SOUTH LINE OF SAID LOT WHICH IS 15 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT, 15 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 41 DEGREES 08' WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 62.51 FEET TO THE POINT OF BEGINNING, ALL OF THE ABOVE BEING IN BLOCK 6, IN HILL VIEW ADDITION, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 2, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE VILLAGE OF WEST MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

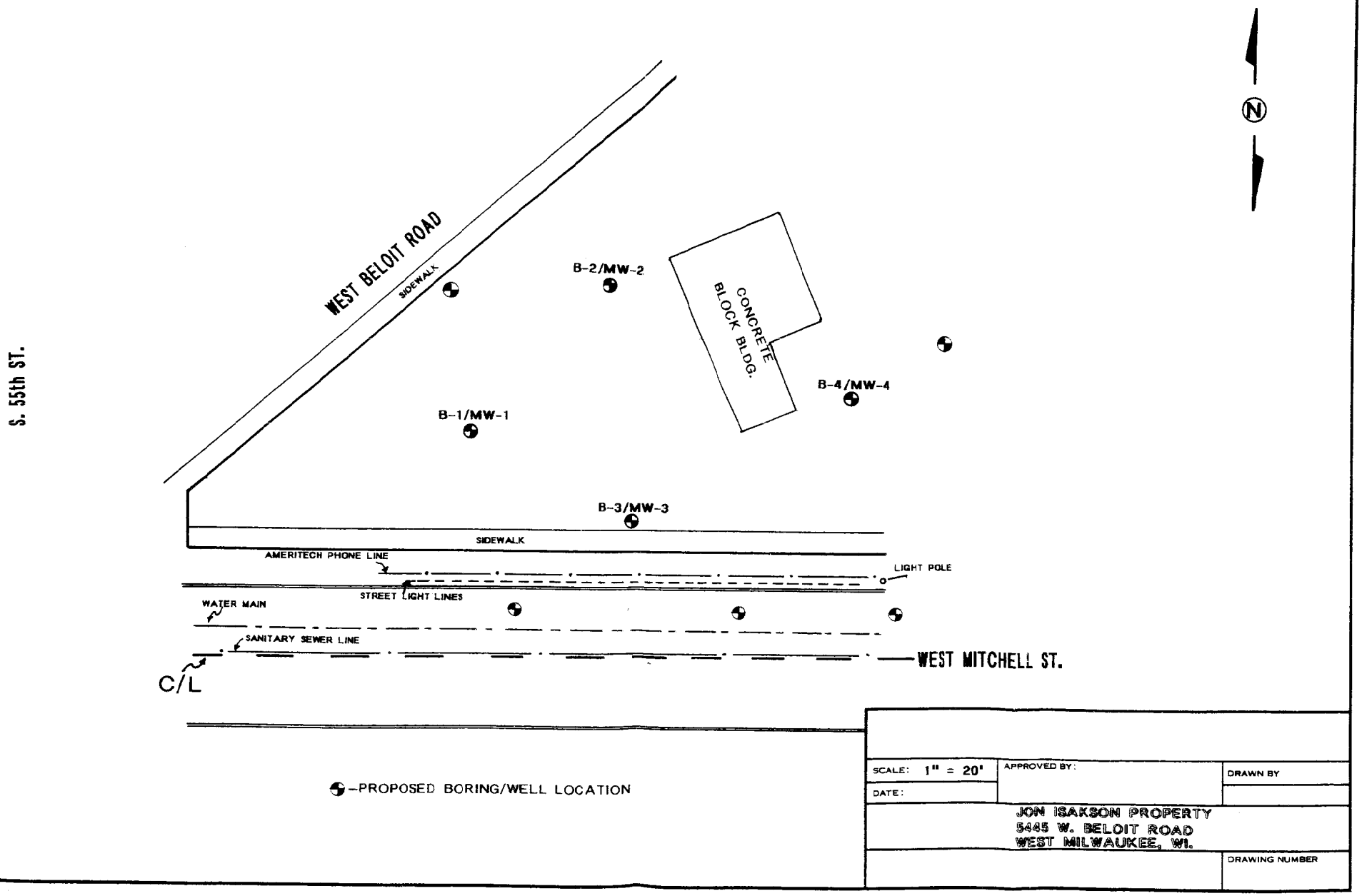


1 MILE 1/2 MILE 0 MILE 1 MILE

SITE LOCATION

SCALE 1:24,000

Drawing Title	*Site Location Map*
Project Name	*Jon Isakson Property* *5445 W. Beloit Rd.* *West Milwaukee, Wisconsin*
Project Number: *1070*	Drawing Company: *Moraine Environmental, Inc.*
Scale: *1:24,000*	Date: *08-04-99*
Figure: *Figure 1*	


S. 55th ST.
WEST BELOIT ROAD
SIDEWALK
B-2/MW-2
CONCRETE BLOCK BLDG.
B-4/MW-4
B-1/MW-1
B-3/MW-3
SIDEWALK
AMERITECH PHONE LINE
LIGHT POLE
STREET LIGHT LINES
WATER MAIN
SANITARY SEWER LINE
C/L
WEST MITCHELL ST.
N
-PROPOSED BORING/WELL LOCATION
SCALE: 1" = 20'
APPROVED BY:
DRAWN BY
DATE:
JON ISAKSON PROPERTY
5445 W. BELOIT ROAD
WEST MILWAUKEE, WI.
DRAWING NUMBER

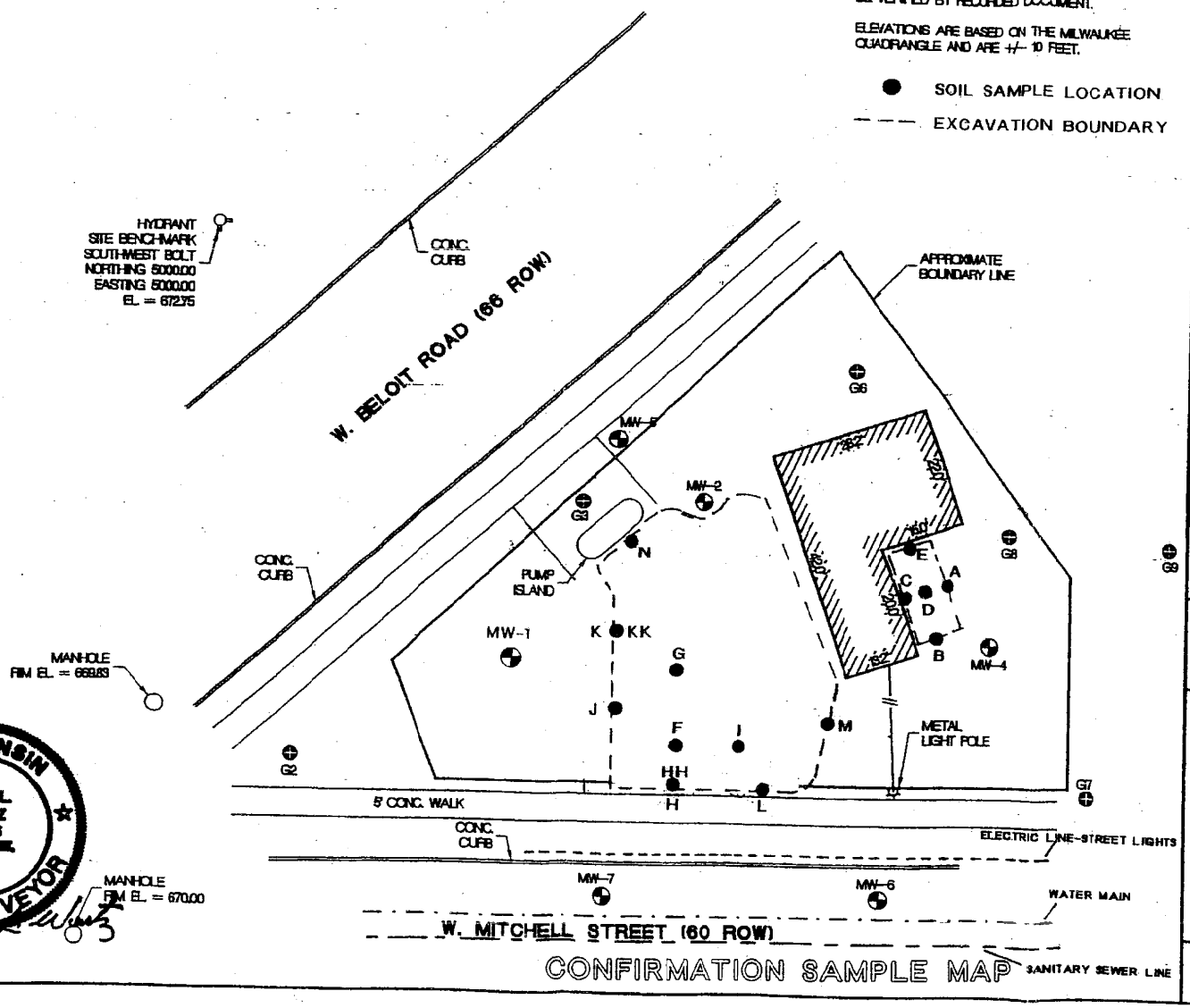
MW-1	G1	
N: 4922.56	N: 4900.53	
E: 5053.70	E: 5077.09	
TC: 670.36	TC: 669.85	
EL: 670.87		
MW-2	G2	
N: 4950.36	N: 4904.02	
E: 5068.01	E: 5013.68	
TC: 670.66	TC: 670.29	
EL: 671.28		
MW-3	G3	
N: 4898.95	N: 4950.32	
E: 5095.03	E: 5066.07	
TC: 669.13	TC: 671.45	
EL: 669.60		
MW-4	G4	
N: 4925.03	N: 4935.36	
E: 5139.82	E: 5152.31	
TC: 670.23	TC: 671.09	
EL: 670.91		
MW-5	G5	
N: 4961.81	N: 4932.04	
E: 5072.12	E: 5092.80	
TC: 671.41	LCC: 670.51	
EL: 671.77		
MW-6	G6	
N: 4879.47	N: 4974.82	
E: 5120.40	E: 5115.34	
TC: 668.55	TC: 672.00	
EL: 668.86		
MW-7	G7	
N: 4879.35	N: 4898.19	
E: 5070.27	E: 5157.68	
TC: 669.02	TC: 668.69	
EL: 669.37		
	G8	
	N: 4945.00	
	E: 5143.19	
	TC: 671.07	
	G9	
	N: 4943.18	
	E: 5171.76	
	TC: 670.44	

NOTE:
PROPERTY BOUNDARY IS APPROXIMATE AND MUST BE VERIFIED BY RECORDED DOCUMENT.

ELEVATIONS ARE BASED ON THE MILWAUKEE QUADRANGLE AND ARE +/- 10 FEET.

● SOIL SAMPLE LOCATION

– – – EXCAVATION BOUNDARY



CONFIRMATION SAMPLE MAP

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

WISCONSIN
MARK L. WERTZ
S-2245
MILWAUKEE, WI
LAND SURVEYOR

LAND INFORMATION SERVICES INC.
ENGINEERS, SURVEYORS and CONSULTANTS
1748 N. DR. MARTIN LUTHER KING JR. DR.
MILWAUKEE, WISCONSIN 53212
PHONE: 414-291-9488
FAX: 414-291-9486
www.lisinc.net

SITE MAP
JON ISAKSON PROP.
5445 W. BELOIT RD.
WEST MILWAUKEE, WI

DRAWN BY:	T.B.A.
CHECKED BY:	M.L.W.
DATE:	07-26-99
JOB NUMBER:	99-1148-01

SCALE 1" = 20'

FIGURE 6

J. ISAKSON PROP.
99-1148
SHEET 1 OF 1

TABLE 2
SOIL QUALITY RESULTS - GRO, DRO AND DETECTED VOCS
JON ISAKSON PROPERTY
5445 W. BELOIT ROAD, WEST MILWAUKEE, WISCONSIN

Geoprobe®/ Boring Location	Depth (feet bgs)	PID Value	DRO (mg/kg)	GRO (mg/kg)	Total Lead (mg/kg)	Benzene	n-Butyl-Benzene	sec-Butyl-benzene	Isopropyl-benzene	Ethyl Benzene	p-Isopropyl-toluene	Methyl-tert-butyl-ether	Naphthalene	n-Propyl-benzene	Toluene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Total Xylenes	1,2 DCA
G-1	9-11	542	NA	**640**	15	**230**	920	460	550	1300	490	--	510	1400	--	520	320	609	--
G-1	13-15	12	NA	8.0	8.8	**420**	--	--	--	--	--	--	--	--	--	--	--	--	**94**
G-2	9-11	ND	NA	--	15	--	--	--	--	--	--	--	--	--	--	--	--	--	--
G-3	11-13	7.0	NA	--	6.6	--	--	--	--	--	--	--	--	--	--	--	--	--	--
G-4	13-15	10	**250**	NA	NA	--	51●	200	39●	--	--	--	88	--	--	--	--	--	--
G-4	16-18	174	**300**	NA	NA	--	920	310	330	160	420	--	1500	650	43●	2100	1200	370	--
G-5	7-9	281	NA	51	21	**3100**	680	270	450	260	220	44●	450	1200	51●	320	1600	837	--
G-5	19-21	77	NA	3.1	6.9	**56●**	--	--	--	45●	--	--	38●	37●	--	110	36●	120	--
G-6	13-15	ND	NA	--	7.3	--	--	--	--	--	--	--	--	--	--	--	--	--	--
G-7	1-3	1.7	--	--	9.2	--	--	--	--	--	--	--	--	--	--	--	--	--	--
G-7	10-12	0.8	--	--	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--
G-8	1-3	ND	**600**	NA	NA	**27**	--	--	--	--	--	--	29●	--	72	--	--	73●	--
G-8	16-18	182	91	NA	NA	--	87	130	--	--	--	--	--	30●	--	--	--	--	--
G-9	10-12	ND	--	NA	NA	--	--	--	--	--	--	--	--	--	--	--	--	--	--
G-9	16-18	ND	56	NA	NA	--	--	--	--	--	--	300	--	--	--	--	--	--	--
B-1	9.5-11	46	NA	81	11	--	--	250	--	--	--	--	--	--	--	--	--	--	--
B-1	14.5-16	15	NA	6.6	5.7	**640**	--	--	--	280	--	--	--	--	1100	--	--	259	--
B-2	4.5-6	35	NA	32	**180**	**190**	--	--	--	--	--	--	--	--	--	--	--	--	--
B-2	9.5-11	8.0	NA	16	7.7	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-3	9.5-11	313	**550**	**1500**	13	**7400**	6200	1500	2800	**26000**	1200	<200	1100	11000	780	60000	17000	**82900**	<20
B-3	19.5-21	14	NA	11	7.7	--	--	--	--	75	--	--	48●	40●	--	180	53●	190	--
B-4	14.5-16	287	110	NA	7.1	<100	1500	680	640	550	670	<100	760	1500	<100	3900	1700	750	<100
B-4	19.5-21	20	--	NA	6.4	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-5	9.5-11	ND	--	--	12	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-5	19.5-21	ND	--	--	9.4	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-6	4.5-6	30	NA	--	17	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-6	14.5-16	57	NA	120	9.6	**180**	--	110	280	1800	170	--	1400	510	65●	1700	530	3670	--
B-7	9.5-11	45	NA	62	14	--	--	58●	72●	--	--	--	--	130	--	--	--	--	--
B-7	19.5-21	1.4	NA	--	7.8	--	--	--	--	--	--	--	--	--	--	--	--	--	--
NR 720 Soil Standards			250*	250*	50+	5.5	NSE	NSE	NSE	2900	NSE	NSE	NSE	NSE	1500	NSE	NSE	4100	4.9

KEY:
* - Non-industrial site standard
* - GRO/DRO standards for less permeable soils (K<10E-6 cm/s) in ppm
NA - Not Analyzed
-- = Compound not detected
● - Compound detected below the Limit of Quantitation (LOQ)
PID values expressed in ppm instrument units as Isobutylene (ND - No Detection)
All results are expressed in ug/kg (micrograms per kilogram) except as noted
Bold and boxed results indicate compound concentrations exceeds NR 720 standards
mg/kg - milligrams/kilogram (equivalent to parts per million/ppm)
NSE - No standard established

F:\WPWIN\MEITEH10\1070SUB.RPT

TABLE 1
SOIL QUALITY RESULTS - CONFIRMATION SAMPLES
JON ISAKSON PROPERTY
5445 W. BELOIT ROAD, WEST MILWAUKEE, WI
MEI PROJECT #1732

Sample Location	Depth (feet bgs)	PID Screen (ppm)	DRO (mg/kg)	GRO (mg/kg)	Benzene	Ethylbenzene	Methyl-tert-butyl-ether	Naphthalene	Toluene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Total Xylenes
A - E. Wall	12.0	69	**1000**	94	<50	66	<50	<50	<50	840	1100	74~
B - S. Wall	12.0	28	20	NA	<25	<25	<25	<25	<25	36~	61~	35~
C - W. Wall	12.0	103	**3600**	NA	<200	660~	<200	**19000**	<200	13000	3300	2670
D - Base	13.5	200	**690**	87	<25	160	<25	**4700**	<25	2100	1300	550
E - N. Wall	8.0	68	**840**	NA	<25	170	<25	1400	<25	1600	560	1120
F - Base	14.0	395	NA	160	**1100**	**6000**	340	NA	250	9600	2800	**15650**
G - Base	14.0	558	NA	**1800**	**15000**	**52000**	2700	NA	<500	**100000**	**25000**	**119100**
H - S. Wall	12.0	493	NA	**1100**	**550~**	**19000**	650~	NA	<310	50000	**19000**	**50600**
HH - S. Wall	4.0	4.0	NA	27	**1300**	140	61~	NA	240	130	160	670
I - Base	14.0	583	NA	**530**	**3000**	**13000**	1500	NA	<200	26000	6600	**20000**
J - W. Wall	11.0	238	75	240	<100	**3300**	<100	NA	<100	1400	1800	1700
K - W. Wall	12.0	357	NA	**1400**	**1500~**	**35000**	<500	NA	<500	**150000**	**44000**	**96000**
KK - W. Wall	4.0	4.0	NA	82	**180**	600	<50	NA	<50	8600	2800	**7100**
L - S. Wall	4.0	57	NA	8.7	**100**	34~	<25	NA	<25	38~	40~	120
M - E. Wall	4.0	49	NA	13	**120**	38~	38~	NA	<25	<25	36~	142
N - N. Wall	4.0	258	NA	180	<100	**6200**	<100	NA	<100	20000	6700	**31420**
Transport #1	-	133	NA	87	**700**	520	170	NA	<50	3300	1200	1320
Transport #2	-	317	NA	**270**	<130	1400	<130	NA	<130	12000	5300	**5990**
Transport #3	-	296	NA	33	**270**	590	<25	NA	190	1600	560	1810
NR 720 Soil Standards			250*	250*	5.5	2900	NSE	NSE	1500	NSE	NSE	4100
COMM 46 / NR 746 Table 1 Soil Standards			NSE	NSE	8500	4600	NSE	2,700	38000	83,000	11,000	42000

Notes:
mg/kg = milligrams per kilogram = parts per million (ppm)
NA = Not Analyzed
* = GRO/DRO standards for low permeable soils (K<10E-6 cm/s)
BOLD results indicate compound concentrations exceed NR 720 standards
Bold and boxed results indicate compound concentrations exceed Comm 46 / NR 746 Table 1 values.
NSE - No Standard Established
PID values expressed in ppm instrument units as Isobutylene
~ = Compound detected below the Limit of Quantitation (LOQ)
All results are expressed in ug/kg (micrograms per kilogram) except as noted

E:\excel\1732 soil table

Table 2
POST REMEDIATION GROUNDWATER QUALITY RESULTS
JOHN ISAKSON PROPERTY
5445 W. BELOIT ROAD, WEST MILWAUKEE, WI
MEI PROJECT #1732

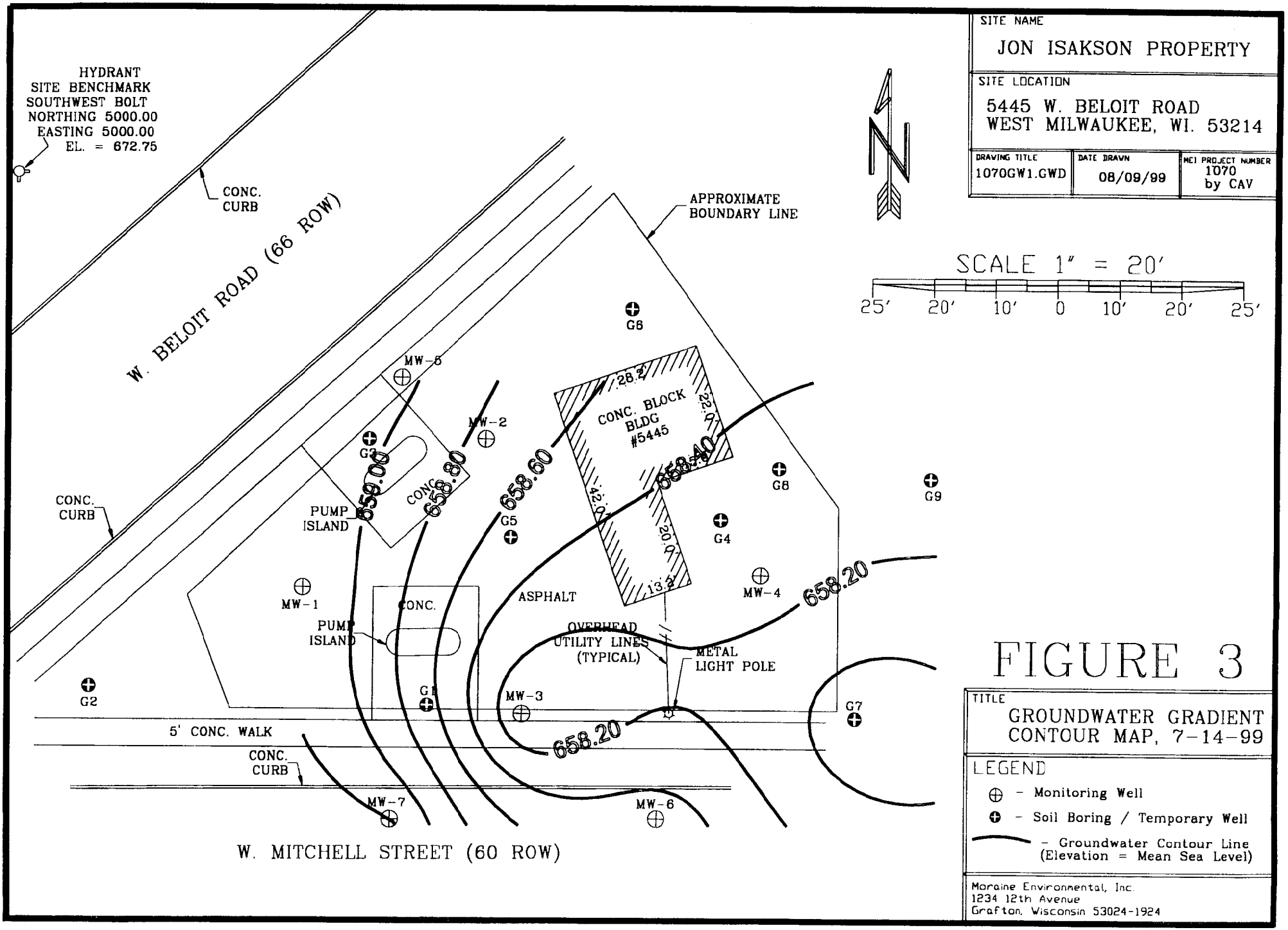
Chemical	MW-1						MW-2					MW-4						MW-5						MW-6					MW-7					ch NR140	ch NR 140
	10-99	1-00	5-00	11-00	5-01	3-02	10-99	1-00	5-00	5-01	3-02	10-99	1-00	5-00	11-00	5-01	3-02	10-99	1-00	5-00	11-00	5-01	3-02	10-99	1-00	5-00	5-01	3-02	10-99	1-00	5-00	11-00	5-01	3-02	ES	PAL
Gasoline Range Organics (GRO)	6100	5400	7000	9000	NA	NA	3200	1700	3000	NA	NA	3700	4600	1900	2400	NA	NA	<50	<50	<50	<50	NA	NA	4700	3700	2300	NA	NA	1600	820	1700	1100	NA	NA	NSE	NSE
Diesel Range Organics (DRO)	1100	1400	2000	1800	NA	NA	710	270	960	NA	NA	1900	1500	1300	1500	NA	NA	<100	420	<100	<110	NA	NA	1100	980	550	NA	NA	490	490	770	280	NA	NA	NSE	NSE
Benzene	**2300**	**1600**	**3100**	**4500**	**2300**	**2800**	**1300**	**920**	**920**	**170**	**140**	**1100**	**1800**	**340**	**980**	71	**520**	0.27	4.4	<0.26	4.7	<0.29	<0.45	**190**	**130**	**120**	**160**	**140**	**220**	**140**	**140**	**120**	**10**	**28**	5.0	0.5
Ethylbenzene	**170**	290	160	230	**140**	**180**	**210**	95	**230**	62	11	77	110	36	87	47	44	<0.24	<0.24	<0.24	<0.37	<0.57	<0.82	**240**	**170**	110	**280**	**260**	57	14	45	9.4	2.2	9.5	700	140
Methyl-tert-butyl-ether	**83**	**18**	**49**	**21**	8.0	**20**	**320**	**210**	**40**	11	**18**	**62**	**180**	**24**	42	<0.20	**22**	**48**	**80**	0.32	**12**	<0.20	1.8	<0.55	<1.1	0.9	<0.20	**17**	<0.44	7.7	7.8	4.3	0.88	4.9	60	12
Naphthalene	**39**	NA	**71**	**64**	NA	**75**	**28**	NA	**31**	NA	**30**	**54**	NA	**32**	**45**	NA	**41**	<0.89	NA	<0.89	<0.44	NA	<0.89	**60**	NA	**26**	NA	**74**	**15**	NA	**26**	6	NA	6.3	40	8.0
Toluene	50	56	49	76	46	60	21	6.5	15	3.9	3.8	32	33	15	17	5.2	13	0.30	0.21	<0.21	<0.38	<0.13	<0.68	41	26	20	30	30	15	5.7	9.8	7.4	1.2	5.1	1000	200
1,2,4 & 1,3,5-Trimethylbenzene	85	**101**	113	**128**	56	63	34	<4.3	**128**	58	27	67	86	36	35	51	78	<0.86	<0.86	<0.86	<0.37	<0.34	<0.94	94	35.6	29	41	21	44	15	55	21	3	11	480	96
Total Xylenes (m,p,o)	118	146	146	197	105	141	97	8.2	413	111	58	75	93	41	53	50	50	<0.97	<0.97	<0.97	<0.76	<0.35	<1.7	379	200	159	319	234	78	36	90	55	7.4	35	10000	1000

Notes:
NA - Not Analyzed
NSE - No Standard Established
BOLD = Exceeds Preventive Action Limit (PAL)
BOLD and BOXED = Exceeds Enforcement Standard (ES)
All results reported in micrograms per liter (ug/l) equivalent to parts per billion

TABLE 1
Static Groundwater Levels
Jon Isakson Property

Well Location	Ground Surface** Elevation	TOC ** Elevation	Depth to * Water	Groundwater** Elevation	Date
MW-1	670.87	670.36	11.51	658.85	1-26-99
			10.52	659.84	4-13-99
			9.83	660.53	6-16-99
			11.18	659.18	7-14-99
MW-2	671.28	670.66	11.79	658.87	1-26-99
			10.39	660.27	4-13-99
			9.80	660.86	6-16-99
			11.93	658.73	7-14-99
MW-3	669.60	669.13	10.99	658.14	1-26-99
			Product - 9.48 Water - 9.99	659.14	4-13-99
			Product - 10.36 Water - 11.14	657.99	7-14-99
MW-4	670.91	670.23	11.93	658.30	1-26-99
			11.06	568.19	4-13-99
			10.77	659.46	6-16-99
			11.93	658.30	7-14-99
MW-5	671.77	671.41	10.85	660.56	6-16-99
			12.38	659.03	7-14-99
MW-6	668.86	668.56	8.83	659.73	6-16-99
			10.02	658.54	7-14-99
MW-7	669.37	669.02	8.48	660.54	6-16-99
			9.80	659.22	7-14-99
G-7	--	668.69	7.90	660.79	6-16-99
			10.84	657.85	7-14-99
G-8	--	671.07	10.20	660.87	6-16-99
			12.77	658.30	7-14-99
G-9	--	670.44	9.58	660.86	6-16-99
			12.11	658.33	7-14-99

* All values recorded in feet.
** All elevations referenced to a U.S.G. S. Benchmark


HYDRANT
SITE BENCHMARK
SOUTHWEST BOLT
NORTHING 5000.00
EASTING 5000.00
EL. = 672.75
CONC. CURB
W. BELOIT ROAD (66 ROW)
APPROXIMATE BOUNDARY LINE
SITE NAME
JON ISAKSON PROPERTY
SITE LOCATION
5445 W. BELOIT ROAD
WEST MILWAUKEE, WI. 53214
DRAWING TITLE
1070GW1.GWD
DATE DRAWN
08/09/99
MEI PROJECT NUMBER
1070
by CAV
SCALE 1" = 20'
25' 20' 10' 0 10' 20' 25'
G8
MW-5
MW-2
G3
659.00
658.80
658.60
658.40
CONC. BLOCK BLDG #5445
28.2'
22.0'
42.0'
20.0'
13.2'
CONC. CURB
PUMP ISLAND
G5
G8
G9
G4
MW-1
CONC.
PUMP ISLAND
ASPHALT
MW-4
658.20
OVERHEAD UTILITY LINES (TYPICAL)
METAL LIGHT POLE
G2
G1
MW-3
G7
5' CONC. WALK
CONC. CURB
MW-7
MW-6
W. MITCHELL STREET (60 ROW)
FIGURE 3
TITLE
GROUNDWATER GRADIENT CONTOUR MAP, 7-14-99
LEGEND
⊕ - Monitoring Well
⊕ - Soil Boring / Temporary Well
- Groundwater Contour Line (Elevation = Mean Sea Level)
Moraine Environmental, Inc.
1234 12th Avenue
Grafton, Wisconsin 53024-1924

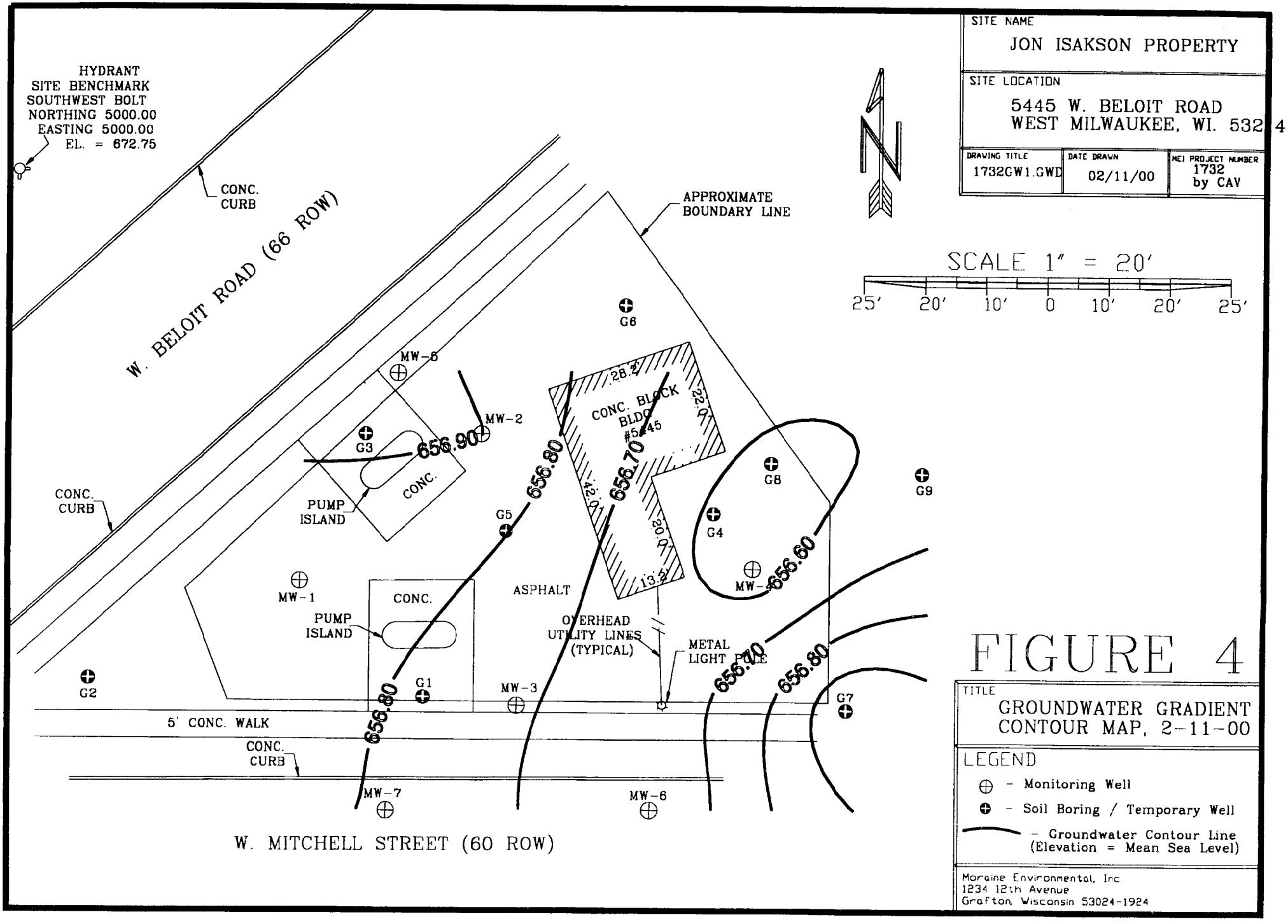


FIGURE 4

TITLE
GROUNDWATER GRADIENT CONTOUR MAP, 2-11-00

LEGEND

⊕ - Monitoring Well

✪ - Soil Boring / Temporary Well

— - Groundwater Contour Line (Elevation = Mean Sea Level)

Moraine Environmental, Inc.
1234 12th Avenue
Grafton, Wisconsin 53024-1924

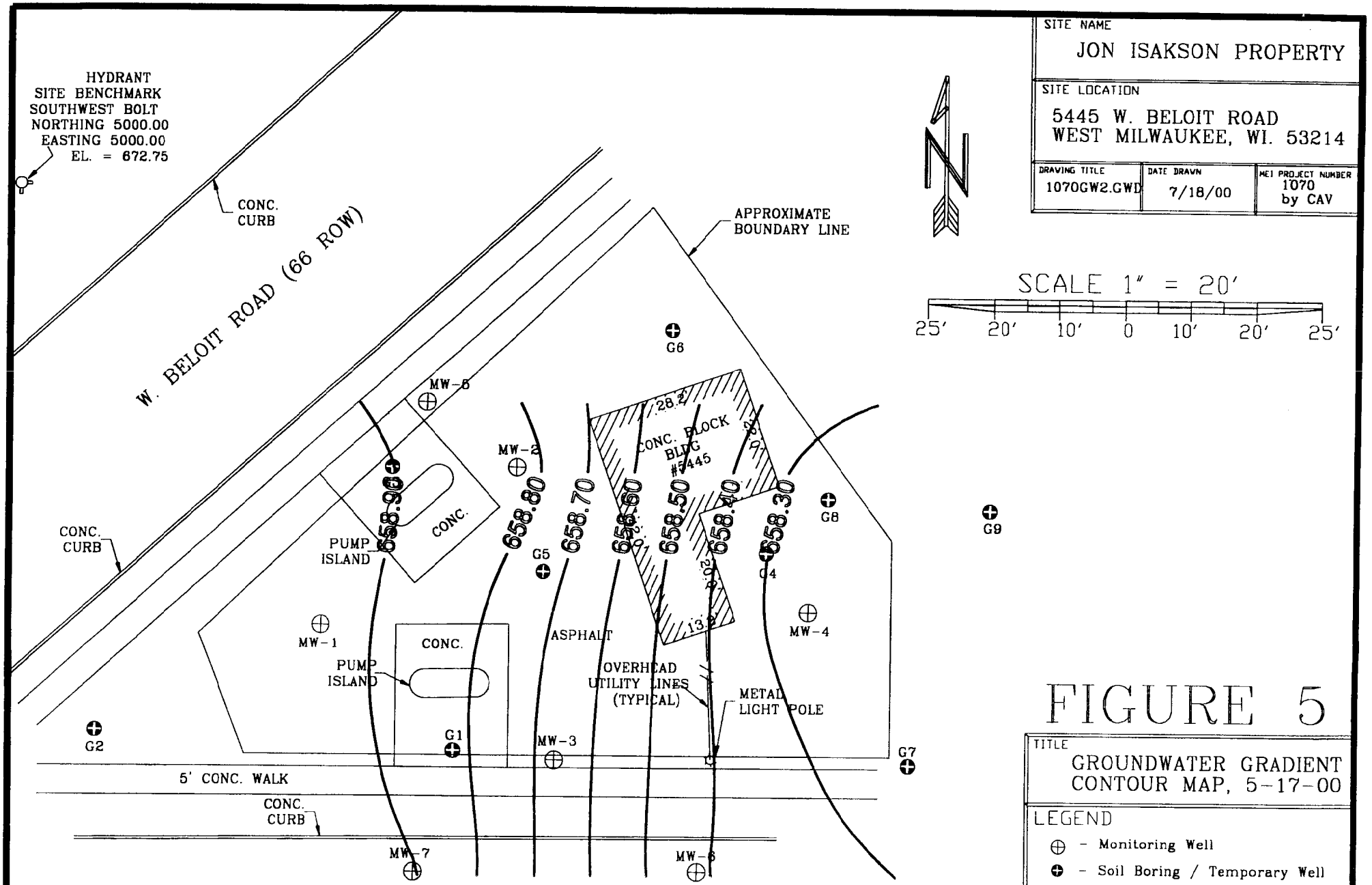


FIGURE 5

TITLE
GROUNDWATER GRADIENT CONTOUR MAP, 5-17-00

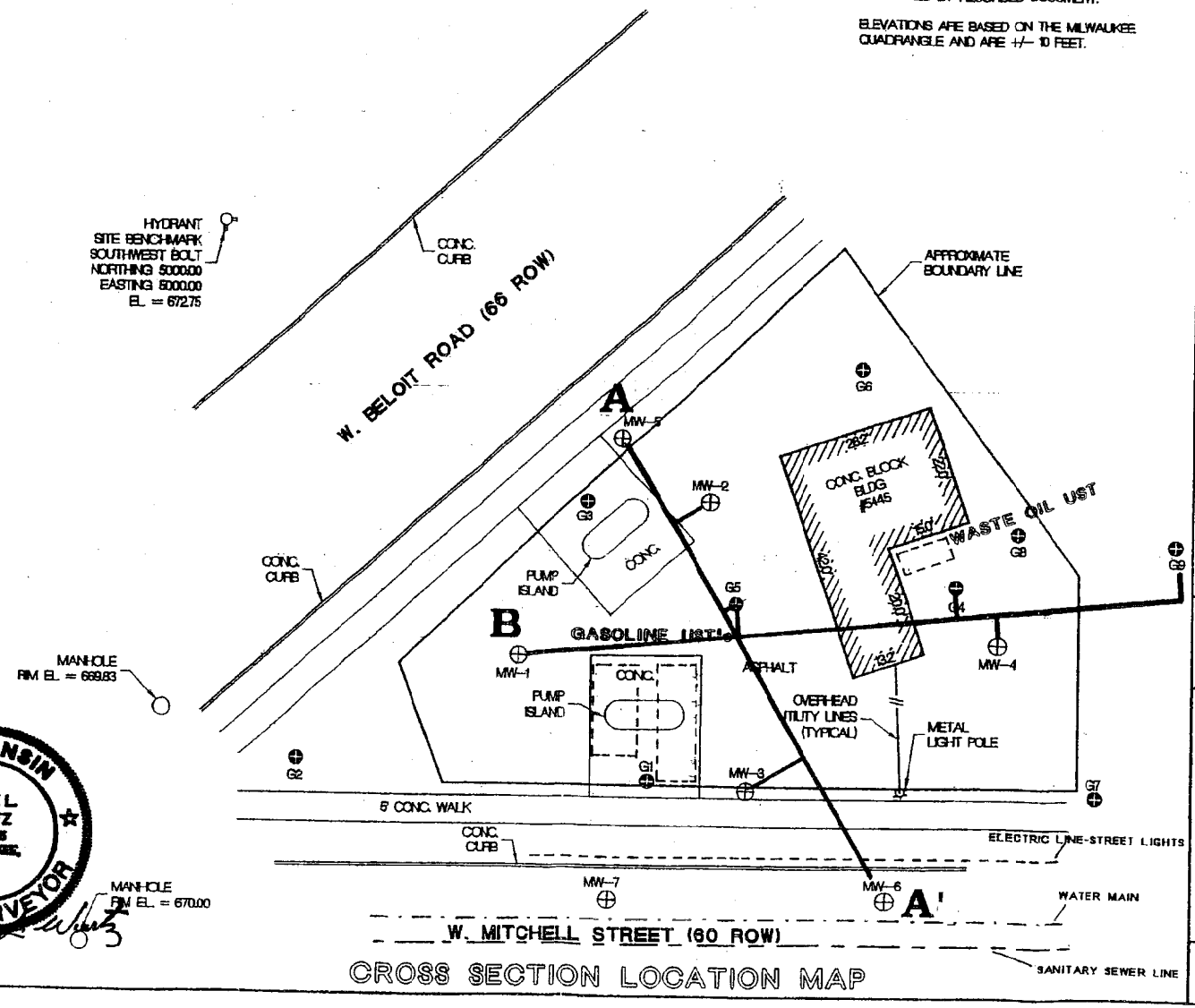
LEGEND
- ⊕ - Monitoring Well
- ⊕ - Soil Boring / Temporary Well
- ~ - Groundwater Contour Line (Elevation = Mean Sea Level)

Moraine Environmental, Inc.
1234 12th Avenue
Grafton, Wisconsin 53024-1924

MW-1		G1	
N: 4922.56		N: 4900.53	
E: 5063.70		E: 5077.09	
TC: 670.36		TC: 669.85	
EL: 670.87			
MW-2		G2	
N: 4950.36		N: 4904.02	
E: 5088.01		E: 5019.68	
TC: 670.66		TC: 670.29	
EL: 671.28			
MW-3		G3	
N: 4898.95		N: 4950.32	
E: 5095.03		E: 5088.07	
TC: 669.13		TC: 671.45	
EL: 669.60			
MW-4		G4	
N: 4925.03		N: 4935.36	
E: 5139.82		E: 5132.31	
TC: 670.23		TC: 671.19	
EL: 670.91			
MW-5		G5	
N: 4961.61		N: 4932.04	
E: 5072.12		E: 5092.80	
TC: 671.41		LOC: 670.51	
EL: 671.77			
MW-6		G6	
N: 4879.47		N: 4974.82	
E: 5120.40		E: 5115.34	
TC: 668.55		TC: 672.00	
EL: 668.86			
MW-7		G7	
N: 4879.35		N: 4898.19	
E: 5070.27		E: 5157.68	
TC: 669.02		TC: 668.69	
EL: 669.37			
		G8	
		N: 4945.00	
		E: 5143.19	
		TC: 671.07	
		G9	
		N: 4943.13	
		E: 5171.76	
		TC: 670.44	

NOTE:
PROPERTY BOUNDARY IS APPROXIMATE AND MUST BE VERIFIED BY RECORDED DOCUMENT.

ELEVATIONS ARE BASED ON THE MILWAUKEE QUADRANGLE AND ARE +/- 10 FEET.



CROSS SECTION LOCATION MAP

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1g) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

WISCONSIN
MARK L. WERTZ
S-1815
MILWAUKEE, WI
LAND SURVEYOR

LIS
LAND INFORMATION SERVICES INC.
ENGINEERS, SURVEYORS and CONSULTANTS
1748 N. DR. MARTIN LUTHER KING JR. DR.
MILWAUKEE, WISCONSIN 53212
PHONE: 414-291-9488
FAX: 414-291-9486
www.lisinc.net

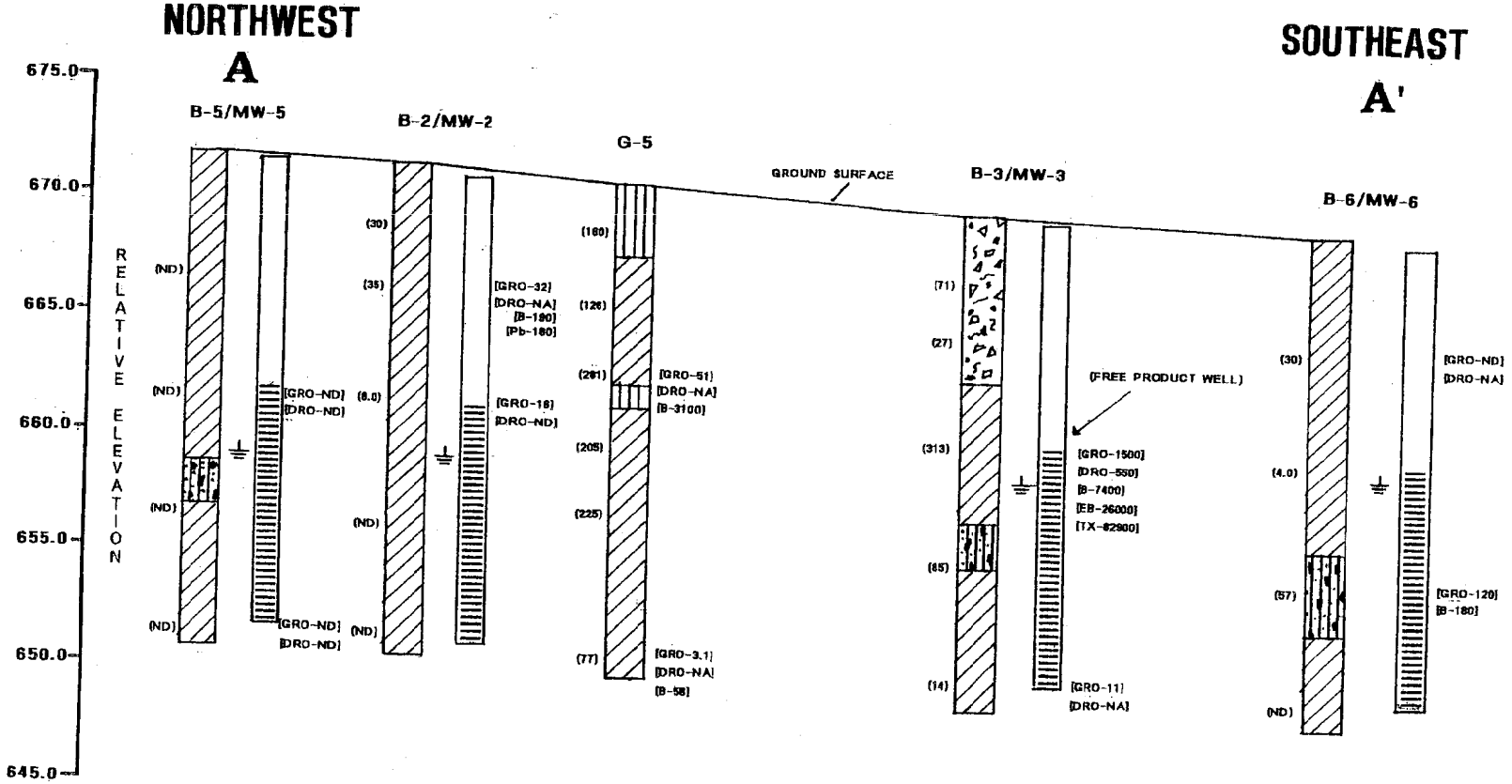
SITE MAP
JON ISAKSON PROP.
5445 W. BELOIT RD.
WEST MILWAUKEE, WI

DRAWN BY:	T.B.A.
CHECKED BY:	M.L.W.
DATE	07-28-99
JOB NUMBER:	99-1148-01

SCALE 1" = 20'

FIGURE 2A

J. ISAKSON PROP.
99-1148
SHEET 1 OF 1

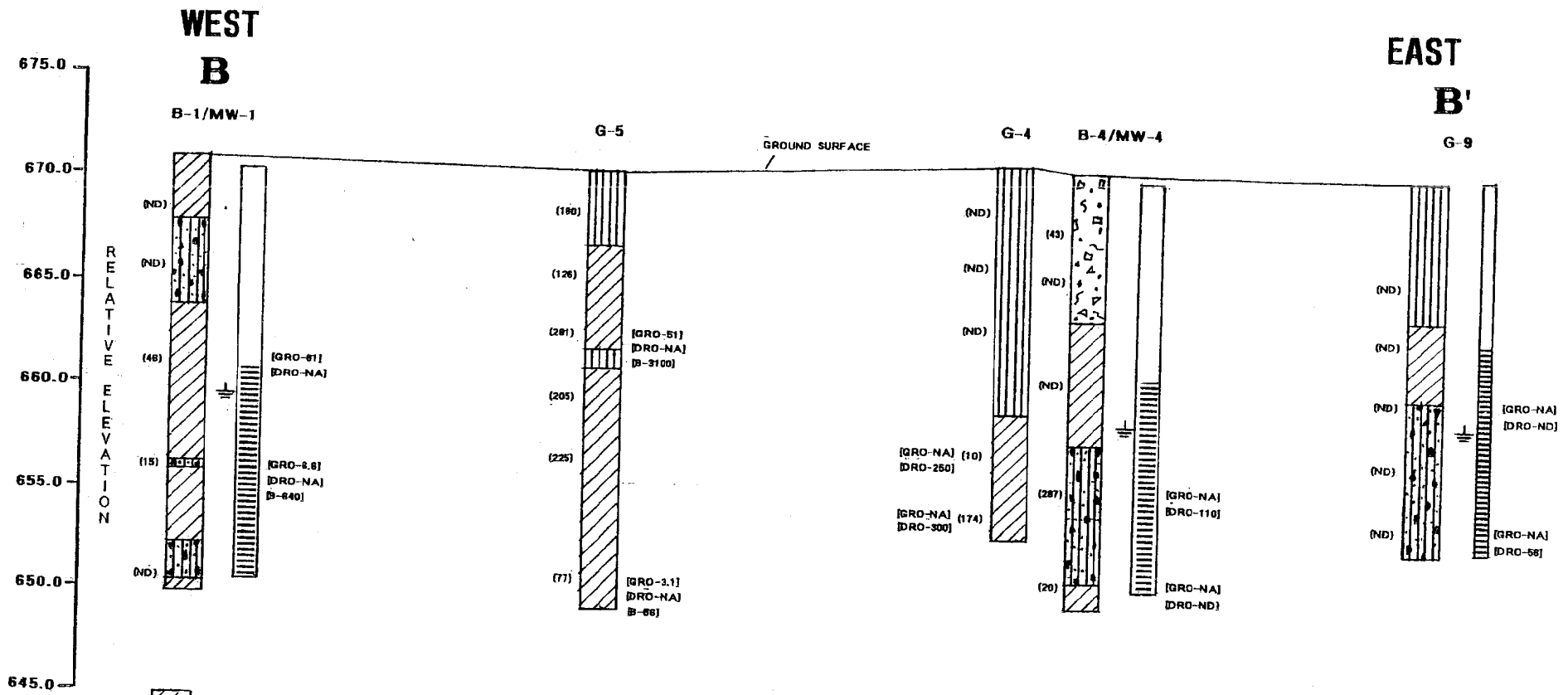


GEOLOGIC CROSS SECTION A--A'

SCALE:	APPROVED BY: HORIZONTAL SCALE: 1" = 10'	DRAWN BY CAV
DATE: 8-17-99	VERTICAL SCALE: 1" = 5'	REVISED

JON ISAKSON PROPERTY
5445 WEST BELOIT ROAD
WEST MILWAUKEE, WI.

FIGURE 2B



GEOLOGIC CROSS SECTION B--B'

DATE: 8-19-99

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

DRAWN BY CAV

REVISED

JON ISAKSON PROPERTY
5445 WEST BELOIT ROAD
WEST MILWAUKEE, WI.

FIGURE 2C

Moraine Environmental, Inc.
Environmental Management Services

1 April, 2003

Village of West Milwaukee – City Engineer
4755 West Beloit Road
West Milwaukee WI 53214

Re: Right - of - Way Soil and Groundwater Contamination
T & S Development Site, 5545 West Beloit Road, West Milwaukee, WI

Dear Sir,

On behalf of our client, T & S Development, LLC, Moraine Environmental, Inc. (MEI) is giving written notification of the presence of residual petroleum soil and groundwater contamination within the Village of West Milwaukee right-of-way (ROW). The contamination is located at the above-mentioned property, beneath West Mitchell Street and the north sidewalk parceling Mitchell Street. The residual soil and groundwater contamination is related to former leaking gasoline and waste oil Underground Storage Tank (UST) systems.

MEI is requesting that the Wisconsin Department of Commerce grant case closure for the above-mentioned site. The rationale behind the closure request is that soil and groundwater contamination remaining on site and beneath the Village of West Milwaukee ROW is low enough that it does not pose a threat to human health or to the environment.

The depth to soil contamination is 4.00 feet with the estimated vertical extent of contaminated soil from 4.00 to 22.00 feet below ground surface (bgs). The water-table depth is estimated at 10.00 feet bgs.

Remediation activities included the excavation of 1,164 tons of contaminated soil. No further site activities are required except for the abandonment of all monitoring wells.

If you have any questions or comments, please do not hesitate to contact either Mr. Tom Sweet, or myself, at (262) 377-9060.

Sincerely,
Moraine Environmental, Inc

Sherry Schumacher
Environmental Specialist

F:\WORD\Msw-GIS\T & S Development Off-Site Contamination Letter.doc

1234 12th Avenue • Grafton, WI 53024-1924 • (262) 377-9060 • FAX (262) 377-9770
Email: moraine@execpc.com • www.moraineenvironmental.com