

GIS REGISTRY
Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

*WTM COORDINATES:

X: Y:

*Coordinates are in
WTM83, NAD83 (1991)

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- Groundwater Contamination > ES (236)
 Contamination in ROW
 Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)
- Soil Contamination > *RCL or **SSRCL (232)
 Contamination in ROW
 Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)

Land Use Controls:

- N/A (Not Applicable)
 Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial and industrial levels)
 Structural Impediment (224)
 Site Specific Condition (228)
- Cover or Barrier (222)
(note: maintenance plan for groundwater or direct contact)
 Vapor Mitigation (226)
 Maintain Liability Exemption (230)
(note: local government unit or economic development corporation was directed to take a response action)

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes No N/A

* Residual Contaminant Level
**Site Specific Residual Contaminant Level

RECEIVED
MAY 11 2012
VS

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: (No Dashes) PARCEL ID #: *452-0642-0027*
ACTIVITY NAME: WTM COORDINATES: X: Y: *681733 284436*

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey 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. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title: Certified Survey Map No. 6510**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Location Map
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 Title: Site Layout Map
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 Title: Post-Remedial Soil DRO and VOC Exceedance Locations

BRRTS #: 03-41-557527

ACTIVITY NAME: Former Milwaukee Gray Iron (Diesel UST)

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: Title:

Figure #: Title:

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1,2 Title: **Soil DRO and VOC Analytical Results, Soil PAH Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-41-557527

ACTIVITY NAME: Former Milwaukee Gray Iron (Diesel UST)

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey 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. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #:

Title:

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



May 30, 2012

Mr. Patrick Schloss
Community Development Manager
City of West Allis
7525 W. Greenfield Avenue
West Allis WI 53214

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations for a
Former Diesel Fuel Underground Storage Tank (UST) at
Milwaukee Gray Iron LLC, 1501 S. 83rd Street, West Allis, Milwaukee County, WI
In reply, refer to: FID# 241006370, BRRTS# 03-41-557527

Dear Mr. Schloss:

The Wisconsin Department of Natural Resources (DNR) considers the Diesel Fuel UST site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The DNR Southeast Region (SER) Project Manager reviewed the request for closure on May 23, 2012. The project manager reviewed this environmental remediation case for compliance with state laws and standards.

This area of the former Gray Iron foundry contained a 2,000-gallon Diesel Fuel UST that was removed on May 23, 2011. Initial soil sampling documented low levels of petroleum contamination, in particular, benzene. Subsequent soil and groundwater sampling indicated that the low levels of petroleum contamination were limited to the immediate area of the former tank dispenser. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligation for this site is summarized as follows:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

Further details on actions required are found in the section Closure Conditions.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the DNR SER office at 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI, 53212. This letter and information that was submitted with your closure request application will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination, particularly Benzene, remains in the area of the former Diesel Fuel UST dispenser, as indicated on the **attached map**. [Note: Polynuclear aromatic hydrocarbons (PAHs) and several metals (lead and arsenic) that exceed standards near the former Diesel Fuel UST basin are attributed to foundry sand fill deposited across the site. A cap/cover barrier that has been approved as part of redevelopment plans for the site will be installed to address the PAHs and metals contamination related to the site foundry sand fill.] If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact me by phone at (414) 263-8631 or email at StephenD.Mueller@Wisconsin.gov.

Sincerely,



Stephen D. Mueller
Project Manager/Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Ben Verburg, ARCADIS
SER case file

DOC.# 09914540

RECORDED
09/14/2010 08:28AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30.00

FEE EXEMPT #: 12
1KN5Q

***This document has been
electronically recorded and
returned to the submitter.***

Document Number:

Warranty Deed
Title of Document

Recording Area

Name and Return Address

Community Development Authority of City of West
Allis

Attn: John F. Stibal
7525 W. Greenfield Ave.
West Allis, WI 53214

Parcel Identification Number (PIN)

SPECIAL WARRANTY DEED

Document Number

Document Name

THIS DEED, made between MILWAUKEE GRAY IRON, LLC, an Indiana limited liability company ("Grantor", whether one or more), and THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, a Wisconsin body politic ("Grantee", whether one more). Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attached addendum):

PARCEL 1:

Lots 36, 37 and 38, in Block 4, in Henderson Park, in the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, and State of Wisconsin, together with the West 1/2 of vacant Honey Creek adjoining on the East (now a vacated alley pursuant to a Resolution recorded in Reel 4672, Image 1503, as Document No. 7217), exception therefrom that part of Lots 37 and 38 conveyed to the City of West Allis by Deed recorded July 16, 1993, on Reel 3077, Image 1358, as Document No. 6795531, bounded and described as follows: Commencing at the Southwest corner of said Lot 36; thence North 00° 24' 15" West along the East right-of-way line of North 83rd Street 46.42 feet to a point of curvature; thence Northeasterly along an arc of a curve and the Southeasterly right-of-way line of said street, whose center lies to the East, whose radius is 55.00 feet, whose chord bears North 43° 50' 56" East 76.76 feet, a distance of 84.96 feet to a point of tangency; thence North 88° 06' 07" East, along the South right-of-way line of West Orchard Street 123.00 feet; thence South 00° 24' 15" East 100.00 feet; thence South 88° 06' 07" West 178.00 feet to the point of beginning.

Tax Key No.: 452-0417-001
Property Address: 1502 South 83rd Street

PARCEL 2:

That part of the Northeast 1/4 of Section 4, in Town 6 North, Range 21 East, which was formerly a part of a Chicago and North Western Railway Company Spur Track right of way, Lots 1, 2, 3 and 4, in Block 5, and Lots 14, 15, 16, 17, 18 and 19, in Block 1, and vacated Honey Creek in Henderson Park, in the Northeast 1/4 of Section 4, in Township 6 North, Range 21 East, and Lots 3 and 4, in Block 3, in Assessor's Plat No. 257, being a part of the Northwest 1/4 of Section 4 and a part of the Northeast 1/4 of Section 4, in Town 6 North, Range 21 East, all in the City of West Allis, County of Milwaukee, and State of Wisconsin, bounded and described as follows:

Commencing at a point in the North line of West Orchard Street, said point being the Southeast corner of Lot 14, Block 1, Henderson Park; thence Westerly along the North line of West Orchard Street 336.00 feet to its intersection with the West line of South 83rd Street, thence southerly along the West line of South 83rd Street, 195.00 feet to a point; said point being the Southeast corner of Lot 4, Block 5, Henderson Park; thence Westerly along the South line of Lot 4, 152.83 feet to the Southwest corner of Lot 4, said point also being the Northwest corner of Lot 5; thence Southerly along the West line of Lot 5, Block 5, Henderson Park 35.00 feet to the Southwest corner of Lot 5; thence Westerly on the extension of the Southerly line of Lot 5, 20.00 feet to a point; thence Northerly and parallel to the West line of Henderson Park 352.29 feet to a point; thence Northeasterly 46.75 feet to a point in the West line of said Lot 4, Block 3, Assessor's Plat No. 257; thence Northerly along the West line of said Lot 4, 97.40 feet to a point, said point being 310.60 feet South of the North line of the Northeast 1/4 of Section 4, in Township 6 North, Range 21 East; thence Easterly and parallel to the North line of said 1/4 Section 395.73 feet to a point in the vacated Honey Creek in Block 1 of Henderson Park; thence Southerly on a line 168 feet from and parallel to the West line of South 82nd Street, 142.40 feet to a point in the Westerly extension of the North line of Lots 14 and 15, Block 1, Henderson Park; thence Easterly along said line 98.00 feet to the Northeast corner of Lot 14, Block 1, thence Southerly along the East line of said Lot 14, 120.00 feet to the point of commencement.

Tax Key No.: 452-0419-002
Property Address: 1501 S. 83rd Street

PARCEL 3:

Easement for the benefit of Parcel 2 created by Easement dated December 18, 1984 and recorded on January 8, 1995, on Reel 1715, Image 1422, as Document No. 5778899 for the purpose of storm sewer main and appurtenances.

Recording Area

Name and Return Address

(See body of Deed)

Parcel Identification Number (PIN)

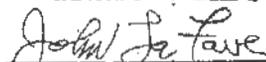
This is not homestead property

STATE OF WISCONSIN
MILWAUKEE COUNTY

I, the undersigned Register of Deeds of Milwaukee County, hereby certify that this document is a true and correct copy of the original on file or record in my office. Witness my hand and official seal this

SEP - 2 2011

ate



JOHN LA FAVE
Register of Deeds



Stock No. 26273

REEL 4297 IMAG 1581

CERTIFIED SURVEY MAP NO. 6510
 BEING PART OF THE NW¹/₄ OF THE NE¹/₄ OF SECTION 4,
 TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS,
 MILWAUKEE COUNTY, WISCONSIN

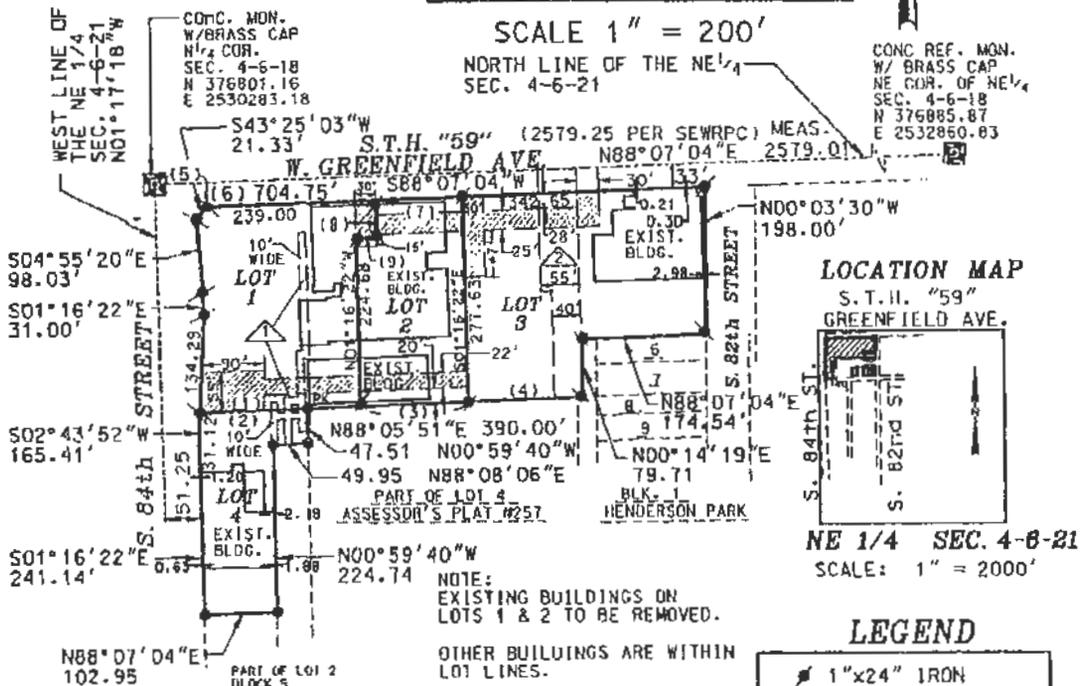
BASIS OF BEARING--
 THE NORTH LINE OF THE
 NE¹/₄ SEC. 4-6-18 WAS
 TAKEN TO BEAR N88°07'04"E
 BEARINGS ARE REFERENCED TO
 GRID NORTH WISCONSIN STATE
 PLANE COORD. SYSTEM, SOUTH ZONE



SCALE 1" = 200'

NORTH LINE OF THE NE¹/₄
 SEC. 4-6-21

CONC. MON.
 W/ BRASS CAP
 NE COR. OF NE¹/₄
 SEC. 4-6-18
 N 376885.87
 E 2532860.83



LOCATION MAP
 S.T.H. "59"
 GREENFIELD AVE.

NE 1/4 SEC. 4-6-21
 SCALE: 1" = 2000'

NOTE:
 EXISTING BUILDINGS ON
 LOTS 1 & 2 TO BE REMOVED.

OTHER BUILDINGS ARE WITHIN
 LOT LINES.

THESE LOTS ARE SERVED BY
 SANITARY SEWER.

ACCESS EASEMENT DETAIL
 ON PAGE 2 OF 4.

LEGEND

- ◆ 1"x24" IRON PIPE TO BE SET 1.13#/L.F.
- 1"x24" IRON PIPE FOUND
- △ EX. EASEMENT # REFER TO TABLE
- ▨ ACCESS EASEMENTS PARALLEL TO LOT LINES

OWNER:
 MEURER REALTY
 W. 278 N. 2727 ROCKY POINT RD.
 PEWAUKEE, WI 53072

SURVEYOR:
 RSV ENGINEERING, INC.
 801 MAIN STREET
 MUKWONAGO, WI 53149

SQUARE FOOTAGE TABLE

LOT 1	62977 S.F.
LOT 2	40917 S.F.
LOT 3	80588 S.F.
LOT 4	30537 S.F.

LINE SEGMENT TABLE

(1)	227.14	N88°05'51"E
(2)	152.05	N88°05'51"E
(3)	153.10	N88°05'51"E
(4)	161.81	N88°05'51"E
(5)	71.21	N88°07'04"E
(6)	33.00	S01°52'56"E
(7)	123.10	S80°07'04"W
(8)	53.00	N01°16'22"W
(9)	30.00	N88°07'04"E

EASEMENT TABLE

#	SCHEDULE B #	GRANTEE	REEL/PAGE
△	12	10' WIDE TO W.E.P.C.D.	REEL 1645 PAGE 122
△	14	40' AND 55' TO MILWAUKEE SANITARY SEWAGE DISTRICT	REEL 246 PAGE 2296

Bradford L. Spencer
 3/12/98



3/12/98
 PAGE 1 OF 4
 RSV#T364CSM.DGN

INSTRUMENT DRAFTED BY BRADFORD L. SPENCER
 RSV ENGINEERING, INC. 545 BAY VIEW RD.,
 MUKWONAGO, WI 53149

1600



CERTIFIED SURVEY MAP NO. 6510
 BEING PART OF THE NW¹/₄ OF THE NE¹/₄ OF SECTION 4,
 TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS,
 MILWAUKEE COUNTY, WISCONSIN

SURVEYORS CERTIFICATE:

I, BRADFORD L. SPENCER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE NW¹/₄ OF THE NE¹/₄ OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH¹/₄ CORNER OF SECTION 4, TOWN 6 NORTH, RANGE 21 EAST; THENCE WITH THE NORTH LINE OF THE NORTHEAST 1/4, N88°07'04"E, A DISTANCE OF 71.21' TO A POINT; THENCE S01°52'56"E, A DISTANCE OF 33.00' TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AND WITH THE EASTERLY RIGHT-OF-WAY OF SOUTH 84TH STREET, S43°25'03"W, A DISTANCE OF 21.33' TO A POINT; THENCE S04°55'20"E, A DISTANCE OF 98.03' TO A POINT; THENCE S01°16'22"E, A DISTANCE OF 31.00' TO A POINT; THENCE S02°43'52"W, A DISTANCE OF 165.41' TO A POINT; THENCE S01°16'22"E, A DISTANCE OF 241.14' TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, N88°07'04"E, A DISTANCE OF 102.95' TO A POINT; THENCE N00°59'40"W, A DISTANCE OF 224.74' TO A POINT; THENCE N88°08'06"E, A DISTANCE OF 49.95' TO A POINT; THENCE N00°59'40"W, A DISTANCE OF 47.51' TO A POINT; THENCE N88°05'51"E, A DISTANCE OF 390.00' TO A POINT; THENCE N00°14'19"E, A DISTANCE OF 79.71' TO A POINT; THENCE N88°07'04"E, A DISTANCE OF 174.54' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH 82ND STREET; THENCE WITH SAID RIGHT-OF-WAY, N00°03'30"W, A DISTANCE OF 198.00' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST GREENFIELD AVENUE, (S.T.H. 59); THENCE WITH SAID RIGHT-OF-WAY, S88°07'04"W, A DISTANCE OF 704.75' TO THE POINT OF BEGINNING, CONTAINING 4.9312 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF MEURER REALTY, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

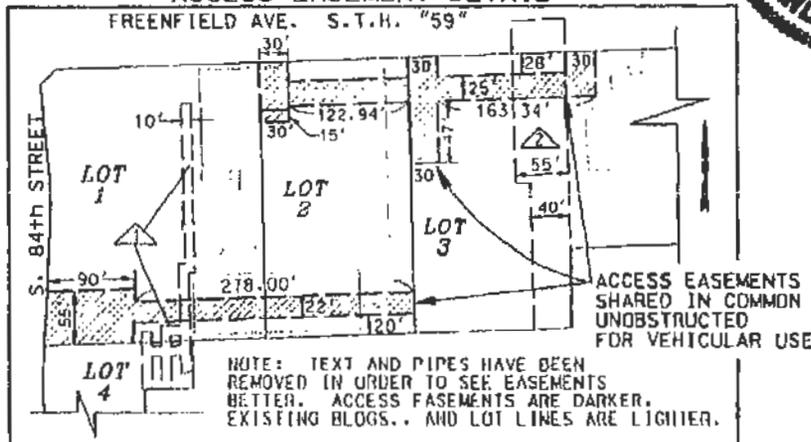
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATE STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF WEST ALLIS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 12th DAY OF MARCH, 1998.

BRADFORD L. SPENCER, R.L.S. 2069



ACCESS EASEMENT DETAIL



INSTRUMENT DRAFTED BY BRADFORD L. SPENCER

3/12/98
 PAGE 2 OF 4
 RSV#7364CSM.0GN



Stock No. 26273

REEL 4297 IMAG 1583

CERTIFIED SURVEY MAP NO. 6510
BEING PART OF THE NW¹/₄ OF THE NE¹/₄ OF SECTION 4,
TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS,
MILWAUKEE COUNTY, WISCONSIN

OWNERS CERTIFICATE:

AS OWNERS, MEURER REALTY, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP.

AS OWNERS, MEURER REALTY, FURTHER CERTIFIES THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION TO THE CITY OF WEST ALLIS.

IN WITNESS WHEREOF, MEURER REALTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANCIS H. MEURER, RICHARD F. MEURER AND ROBERT W. MEURER, GENERAL PARTNERS, THIS 18th DAY OF March, 1998.

Francis H. Meurer
FRANCIS H. MEURER, GENERAL PARTNER
MEURER REALTY, A WISCONSIN GENERAL PARTNERSHIP

Richard F. Meurer
RICHARD F. MEURER, GENERAL PARTNER
MEURER REALTY, A WISCONSIN GENERAL PARTNERSHIP

Robert W. Meurer
ROBERT W. MEURER, GENERAL PARTNER
MEURER REALTY, A WISCONSIN GENERAL PARTNERSHIP

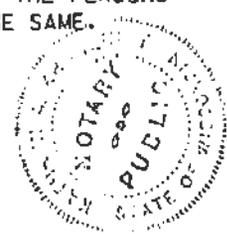
STATE OF WISCONSIN
MILWAUKEE COUNTY) ss



PERSONALLY CAME BEFORE ME THIS 18th DAY OF March, 1998. THE ABOVE NAMED FRANCIS H., RICHARD F., AND ROBERT W. MEURER, GENERAL PARTNERS OF MEURER REALTY, TO ME KNOWN TO BE THE PERSONS EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION ~~EXPIRES~~ is permanent

Hector A. Konziest
NOTARY PUBLIC



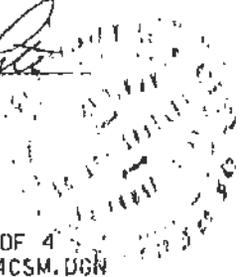
COMMON COUNCIL RESOLUTION:

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEST ALLIS, THAT THE CERTIFIED SURVEY MAP OF A PARCEL OF LAND IN THE NE¹/₄ OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, BE AND THE SAME IS HEREBY APPROVED.

APPROVED: April 9th, 1998 ADOPTED: April 7th, 1998

Jeannette Bell
JEANNETTE BELL
MAYOR

Jerry A. White
JERRY A. WHITE
CITY CLERK/TREASURER



INSTRUMENT DRAFTED BY BRADFORD L. SPENCER

3/12/98
PAGE 3 OF 4
RSV#7364CSM.DGN



Stock No. 26273

REEL 4297 IMAGE 1584

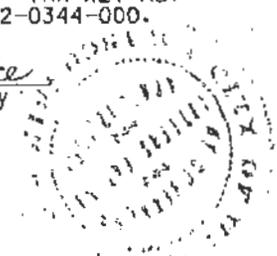
CERTIFIED SURVEY MAP NO. 6510
BEING PART OF THE NW¹/₄ OF THE NE¹/₄ OF SECTION 4,
TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS,
MILWAUKEE COUNTY, WISCONSIN

CITY CLERK/TREASURER'S CERTIFICATE:

I, Dorothy E. Steinke, ^{Deputy} DO HEREBY CERTIFY THAT I AM THE DULY APPOINTED,
QUALIFIED AND ACTING CITY CLERK/TREASURER OF THE CITY OF WEST
ALLIS AND THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A
RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
WEST ALLIS, WISCONSIN, ON THIS 28 DAY OF April, 1998.
FURTHERMORE, I DO HEREBY CERTIFY THAT IN ACCORDANCE WITH
RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID
SPECIAL ASSESSMENTS AS OF April 28, 1998 ON ANY
LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP. TAX KEY NO.
451-0641-000, 451-0642-003, 451-0644-003, 452-0344-000.

April 28, 1998
DATE:

Dorothy E. Steinke
Dorothy E. Steinke, Deputy
CITY CLERK/TREASURER



CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss

I, THOMAS W. MEAUX, BEING THE DULY ELECTED, QUALIFIED AND
ACTING COUNTY TREASURER OF THE COUNTY OF MILWAUKEE, DO
HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO
UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS
AS OF April 28, 1998, 1998 ON ANY LANDS INCLUDED IN THIS
CERTIFIED SURVEY MAP. TAX KEY NO. 451-0641-000,
451-0642-003, 451-0644-003, 452-0344-000.

April 28, 1998
DATE:

Thomas W. Meaux
THOMAS W. MEAUX
COUNTY TREASURER



7524884

7524884

REGISTER'S OFFICE
Milwaukee County, WI

RECORDED AT 3 10 PM

APR 29 1998

REEL 4297 IMAGE 1581 to 1584

W. Meaux REGISTER OF DEEDS incl.

RECORD 16.00



Bradford L. Spencer
3/12/98

Mueller, Stephen D - DNR

From: Mueller, Stephen D - DNR
Sent: Thursday, June 21, 2012 3:16 PM
To: Mueller, Stephen D - DNR
Subject: FW: Milw Gray Iron

From: Verburg, Ben [mailto:Ben.Verburg@arcadis-us.com]
Sent: Wednesday, June 20, 2012 10:46 PM
To: Mueller, Stephen D - DNR
Subject: RE: Milw Gray Iron

Steve-

Both LUST Sites are located on the same property with the PIN 452-0642-002.

Thanks,
Ben

Benjamin J. Verburg, PE | Principal Engineer | ben.verburg@arcadis-us.com
ARCADIS U.S., Inc. | 126 N. Jefferson St., Suite 400 | Milwaukee, WI, 53202
T. 414.276.7742 | M. 414.708.9815 | F. 414.276.7603
www.arcadis-us.com
Professional Registration/PE-WI, #31794-006

ARCADIS, Imagine the result
Please consider the environment before printing this email.

From: Mueller, Stephen D - DNR [mailto:StephenD.Mueller@wisconsin.gov]
Sent: Wednesday, June 20, 2012 12:50 PM
To: Verburg, Ben; Alessi, Tim
Cc: Mueller, Stephen D - DNR
Subject: RE: Milw Gray Iron

Hi Ben-

Can you provide the Parcel Id # (or #'s) associated with the 2 LUSTs? Thanks.

Steve

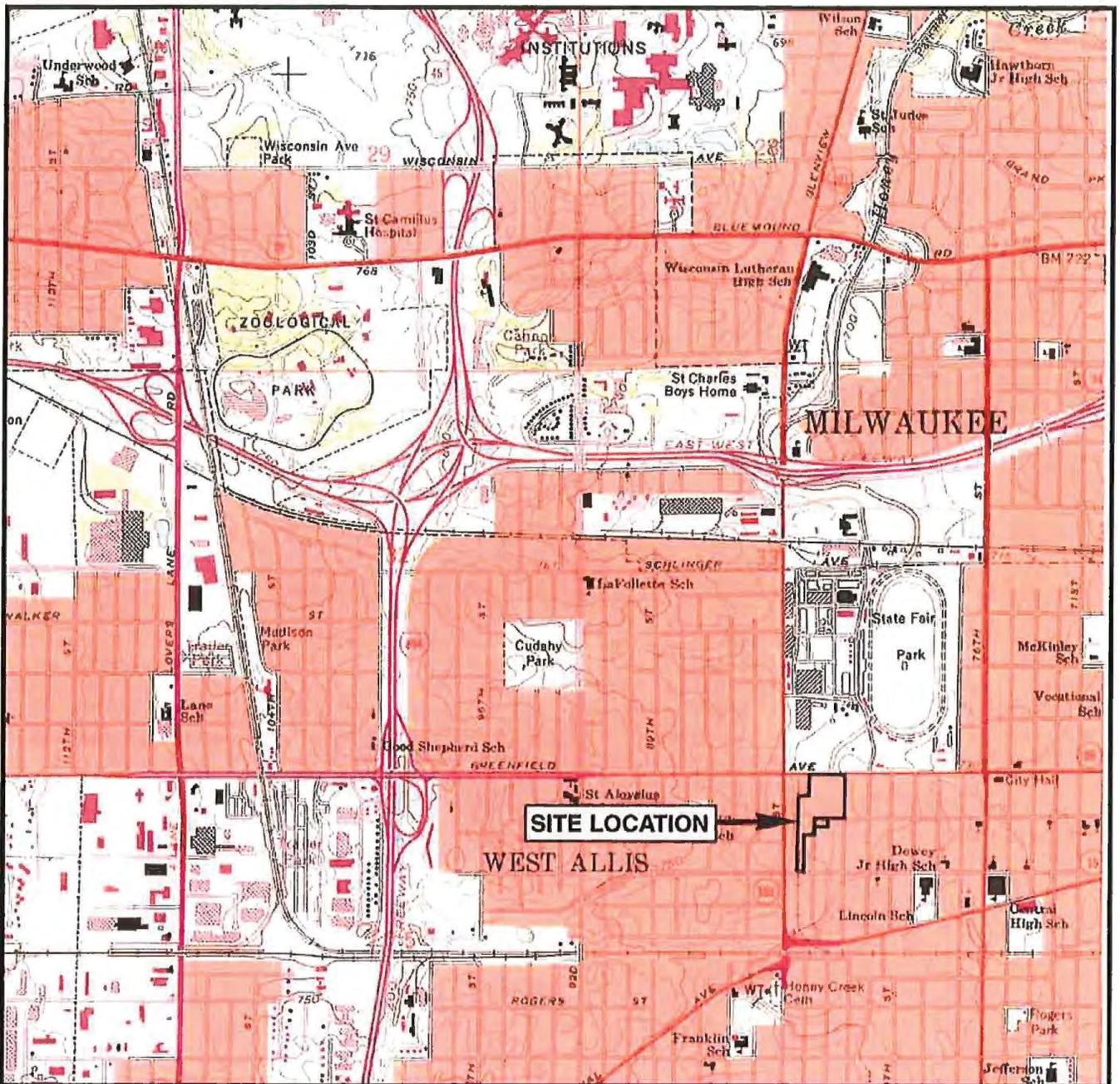
 *Stephen D. Mueller*
Project Manager/Hydrogeologist
Remediation and Redevelopment
Southeast Region Headquarters
Wisconsin Department of Natural Resources
(☎) phone: (414) 263-8631
(☎) fax: (414) 263-8483
(✉) e-mail: StephenD.Mueller@Wisconsin.gov
Website: dnr.wi.gov
Find us on Facebook: www.facebook.com/WIDNR

Notice: This e-mail and any attachments may contain confidential information. Use and further disclosure of any of this information by the recipient must be

06/21/2012

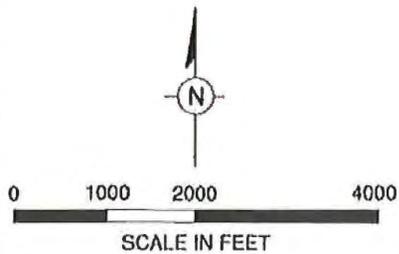
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SOURCE: USGS 7.5 Minute Topographic Map, Wauwatosa, WISCONSIN, 1958 revised 1994.

10N0V010ENVIRONMNTCKLMB
CWA\W1259\GRAY_IRON\GRAPHICS\SITE LOCATION MAP.A1



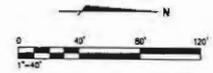
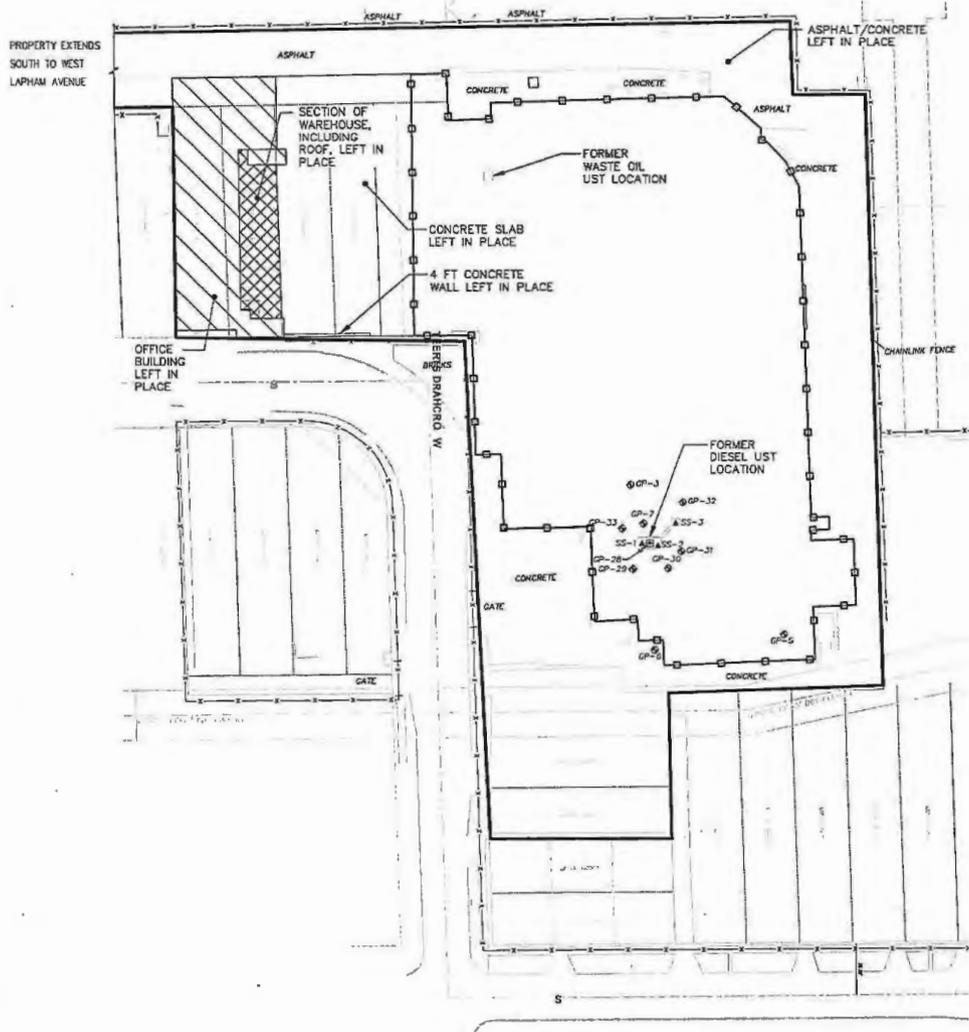
FORMER WEST ALLIS GRAY IRON SITE
WEST ALLIS, WISCONSIN

SITE LOCATION MAP



FIGURE
1

C:\PROGRA~1\ARCADIS\PROJECTS\1501 S 83RD ST\1501 S 83RD ST - DIESEL UST - SITE LAYOUT MAP.dwg
 DATE: 11/11/2014 10:42:21 AM
 USER: JACOB
 PROJECT: 1501 S 83RD ST - DIESEL UST - SITE LAYOUT MAP
 PLOT: 11/11/2014 10:42:21 AM
 PLOTTER: HP DesignJet 2450
 PLOTTED: 11/11/2014 10:42:21 AM
 PLOTTER: HP DesignJet 2450
 PROJECTNAME: 1501 S 83RD ST - DIESEL UST - SITE LAYOUT MAP



- LEGEND**
- DIRECT PUSH SOIL BORING LOCATION
 - SOIL EXCAVATION SAMPLE LOCATION
 - TEMPORARY WELL
 - PROPERTY LINE
 - FOOTPRINT OF FORMER BUILDING
 - FENCE
 - OFFICE BUILDING LEFT IN PLACE
 - SECTION OF WAREHOUSE, INCLUDING ROOF, LEFT IN PLACE
 - ASPHALT / CONCRETE TO BE LEFT IN PLACE

- NOTES**
1. FORMER MILWAUKEE GRAY IRON 1501 S 83RD ST. BUILDING WAS DEMOLISHED TO 6 FT BGS AND THE BASE OF ANY PIT FOUND BELOW 6 FT BGS WAS BROKEN UP FOR DRAINAGE PURPOSES. PITS WERE BACKFILLED AND COMPACTED TO SPECIFICATIONS WITH CRUSHED CONCRETE FROM THE SITE. ANY EXCESS NATIVE MATERIAL AND CRUSHED CONCRETE FROM THE SITE WAS USED TO COVER THE SITE AND DIRECT STORMWATER RUNOFF TOWARD EXISTING CATCHBASINS.
 2. THE FORMER MILWAUKEE GRAY IRON OFFICE BUILDING AT 1501 83RD ST., ALONG WITH A SECTION OF CONCRETE SLAB AND PORTIONS OF THE ROOF AND EAST WALL FROM THE FORMER WAREHOUSE BUILDING TO THE NORTH OF THE OFFICE WAS LEFT IN PLACE.

FORMER MILWAUKEE GRAY IRON WEST ALLIS, WISCONSIN DIESEL UST CLOSURE REPORT	
SITE LAYOUT MAP	
	FIGURE 2

Table 1. Soil DRO and PVOC Analytical Results, Former Milwaukee Gray Iron, West Allis, Wisconsin.

Sample ID	Table 1	Table 1	Table 2	Ingestion	Inhalation of	Inhalation of	Groundwater	SS-1
Sample Depth (feet)	NR 720	NR 746	NR 746	SSL	Fugitive	Vapors	Migration	0 - 1
Location	RCL	SSL	SSL		Dust SSL	SSL	Pathway SSL	Diesel UST
Sample Date								05/23/11
DRO (mg/kg)	250	NE	NE	NE	NE	NE	NE	<5.2
PVOCs (µg/kg)								
1,2,4-Trimethylbenzene	NE	83,000	NE	NC	NC	NC	NC	<140
1,3,5-Trimethylbenzene	NE	11,000	540	NC	NC	NC	NC	<140
Benzene	5.5	8,500	1,100	1,160	16,300,000	120	2.3	<140
Ethylbenzene	2,900	4,600	NE	1,560,000	109,000,000,000	1,500,000	1,500	<140
Toluene	1,500	83,000	NE	1,250,000	545,000,000,000	5,500,000	1,100	<140
Xylenes, Total	4,100	42,000	NE	3,130,000	10,900,000,000	190,000	4,200	<410
m&p-Xylene	NE			--	--	--	--	NA
o-Xylene	NE			--	--	--	--	NA
Total VOCs	NE	NE	NE	NC	NC	NC	NC	<410

BOLD	Concentration exceeds the non-industrial direct contact residual contaminant level.
<i>Italic</i>	Concentration exceeds the industrial direct contact residual contaminant level.
<u>Underline</u>	Concentration exceeds the groundwater migration pathway residual contaminant level.
J	Estimated value.
MG/KG	Milligram per kilogram.
NE	Not established.
PAHs	Polycyclic Aromatic Hydrocarbons.
RCL	Residual Contaminant Level.

Table 1. Soil DRO and PVOC Analytical Results, Former Milwaukee Gray Iron, West Allis, Wisconsin.

Sample ID	SS-2	SS-3	GP-28	GP-29		GP-30		GP-31
Sample Depth (feet)	0 - 1	0 - 1	10 - 12	6 - 8	10 - 12	0 - 2	10 - 12	8 - 10
Location	Diesel UST							
Sample Date	05/23/11	05/23/11	06/27/11	06/27/11	06/27/11	06/27/11	06/27/11	06/27/11
DRO (mg/kg)	<5	92	<10	78.6	<10	<10	<10	<10
PVOCs (µg/kg)								
1,2,4-Trimethylbenzene	<130	120	<80	<80	<80	<80	<80	<80
1,3,5-Trimethylbenzene	<130	30	<48	<48	<48	<48	<48	<48
Benzene	<130	240	<8.9	<8.9	<8.9	<8.9	<8.9	<8.9
Ethylbenzene	<130	76	<55	<55	<55	<55	<55	<55
Toluene	<130	260	<50	<50	<50	<50	<50	<50
Xylenes, Total	<380	310	<86	<86	<86	<86	<86	<86
m&p-Xylene	NA	NA	<86	<86	<86	<86	<86	<86
o-Xylene	NA	NA	<50	<50	<50	<50	<50	<50
Total VOCs	<380	1,036	<207	<207	<207	<207	<207	<207

BOLD	Concentration exceeds the non-industrial direct contact residual contaminant level.
<i>Italic</i>	Concentration exceeds the industrial direct contact residual contaminant level.
<u>Underline</u>	Concentration exceeds the groundwater migration pathway residual contaminant level.

J Estimated value.

MG/KG Milligram per kilogram.

NE Not established.

PAHs Polycyclic Aromatic Hydrocarbons.

RCL Residual Contaminant Level.

Table 1. Soil DRO and PVOC Analytical Results, Former Milwaukee Gray Iron, West Allis, Wisconsin.

Sample ID	GP-32		GP-33
Sample Depth (feet)	0 - 2	10 - 12	10 - 12
Location	Diesel UST	Diesel UST	Diesel UST
Sample Date	06/27/11	06/27/11	06/27/11
DRO (mg/kg)	<10	<10	<10
PVOCs (µg/kg)			
1,2,4-Trimethylbenzene	<80	<80	<80
1,3,5-Trimethylbenzene	<48	<48	<48
Benzene	<8.9	<8.9	<8.9
Ethylbenzene	<55	<55	<55
Toluene	<50	<50	<50
Xylenes, Total	<86	<86	<86
m&p-Xylene	<86	<86	<86
o-Xylene	<50	<50	<50
Total VOCs	<207	<207	<207

BOLD	Concentration exceeds the non-industrial direct contact residual contaminant level.
<i>Italic</i>	Concentration exceeds the industrial direct contact residual contaminant level.
<u>Underline</u>	Concentration exceeds the groundwater migration pathway residual contaminant level.
J	Estimated value.
MG/KG	Milligram per kilogram.
NE	Not established.
PAHs	Polycyclic Aromatic Hydrocarbons.
RCL	Residual Contaminant Level.

Table 2. Soil PAH Analytical Results, Former Milwaukee Gray Iron, West Allis, Wisconsin.

Sample ID	Direct Contact	Direct Contact	Groundwater	SS-1	SS-2	SS-3	GP-28
Sample Depth (feet)	Non-Industrial	Industrial	Protection	0 - 1	0 - 1	0 - 1	10 - 12
Location	RCL	RCL	RCL	Diesel UST	Diesel UST	Diesel UST	Diesel UST
Sample Date				05/23/11	05/23/11	05/23/11	06/27/11
PAHs (mg/kg)							
1-Methylnaphthalene	1,100	70,000	23	0.061	<0.041	0.22	<0.0179
2-Methylnaphthalene	600	40,000	20	0.056	<0.21	0.28	<0.0096
Acenaphthene	900	60,000	38	<0.044	<0.041	0.025	<0.0097
Acenaphthylene	18	360	0.7	<0.044	<0.041	<0.038	<0.0084
Anthracene	5,000	300,000	3,000	0.016	<0.041	0.014	<0.0102
Benzo(a)anthracene	0.088	3.9	17	0.065	<0.041	0.067	<0.0146
Benzo(a)pyrene	0.0088	0.39	48	0.1	<0.041	0.041	<0.0166
Benzo(b)fluoranthene	0.088	3.9	365	0.13	<0.041	0.047	<0.0167
Benzo(g,h,i)perylene	1.8	39	6,800	0.12	<0.041	0.06	<0.0082
Benzo(k)fluoranthene	0.88	39	870	0.072	<0.041	0.038	<0.0161
Chrysene	8.8	390	37	0.13	<0.041	0.27	<0.0092
Dibenzo(a,h)anthracene	0.0088	0.39	38	0.022	<0.041	<0.038	<0.0105
Fluoranthene	600	40,000	500	0.098	<0.041	0.06	<0.0098
Fluorene	600	40,000	100	<0.044	<0.041	0.069	<0.0107
Indeno(1,2,3-cd)pyrene	0.088	3.9	680	0.085	<0.041	0.022	<0.0095
Naphthalene	20	110	0.4	0.048	<0.041	0.26	<0.0108
Phenanthrene	18	390	1.8	0.065	<0.041	0.22	<0.0098
Pyrene	500	30,000	8.7	0.097	<0.041	0.067	<0.0095
Total PAH	NE	NE	NE	1.165	<0.21	1.76	<0.0179

BOLD	Concentration exceeds the non-industrial direct contact residual contaminant level.
<i>Italic</i>	Concentration exceeds the industrial direct contact residual contaminant level.
<u>Underline</u>	Concentration exceeds the groundwater migration pathway residual contaminant level.

J	Estimated value.
MG/KG	Milligram per kilogram.
NE	Not established.
PAHs	Polycyclic Aromatic Hydrocarbons.
RCL	Residual Contaminant Level.

Table 2. Soil PAH Analytical Results, Former Milwaukee Gray Iron, West Allis, Wisconsin.

Sample ID	GP-29		GP-30		GP-31	GP-32		GP-33
	6 - 8	10 - 12	0 - 2	10 - 12	8 - 10	0 - 2	10 - 12	10 - 12
Location	Diesel UST	Diesel UST	Diesel UST	Diesel UST	Diesel UST	Diesel UST	Diesel UST	Diesel UST
Sample Date	06/27/11	06/27/11	06/27/11	06/27/11	06/27/11	06/27/11	06/27/11	06/27/11
PAHs (mg/kg)								
1-Methylnaphthalene	<0.0179	<0.0179	0.032 J	<0.0179	<0.0179	<0.0179	<0.0179	<0.0179
2-Methylnaphthalene	<0.0096	<0.0096	0.034	<0.0096	<0.0096	<0.0096	<0.0096	<0.0096
Acenaphthene	<0.0097	<0.0097	0.0154 J	<0.0097	<0.0097	<0.0097	<0.0097	<0.0097
Acenaphthylene	<0.0084	<0.0084	0.165	<0.0084	<0.0084	<0.0084	<0.0084	<0.0084
Anthracene	<0.0102	<0.0102	0.09	<0.0102	<0.0102	0.0154 J	<0.0102	<0.0102
Benzo(a)anthracene	<0.0146	0.0208 J	0.43	<0.0146	0.034 J	0.248	<0.0146	<0.0146
Benzo(a)pyrene	<0.0166	<0.0166	0.46	<0.0166	0.0276 J	0.224	<0.0166	<0.0166
Benzo(b)fluoranthene	<0.0167	<0.0167	0.67	<0.0167	0.046 J	0.7	<0.0167	<0.0167
Benzo(g,h,i)perylene	<0.0082	0.0107 J	0.308	<0.0082	0.0228 J	0.31	<0.0082	<0.0082
Benzo(k)fluoranthene	<0.0161	<0.0161	0.194	<0.0161	<0.0161	0.181	<0.0161	<0.0161
Chrysene	<0.0092	0.0135 J	0.42	<0.0092	0.0308	0.35	<0.0092	<0.0092
Dibenzo(a,h)anthracene	<0.0105	<0.0105	0.076	<0.0105	<0.0105	0.092	<0.0105	<0.0105
Fluoranthene	<0.0098	0.0234 J	0.61	<0.0098	0.0307 J	0.41	<0.0098	<0.0098
Fluorene	<0.0107	<0.0107	0.0246 J	<0.0107	<0.0107	<0.0107	<0.0107	<0.0107
Indeno(1,2,3-cd)pyrene	<0.0095	<0.0095	0.271	<0.0095	0.018 J	0.287	<0.0095	<0.0095
Naphthalene	<0.0108	<0.0108	0.032 J	<0.0108	<0.0108	<0.0108	<0.0108	<0.0108
Phenanthrene	<0.0098	0.012 J	0.258	<0.0098	<0.0098	0.144	<0.0098	<0.0098
Pyrene	<0.0095	0.0226 J	0.66	<0.0095	0.037	0.306	<0.0095	<0.0095
Total PAH	<0.0179	0.103 J	4.75 J	<0.0179	0.2469 J	3.2674 J	<0.0179	<0.0179

BOLD	Concentration exceeds the non-industrial direct contact residual contaminant level.
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