

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

#### \*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*



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Gloria L. McCutcheon, District Director

Southeast District Annex  
4041 N. Richards Street, Box 12436  
Milwaukee, WI 53212-0436  
TELEPHONE 414-229-0800  
FAX 414-229-0810

December 10, 1996

FID - 246051300  
ER - ERP

John Van Lieshout  
Reinhardt, Boerner, Van Deuren, S.C.  
Attorney at Law  
1000 North Water Street, Ste. 2100  
Milwaukee, WI 53202

Dear Mr. Lieshout,

RE: Milwaukee Sign Company  
1964 Wisconsin Ave.  
Grafton, Wisconsin

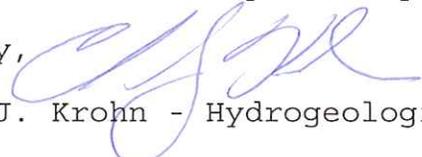
Based on the investigative and remedial documentation provided to the Department concerning the Milwaukee Sign Company, it appears that both petroleum and solvent contamination at the above-named site has been remediated in accordance with Wisconsin Administrative Code NR-720.19. Therefore, the Department considers the case "closed," having determined that no further action is necessary at this time.

The Milwaukee Sign Company 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 the environment

Since an engineering control has and will be used to meet the site specific NR-720.19 residual contamination levels, the Department of Natural Resources requested that a deed restriction be recorded at the Ozaukee County Register of Deeds. A copy of the recorded restriction has been received by the Department, and the content has been deemed sufficient to maintain compliance with NR-720.19.

The deed restriction may be amended in the future with the approval of DNR if conditions change at the site and the residual contamination is remediated.

Please have your consultant forward a copy of the well abandonment records when the monitoring wells are de-commissioned. Thank you for your cooperation.

Sincerely,  
  
Charles J. Krohn - Hydrogeologist



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Gloria L. McCutcheon, District Director

Southeast District Annex  
4041 N. Richards Street, Box 12436  
Milwaukee, WI 53212-0436  
TELEPHONE 414-229-0800  
FAX 414-229-0810

November 14, 1996

FID - 246051300  
ER - ERP

John Van Lieshout  
Reinhardt, Boerner, Van Deuren, S.C.  
Attorney at Law  
1000 North Water Street, Ste. 2100  
Milwaukee, WI 53202

Dear Mr. Lieshout,

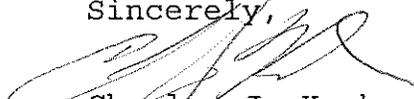
RE: Milwaukee Sign Company  
1964 Wisconsin Ave.  
Grafton, Wisconsin

Attorney Pat Novachek has requested several times that I clarify the Department's position with regard to the proposed restricted closure on the Milwaukee Sign property. After careful review of the Key Environmental report titled: "Request for Case Closure - Site Specific RCL Evaluation, Milwaukee Sign Company", I have decided to close the Milwaukee Sign Company case provided that you provide the following:

1. A copy of a recorded restriction on the deed of the property which identifies the remaining vadose zone contamination, and provides for the maintenance of the asphalt parking lot at the site as outlined in the draft restriction language sent to me by Pat Novachek.
2. A copy of the well abandonment records for the monitoring wells at the site if they will no longer be used monitor groundwater at the Milwaukee Sign Company site.

Please call me if you have any questions concerning the Milwaukee Sign Company case.

Sincerely,



Charles J. Krohn  
Hydrogeologist

568360

VOL 1007 PAGE 759

DEED NOTICE

RECORDED

Document Number

Document Title

1996 NOV 19 AM 11:30

*Ronald H. Voigt*  
REGISTER OF DEEDS  
OZAUKEE COUNTY, WI

Recording Area

Name and Return Address

John M. Van Lieshout, Esq.  
Reinhart, Boerner, et al.  
1000 North Water Street  
Suite 2100  
Milwaukee, WI 53202 § 18

PIN 10-025-05-003-00

Parcel Identification Number (PIN)

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, §9.517. WRDA 2/96

DEED NOTICE

In Re:

That part of Government Lot Four (4) in the Northwest One-quarter (1/4) of Section Twenty-five (25), in Township Ten (10) North, Range Twenty-one (21) East, in the Village of Grafton, County of Ozaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said 1/4 Section; thence West along the North line of said 1/4 Section 892.00 feet to its intersection with the centerline of Wisconsin Avenue (S.T.H. "57"); thence South 23° 02' 00" West along the centerline of said Wisconsin Avenue 208.20 feet to an angle point; thence South 23° 13' 00" West along the centerline of said Wisconsin Avenue 567.88 feet to the point of beginning of the land to be described; thence continuing South 23° 13' 00" West along the centerline of said Wisconsin Avenue 456.00 feet; thence South 88° 37' 00" East 35.55 feet; thence South 66° 47' 00" East 318.11 feet to a point in the curved Westerly line of the Milwaukee Road-Soo Line Railroad Company right-of-way; thence Northeasterly along the Westerly line of said right-of-way on a curved line (whose center lies to the Northwest, having a radius of 3786.83 feet, with a chord of 449.50 feet, bearing North 33° 08' 04.5" East) a distance of 449.77 feet; thence North 66° 47' 00" West 428.53 feet to the point of beginning, except the Westerly 33.00 feet thereof being used for public road purposes (hereinafter referred to as the "Property.") 10-025-05-003.00\*

State of Wisconsin )  
  ):SS  
County of Milwaukee )

WHEREAS, Firstar Trust Company as Trustee for Firstar Investment Trust for Employee Benefit Plans, f/k/a First Wisconsin Trust Company, as Trustee for First Wisconsin Investment Trust for Employee Benefit Plans is the owner of the Property;

WHEREAS, it is the desire and intention of the Property owner to impose restrictions on a portion of the Property depicted on Exhibit A attached hereto and incorporated herein by reference, which will make it unnecessary to conduct further remediation activities on the Property;

NOW, THEREFORE, 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 limitation and restrictions:

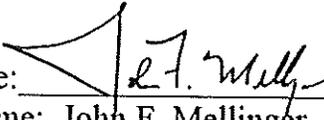
One or more discharges of chlorinated solvents have occurred at the cross-hatched portion of the Property depicted on Exhibit A. The Wisconsin Department of Natural Resources ("WDNR") has granted closure for the Property and requires no further action based upon a site-specific residual contaminant level developed pursuant to Wisconsin Administrative Code section NR 720.19. Part of the site-specific analysis that resulted in closure by WDNR utilized the existing asphaltic parking lot at the Property. Pursuant to NR 720.19, the owner agrees to maintain and repair the parking lot at the Property. The owner shall be entitled to replace the parking lot so long as the replacement is a structure or other object that has similar properties regarding permeability and porosity as the existing asphalt parking lot for purposes of the site-specific residual contamination level analysis pursuant to NR 720.19.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described Property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the WDNR, its successors or assigns. The WDNR, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violations.

Any person who is or becomes owner of the Property described above may request that the WDNR or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such request, the WDNR shall determine whether or not the restrictions contained herein shall be extinguished.

IN WITNESS WHEREOF, the owner of the Property has executed this Deed Notice this 24th day of October, 1996.

By signing this document, John F. Mellinger acknowledges that he/she is duly authorized to sign this document on behalf of Firststar Trust Company as Trustee for Firststar Investment Trust for Employee Benefit Plans, f/k/a First Wisconsin Trust Company, as Trustee for First Wisconsin Investment Trust for Employee Benefit Plans.

Signature: 

Print Name: John F. Mellinger

 Vice President

State of Wisconsin )  
                                  ):SS  
County of Milwaukee)

This instrument was acknowledged before me on October 24,  
1996 by John F. Mellinger, Vice President, of the above named\*

[SEAL]

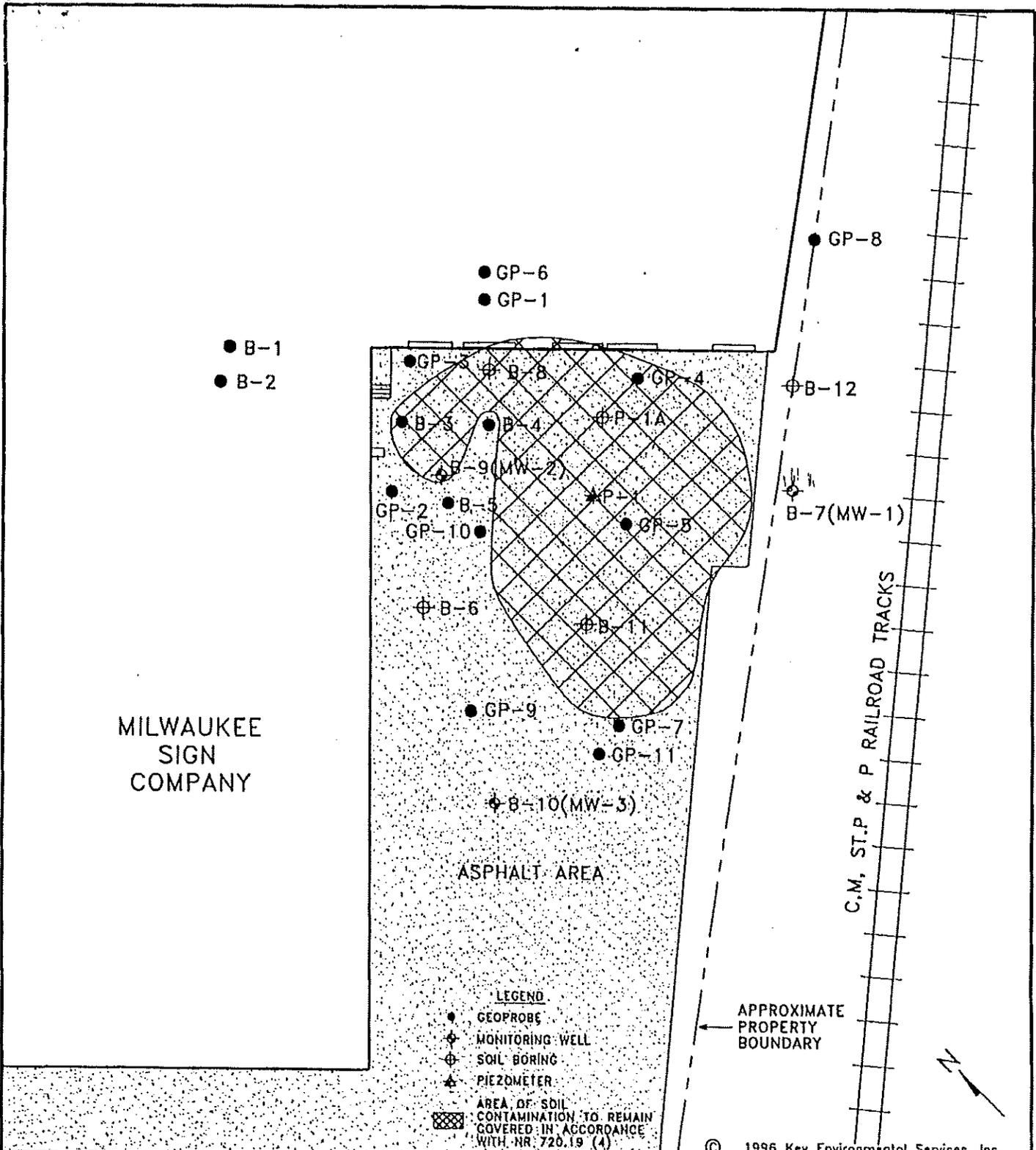
Carol Muratore Dehler  
( \_\_\_\_\_ )  
Notary Public, State of Wisconsin  
My Commission \_\_\_\_\_

**CAROL MURATORE DEHLER**  
Notary Public, State of Wisconsin  
My Commission Is Permanent

This instrument was drafted by and after recording should be returned to:

John Van Lieshout  
Reinhart, Boerner, Van Deuren,  
Norris & Rieselbach, s.c.  
1000 North Water Street  
Suite 2100  
Milwaukee, WI 53202

\*Firststar Trust Company as Trustee for Firststar Investment Trust for Employee Benefit Plans, f/k/a First Wisconsin Trust Company, as Trustee for First Wisconsin Investment Trust for Employee Benefit Plans, to me known to be such person and officer who executed the foregoing instrument and acknowledged that he executed the same as such officer as the deed of such company, by its authority, as such Trustee and as the act of said Trust.



MILWAUKEE  
SIGN  
COMPANY

ASPHALT AREA

C.M., ST.P & P RAILROAD TRACKS

APPROXIMATE  
PROPERTY  
BOUNDARY

- LEGEND**
- GEOPROBE
  - ⊕ MONITORING WELL
  - ⊕ SOIL BORING
  - ▲ PIEZOMETER
  - ▨ AREA OF SOIL CONTAMINATION TO REMAIN COVERED IN ACCORDANCE WITH NR 720.19 (4)

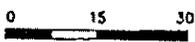
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DATE	REVISIONS	INI.

**EXHIBIT A  
AREA OF SOIL CONTAMINATION  
TO REMAIN COVERED**

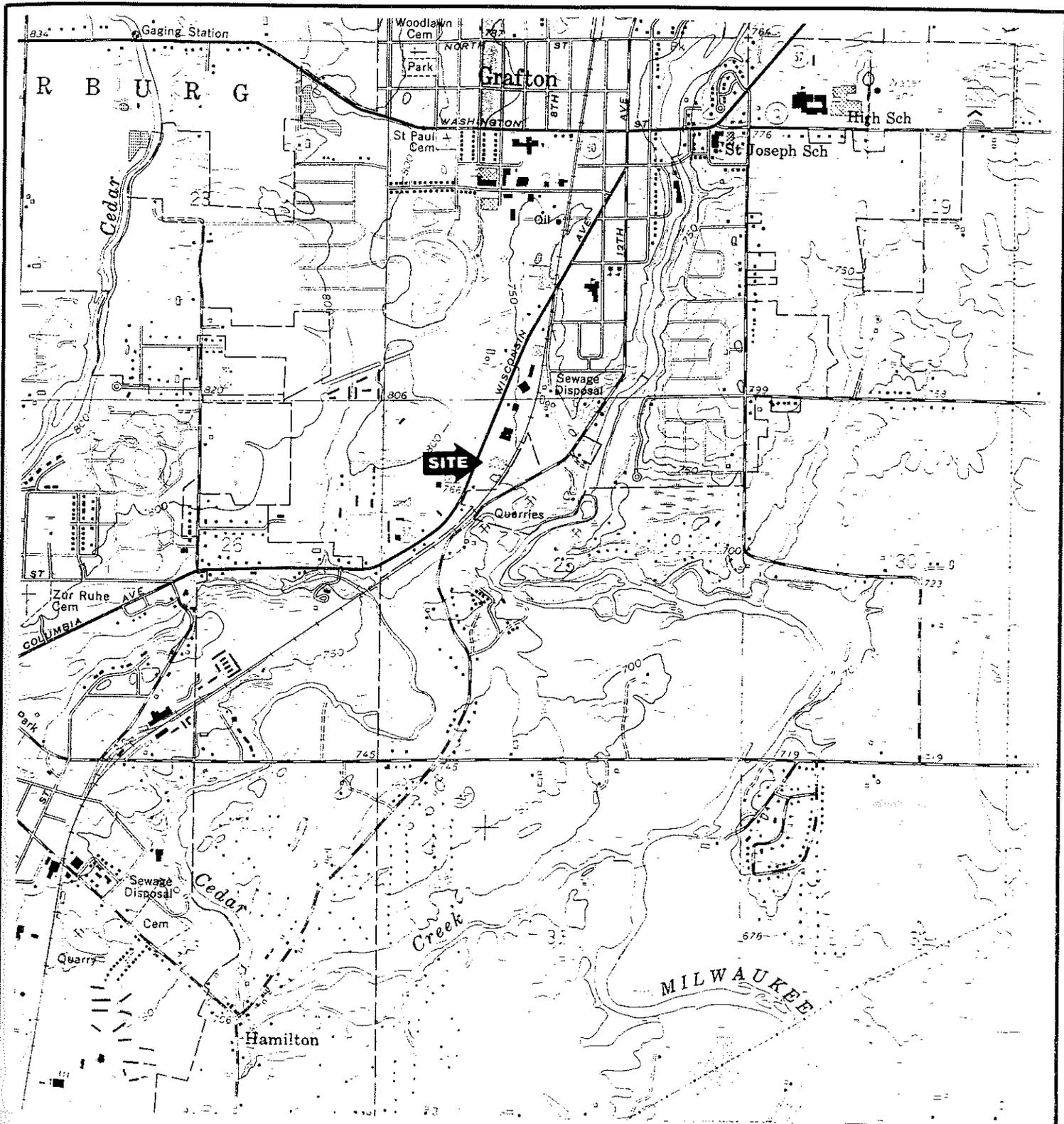
MILWAUKEE SIGN COMPANY  
1964 WISCONSIN AVENUE  
GRAFTON, WISCONSIN

DRN. BY:	A.L.R.	DATE:	10/24/96
DSN. BY:	C.M.H.	FILE NO.:	0503008
CHK. BY:	C.M.H.	DWG. NO.:	05030082
REV. BY:	G.L.J.	SHEET NO.:	2



SCALE: 1"=30'

**Key ENVIRONMENTAL SERVICES, INC.**  
 266 N215 Commerce Court • Cedarburg, WI 53012 • (414) 375-4750  
 6216 Washington Ave. • Racine, WI 53408 • (414) 888-4439

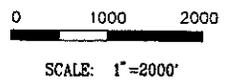


SOURCE: USGS Cedarburg Quadrangle  
 Topographic Map 1959  
 Photorevised 1971 & 1976  
 Minor Revision 1994

DATE	REVISIONS	INI.

FIGURE 1  
 SITE LOCATION MAP

MILWAUKEE SIGN COMPANY  
 1964 WISCONSIN AVENUE  
 GRAFTON, WISCONSIN

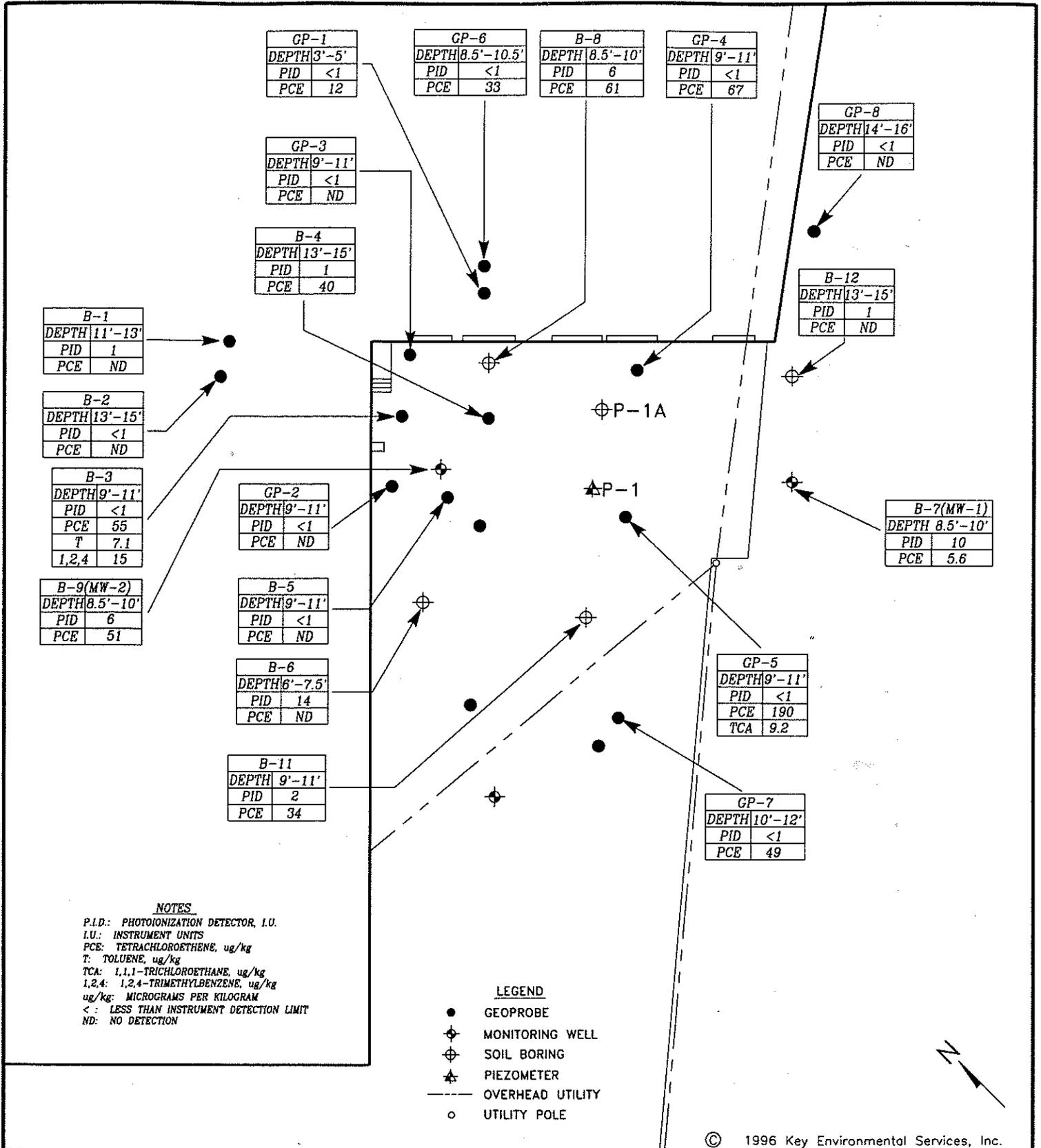


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DRN. BY:	A.L.R.	DATE:	07/22/96
DSN. BY:	G.L.J.	FILE NO.:	0503008
CHK. BY:	G.L.J.	DWG. NO.:	05030081
REV. BY:	G.L.J.	SHEET NO.:	1

**Key ENVIRONMENTAL SERVICES, INC.**

W86 N215 Commerce Court • Cedarburg, WI 53012 • (414) 375-4750  
 6216 Washington Ave. • Racine, WI 53408 • (414) 886-4439



**FIGURE 2  
SUMMARY OF SOIL  
ANALYTICAL DATA**

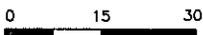
MILWAUKEE SIGN COMPANY  
1964 WISCONSIN AVENUE  
GRAFTON, WISCONSIN

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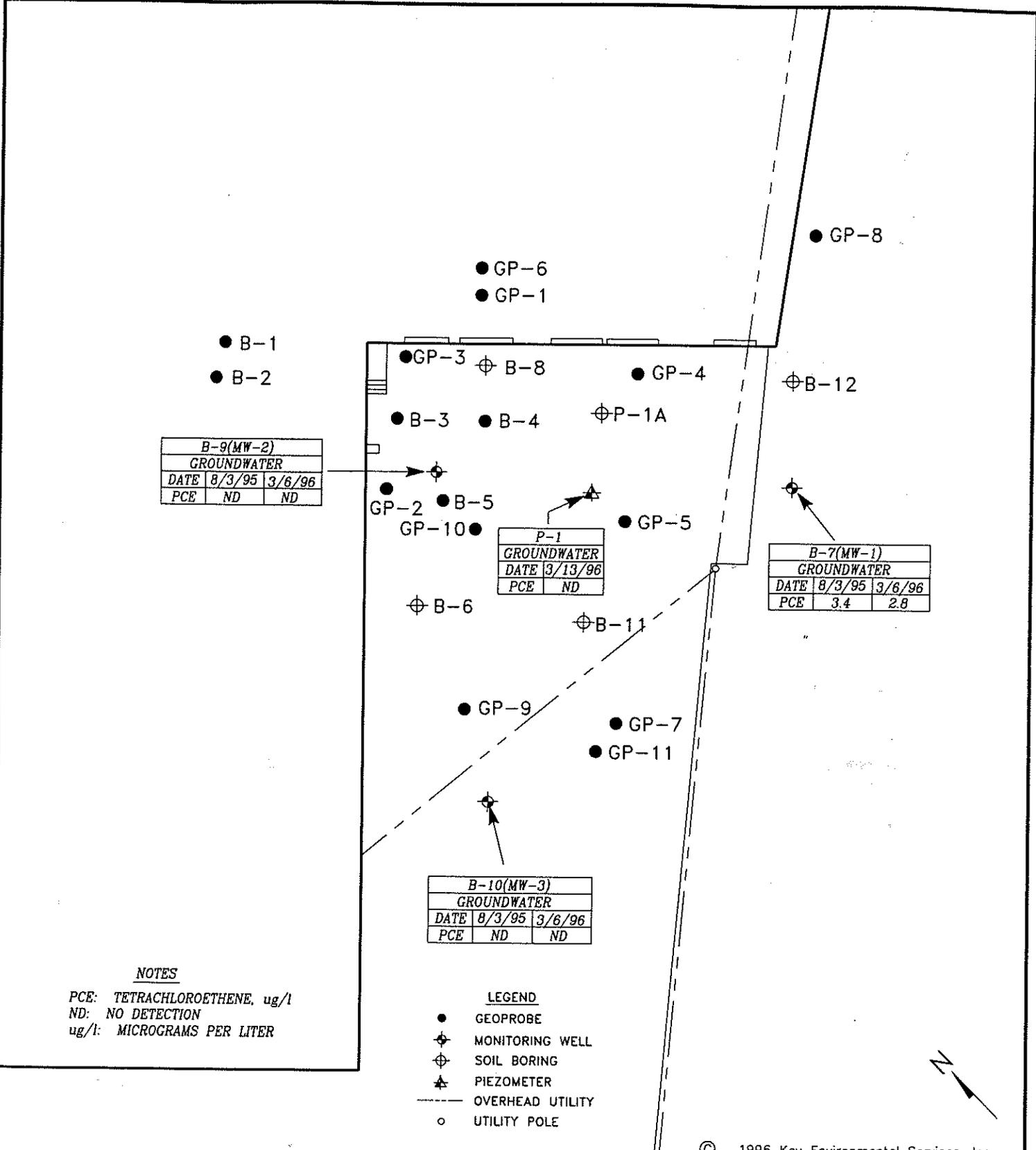
DRN. BY:	A.L.R.	DATE:	07/30/96
DSN. BY:	C.M.H.	FILE NO.:	0503008
CHK. BY:	C.M.H.	DWG. NO.:	05030082
REV. BY:	G.L.J.	SHEET NO.:	2

**Key ENVIRONMENTAL SERVICES, INC.**

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6216 Washington Ave. • Racine, WI 53406 • (414) 886-4439



SCALE: 1"=30'



**NOTES**  
PCE: TETRACHLOROETHENE, ug/l  
ND: NO DETECTION  
ug/l: MICROGRAMS PER LITER

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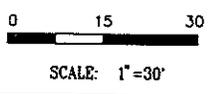
**FIGURE 4**  
**SUMMARY OF GROUNDWATER**  
**ANALYTICAL DATA**

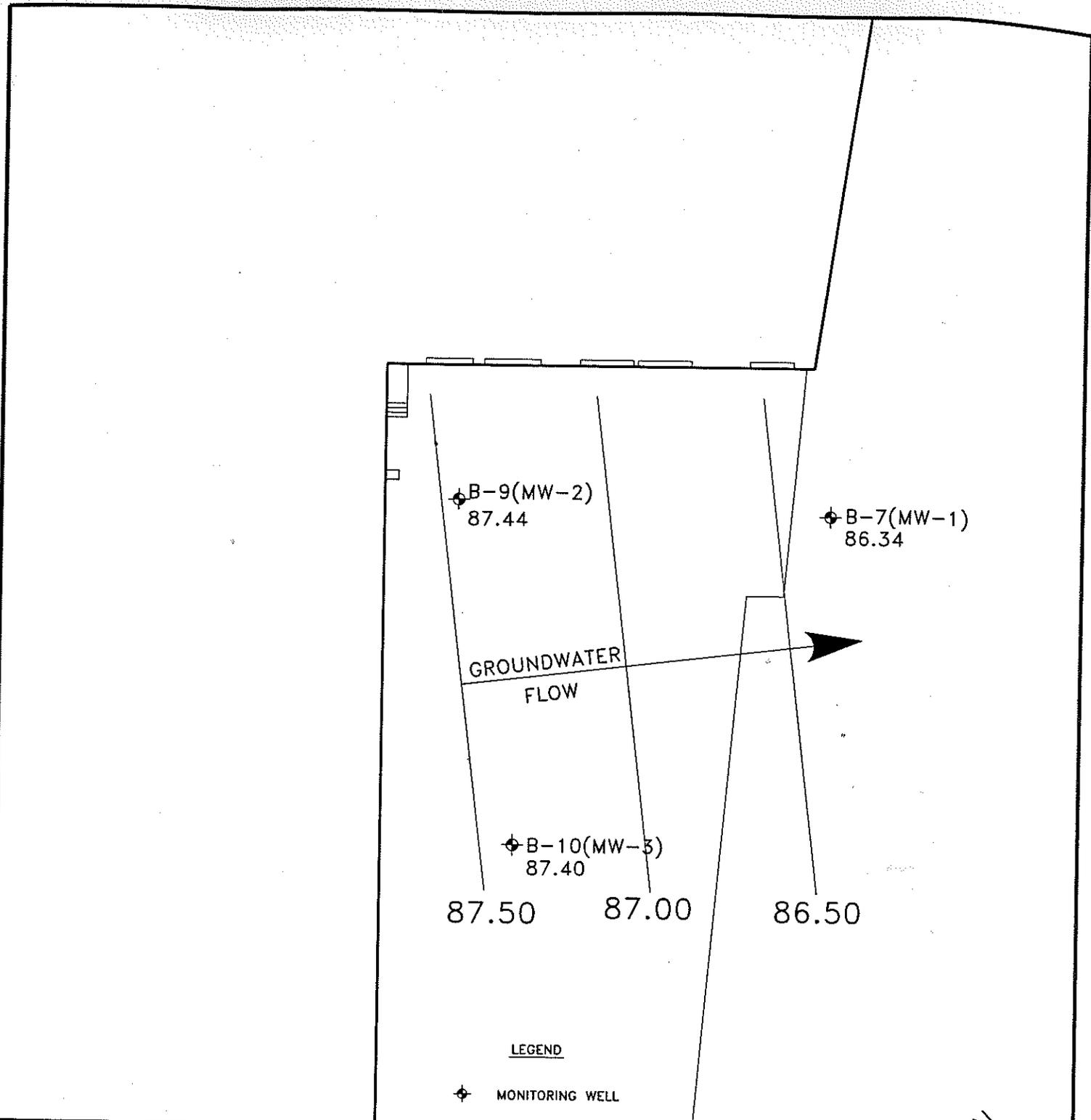
MILWAUKEE SIGN COMPANY  
1964 WISCONSIN AVENUE  
GRAFTON, WISCONSIN

DRN. BY:	A.L.R.	DATE:	07/30/96
DSN. BY:	C.M.H.	FILE NO.:	0503008
CHK. BY:	C.M.H.	DWG. NO.:	05030082
REV. BY:	G.L.J.	SHEET NO.:	4

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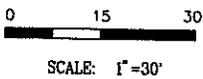
NOTE: GROUNDWATER FLOW BASED ON 3/6/96 MEASUREMENTS

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FIGURE 5  
GROUNDWATER ELEVATION/FLOW MAP

DRN. BY:	A.L.R.	DATE:	07/30/96
DSN. BY:	C.M.H.	FILE NO.:	0503008
CHK. BY:	C.M.H.	DWG. NO.:	05030082
REV. BY:	G.L.J.	SHEET NO.:	5



MILWAUKEE SIGN COMPANY  
1964 WISCONSIN AVENUE  
GRAFTON, WISCONSIN

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