

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Annex  
4041 North Richards Street  
PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-229-0800  
FAX 414-229-0810

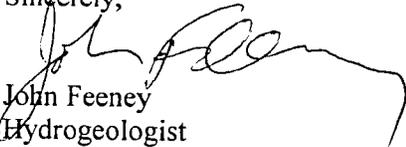
April 21, 1999

Michael Hansen  
Dairyland Buses, Inc.  
1520 Arcadian Avenue  
Waukesha, WI, 53186

Subject: Case closure, public welfare parameters, Dairyland Bus, 901 Niagra Street, file reference  
FID #268235220 ERR-LUST, BRRTS #0368001343

Thank you for conducting additional groundwater sampling for public welfare parameters at the site. The department now considers this aspect of the case closed, therefore considers the entire case closed. If you have any questions about this letter, please call me at 414-229-0850.

Sincerely,

  
John Feeney  
Hydrogeologist

cc: GZA  
SER File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

March 19, 1999

Michael Hansen  
Dairyland Buses, Inc.  
1520 Arcadian Avenue  
Waukesha, WI 53186

*Sorry, there  
is corrected version  
of my 3/17/99  
letter.  
J.F.*

SUBJECT: Case closure (with the exception of public welfare groundwater exceedances), Dairyland Bus, 901 Niagra Street, FID #268235220 ERR-LUST, BRRTS #0368001343

Dear Mr. Hansen:

I have reviewed your case file based on documents submitted by GZA Geoenvironmental, Inc. Based on this information I agree with GZA in that no further work is needed for the petroleum aspect of the case; however, additional sampling of public welfare parameters in monitoring wells MW4 and MW7 is needed. The department reserves the right to reopen this case pursuant to s. NR726.09, Wisconsin Administrative Code (WAC), should additional information regarding site conditions indicate contamination on or from the site poses a threat to public health, safety or welfare or the environment.

You must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type, and concentration of the contaminants and includes the following language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR809 is restricted by chs. NR811 and NR812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

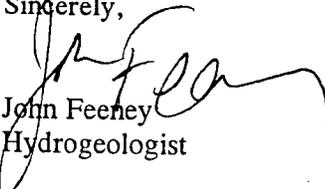
Within 60 days all of the groundwater monitoring wells except MW4 and MW7 at the site must be abandoned in accordance with WAC NR 141 and the completed abandonment forms must be submitted to the department. Once the department receives the abandonment forms and a notarized copy of the groundwater use restriction, the petroleum portion of this case will be tracked as closed on our computer tracking system. Please also have the groundwater

recovery sumps abandoned.

Please resample MW4 for nitrate and sulfate in MW7. The department will reconsider this aspect of the case for closure when this data is submitted.

If you have any questions about this letter, call me at 414-229-0850.

Sincerely,



John Feeney  
Hydrogeologist

cc: GZA  
SER File

2182519

STATE BAR OF WISCONSIN FORM 1 - 1982  
WARRANTY DEED

DOCUMENT NO.

2182519

REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS. } SS  
REC'D

97 JAN -8 PM 2:58  
REEL 2370 IMAGE 0575

*Paul R. Seifert*  
REGISTER OF DEEDS

This Deed, made between S & C Properties, Inc.

and M & L Enterprises, L.L.C., Grantor,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Waukesha  
County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Paul R. Seifert, Esq.  
Michael, Best & Friedrich  
100 East Wisconsin Avenue  
Milwaukee, WI 53202

1003.117

PARCEL IDENTIFICATION NUMBER

See attached Exhibit A which is incorporated herein by this reference.

TRANSFER  
\$ 735<sup>00</sup>  
FLE

This is not homestead property.  
~~is~~ (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except zoning ordinances  
and recorded easements for public utilities.

and will warrant and defend the same.

Dated this 18<sup>th</sup> day of December, 1996

S & C Properties, Inc.

(SEAL)

By: *Bruce Moench* (SEAL)

Bruce Moench, President

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of Bruce Moench

authenticated this 18 day of Dec, 1996

Sandra Stone Ruffalo  
Sandra Stone Ruffalo

TITLE: MEMBER STATE BAR OF WISCONSIN #01011849  
(If not, authorized by 8706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Sandra Stone Ruffalo/Paul R. Seifert

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

ACKNOWLEDGMENT

State of Wisconsin,

Milwaukee County, } ss.

Personally came before me this December, 1996, the above named

Bruce Moench as President of  
S & C Properties, Inc.

to me known to be the person who executed the foregoing instrument and acknowledge the same

Sandra Stone Ruffalo

Sandra Stone Ruffalo

Notary Public, Milwaukee Wis.

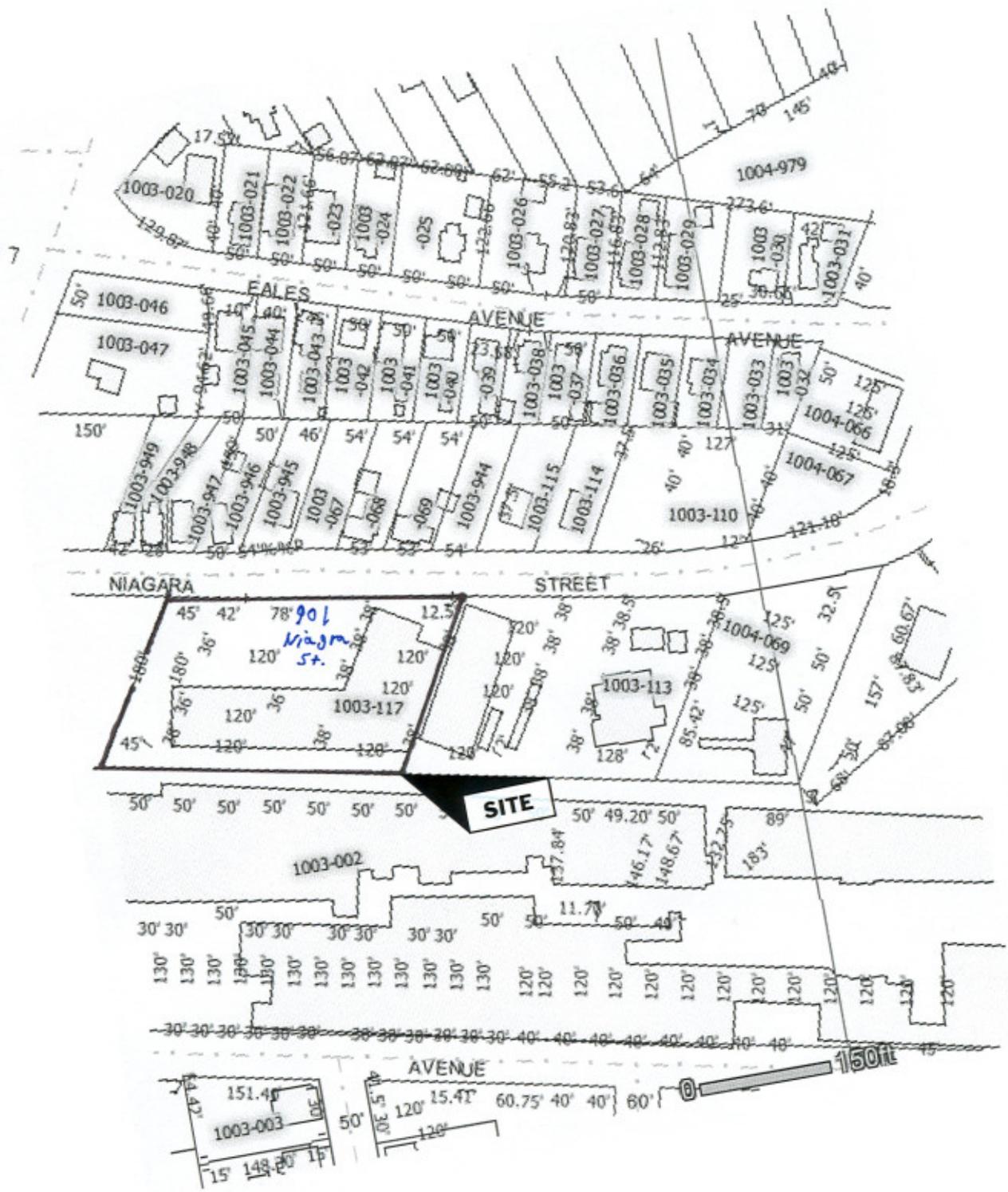
My commission is permanent. (If-not, state expiration date: 19    .)

\* Names of persons signing in any capacity should be typed or printed below their signatures.

*jr 13*

EXHIBIT A

All that part of Lots 20 through 24, vacated McKinley Place and Lots 25 through 29, and a 45' x 182' strip on West side of Lots 25 through 29 in Sawyers First Subdivision, a recorded Subdivision in the Southwest 1/4 and Southeast 1/4 of Section 35, Town 7 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of Lot 25; thence south 78° 31' 27" East along the South right of way line of Niagara Street, 42.00 feet; thence South 80° 39' 57" East along the South right of way line of Niagara Street, 235.257 feet; thence South 78° 31' 27" East along the South right of way line of Niagara Street, 12.054 feet to the Northeasterly corner of Lot 20; thence South 30° 19' 13" West along the West line of Lots 15 through 19, 190.280 feet to the North right of way line of Harrison Street; (NOTE: The North right of way line of Harrison Street mentioned in this description is the South line of the 2 feet wide strip reserved in the Plat of Riverview Addition. Parcel 1 includes the lands within said 2 feet wide Reserve Strip); thence North 78° 31' 27" West along the North right of way line of Harrison Street, 334.665 feet; thence North 31° 13' 47" East, 182.00 feet to the South line of Niagara Street; thence South 78° 31' 27" East along the South right of way line of Niagara Street 45.467 feet the place of beginning.





### Wisconsin DNR - Identify Results

Report generated December 08, 2004 - 04:20 PM

---

#### Coordinate Position

Lat/Lon: 88° 13' 4.6" W  
43° 1' 13.2" N

UTM (x, y): 400758, 4763794  
(zone 16)

WTM: 665205, 284616

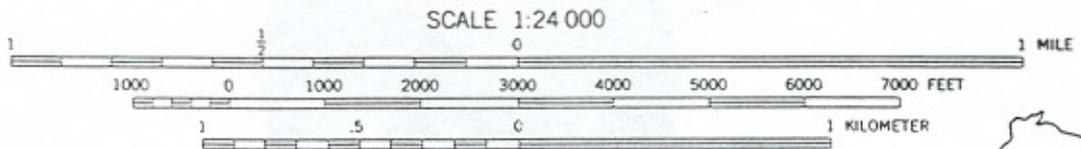
#### County Boundary

Name: Waukesha

County FIPS: 133

Region Name: Southeast Region

---



CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

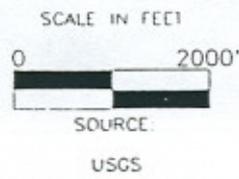


QUADRANGLE LOCATION

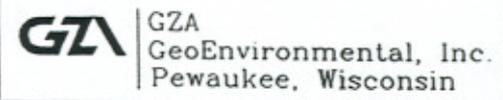
PROJECT NO.  
 150015.00

FIGURE NO.  
 1

**SITE LOCATION MAP**  
 DAIRYLAND BUSES, INC.  
 WAUKESHA, WISCONSIN



DESIGNED BY: DRAWN BY: CJM  
 CHECKED BY: GGG SCALE: 1"=2000'  
 REVIEWED BY: DATE: 2/94



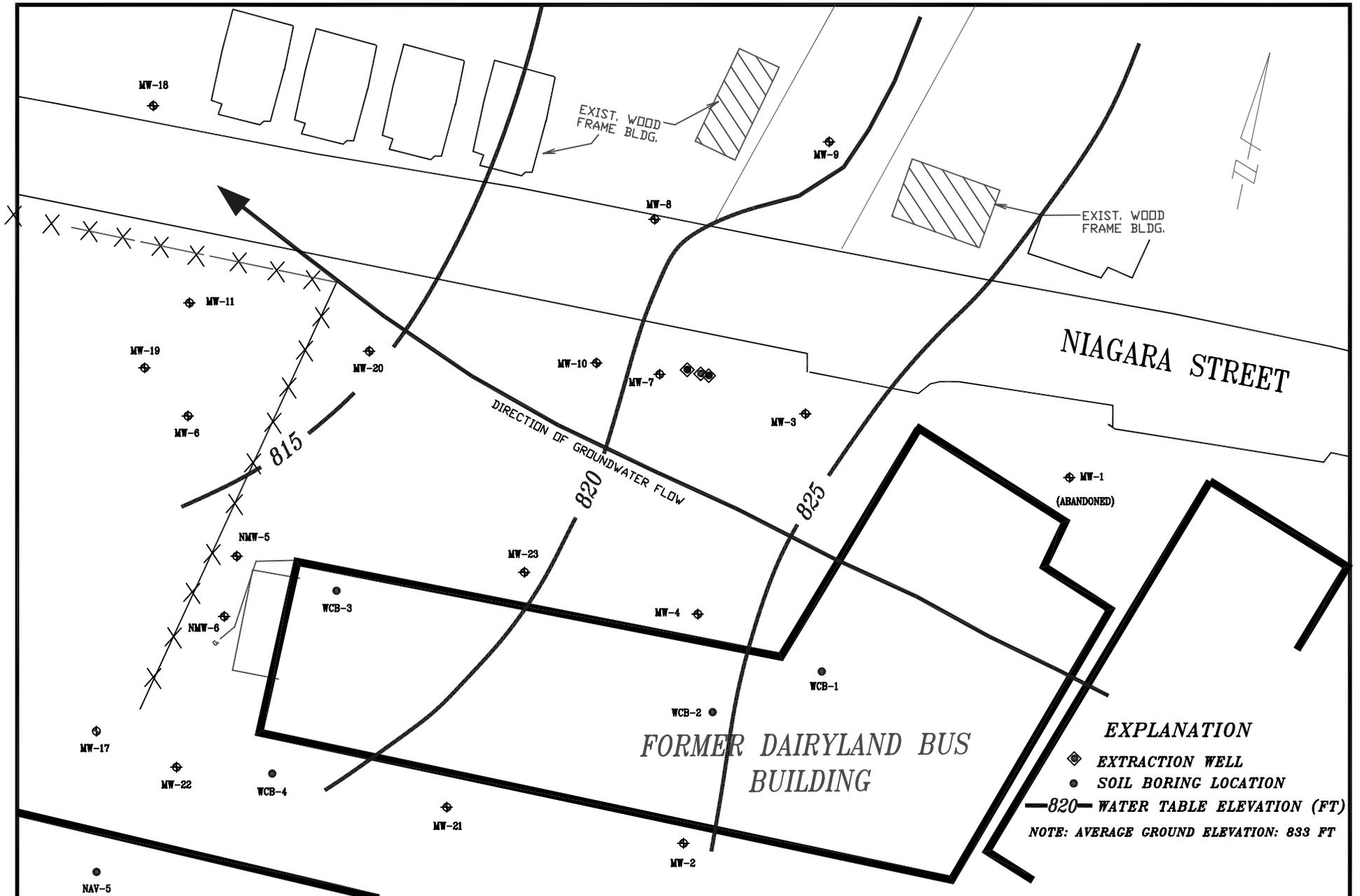


FIGURE NO.	PROJECT NO.	<b>SITE PLAN</b>	GROUNDWATER FLOW MAP WITH WATER TABLE ELEVATIONS	DESIGNED BY:	DRAWN BY:
		DAIRYLAND BUSES, INC. 901 NIAGRA STREET WAUKESHA, WISCONSIN	 SCALE	CHECKED BY:	SCALE:
				REVIEWED BY:	DATE:

**TABLE 1  
GROUNDWATER ANALYTICAL TEST RESULTS  
Dairyland Buses, Inc.  
Waukesha, Wisconsin**

Well No.	Date Sampled	Benzene (ug/l)	Ethylbenzene (ug/l)	MTBE (ug/l)	Toluene (ug/l)	1,2,4-TMB (ug/l)	1,3,5-TMB (ug/l)	Xylenes (ug/l)	GRO (ug/l)	Alkalinity (mg/l)	Nitrate (mg/l)	Sulfate (mg/l)	Iron (mg/l)	Manganese (mg/l)	Eh	pH	Temperature (°C)	Dissovled Oxygen (mg/l)		
Enforcement Standards		5	700	60	343			620			10		0.3	0.05						
MW-2	4/10/1991	0	<1.0		<1.0			<1.0												
	9/22/1992	<0.6	<0.5	<5.0	<0.7	<1.0	<0.8	<1.0	<0.1											
	7/1/1993	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0												
	2/28/1995	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									4.3		
	6/29/1995	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									3.3		
	10/2/1995	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50										1.7	
	12/27/1995	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50										*	
	3/28/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50											
	7/16/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50											
	10/8/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50											
	1/15/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23	<50	430	6.5	79	0.028	<b>0.25</b>					Insufficient water	
4/17/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23	<50	290	6.2	85	<0.019	0.0087	118	7.25	9.4	3.15			
MW-3	4/10/1991	<1.0	<1.0		<1.0			<1.0												
	9/22/1992	<b>51</b>	25	15	19	<2.0	8.5	41	0.65											
	7/1/1993	<b>15</b>	16	8.5	5.1	8.9	2.4	13												
	2/28/1995	<b>98</b>	200	14	160	58	5.8	180	1,200										2.5	
	6/29/1995	<b>91</b>	120	<1.0	60	60	<30	110	900										2.7	
	10/2/1995	<b>58</b>	150	<10.0	140	78	<40	130	1,800										4.8	
	12/27/1995	<b>56</b>	96	<10.0	290	40	<30	170	1,100										*	
	3/28/1996	<b>48</b>	170	<10.0	<b>460</b>	80	<50	340	1,700											1.2
	7/16/1996	NS	NS	NS	NS	NS	NS	NS	NS											NS
MW-3 was abandoned on October 3, 1996 and replaced by MW-3R																				
MW-3R	10/8/1996	<0.50	1.2	<1.0	<1.0	1.2	5.3	<3.0	160										NS	
	1/15/1997	0.14	<0.22	0.56	<0.20	<0.22	<0.29	<0.23	<50	310	<0.10	55	0.053	0.037	-152	7.40	10.7	4.77		
	4/17/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23	<50	230	<0.10	52	<0.019	<0.0057	104	7.68	10.4	0.83		
	8/4/1997	0.55	0.53	<0.50	<0.20	<0.22	<0.29	<0.23	<50											

**TABLE 1  
GROUNDWATER ANALYTICAL TEST RESULTS  
Dairyland Buses, Inc.  
Waukesha, Wisconsin**

Well No.	Date Sampled	Benzene (ug/l)	Ethylbenzene (ug/l)	MTBE (ug/l)	Toluene (ug/l)	1,2,4-TMB (ug/l)	1,3,5-TMB (ug/l)	Xylenes (ug/l)	GRO (ug/l)	Alkalinity (mg/l)	Nitrate (mg/l)	Sulfate (mg/l)	Iron (mg/l)	Manganese (mg/l)	Eh	pH	Temperature (°C)	Dissolved Oxygen (mg/l)
MW-4	4/10/1991	<1.0	<1.0		<1.0			<1.0										
	9/13/1991	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<0.1									
	12/23/1991	<1.0	<1.0	<1.0	<1.0			<1.0	<0.5									
	9/22/1992	<0.6	<0.5	6.0	<0.7	<0.1	1.7	17	<0.1									
	7/1/1993	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	NA									
	2/28/1995	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									4.7
	6/29/1995	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									9.3
	10/2/1995	0.98	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									6.2
	12/27/1995	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									*
	3/28/1996	0.55	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									
	7/16/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									
	10/8/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									
	1/15/1997	0.29	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23	<50	330	<0.10	260						Insufficient water
	4/17/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23		180	<b>34</b>	100	<0.019	<0.0057	50	7.72	9.7	7.5
	8/4/1997	<0.13	<0.22	1.4	<0.20	<0.22	<0.29	<0.23										
11/20/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23											
MW-7	7/13/1991	<b>260</b>	600		<b>1,100</b>	110	99	170	13,000									
	9/22/1992	<b>68</b>	32	<5.0	5.7	<0.1	2.6	6.8	26,000									
	7/1/1993	<b>3,400</b>	<b>790</b>	<10	<b>1,300</b>	280	94	<b>1,300</b>	NA									
	6/29/1995	<b>1,300</b>	480	<10	<b>870</b>	1,200	350	<b>4,200</b>	15,000									4.2
	10/2/1995	<b>9.1</b>	2.1	<1.0	4.1	24	9.2	63	240									6.3
	12/27/1995	<b>280</b>	140	<20	290	460	110	<b>2,300</b>	6,900									*
	3/28/1996	<b>42</b>	22	<5.0	22	85	13	510	17,000									4.1
	7/16/1996	<b>34</b>	<2.0	<2.0	5.6	3.0	<5.0	160	530									
	10/8/1996	<b>25</b>	94	<20	42	290	420	<b>1,000</b>	5,400									
	1/15/1997	<b>6.8</b>	160	19	18	310	<1.5	300	2,900	320	<0.10	380	<b>6.4</b>	<b>0.48</b>	-357	6.68	8.1	0.48
	4/17/1997	<b>30</b>	200	22	120	220	6.8	350		330	1.5	410	<b>1.2</b>	<b>0.33</b>	-38	7.05	9.3	1.63
	8/4/1997	<b>26</b>	280	<0.80	87	280	<75	440										
11/20/1997	<b>77</b>	380	<0.80	71	380	11	390											

**TABLE 1  
GROUNDWATER ANALYTICAL TEST RESULTS**

**Dairyland Buses, Inc.  
Waukesha, Wisconsin**

Well No.	Date Sampled	Benzene (ug/l)	Ethylbenzene (ug/l)	MTBE (ug/l)	Toluene (ug/l)	1,2,4-TMB (ug/l)	1,3,5-TMB (ug/l)	Xylenes (ug/l)	GRO (ug/l)	Alkalinity (mg/l)	Nitrate (mg/l)	Sulfate (mg/l)	Iron (mg/l)	Manganese (mg/l)	Eh	pH	Temperature (°C)	Dissolved Oxygen (mg/l)	
MW-8	9/13/1991	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0											
	9/22/1992	<0.6	<0.5	<5.0	<0.7	<1.0	<0.8	<1.0	<0.1										
	7/1/1993	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0											
	2/28/1995	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									5.5	
	6/29/1995	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									8	
	10/2/1995	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									6.0	
	12/27/1995	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									*	
	3/28/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									3.1	
	7/16/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50										
	10/8/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50										
	1/15/1997	<0.13	<0.2	<0.16	<0.20	0.42	<0.29	<0.23	<50	260	2.4	170	0.018	<0.0057	-146	7.43	11.2	7.59	
	4/17/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23		210	2.9	150	<0.019	<0.0057	102	7.56	9.5	7.63	
8/4/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23												
11/20/1997	<0.13	<0.22	<0.16	<0.20	0.41	<0.29	<0.23												
MW-10	7/1/1993	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0											
	2/28/1995	NS	NS	NS	NS	NS	NS	NS	NS									NS	
	6/29/1995	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									8	
	10/2/1995	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									8.3	
	12/27/1995	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									*	
	3/28/1996	NS	NS	NS	NS	NS	NS	NS	NS										NS
	7/16/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50										
	10/8/1996	Dry																	
	1/15/1997	Dry																	
	4/17/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23		250	2.9	55						Insufficient water	
8/4/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23												
11/20/1997	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23												

**TABLE 1**  
**GROUNDWATER ANALYTICAL TEST RESULTS**  
**Dairyland Buses, Inc.**  
**Waukesha, Wisconsin**

Well No.	Date Sampled	Benzene (ug/l)	Ethylbenzene (ug/l)	MTBE (ug/l)	Toluene (ug/l)	1,2,4-TMB (ug/l)	1,3,5-TMB (ug/l)	Xylenes (ug/l)	GRO (ug/l)	Alkalinity (mg/l)	Nitrate (mg/l)	Sulfate (mg/l)	Iron (mg/l)	Manganese (mg/l)	Eh	pH	Temperature (°C)	Dissolved Oxygen (mg/l)
MW-11	12/23/1991	<1.0	<1.0	16	19	<1.0	7.5	160	NA									
	1/28/1992	150	<1.0	15	3.2	<1.0	1.3	40	1,200									
	7/1/1993	18	<2.5	<25	<3.5	<5.0	<4.0	<5.0	0.3									
	2/28/1995	<30.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	540									
	6/29/1995	24	<1.0	<1.0	<1.0	<1.0	<1.0	6.3	580									
	10/2/1995	19	<1.0	6.7	<1.0	<1.0	<1.0	<3.0	570									
	12/27/1995	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	230									*
	3/28/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									
	7/16/1996	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50									
	10/8/1996	9.3	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	560									
	1/23/1997	<0.13	<0.022	<0.16	<0.20	<0.22	<0.29	<0.23	<50	360	2.3	91	<0.013	0.0097				Insufficient water
	4/17/1997	0.20	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23		330	3.2	100	<0.019	<0.0057				Insufficient water
	8/5/1997	0.72	<0.22	4.7	<0.20	<0.22	<0.29	<0.23										
	11/20/1997	1.1	0.76	<0.16	0.91	0.66	0.40	0.63										

Notes:

1. Concentrations are reported as indicated after compound. ug/l - micrograms per liter, mg/l - milligrams per liter, col/ml - colonies per milliliter.
2. Wisconsin Administrative Code NR 140 Enforcement Standards are indicated where applicable. Shading indicates compound detected at concentrations greater than Enforcement Standard.
3. "<" - Compound not detected at a concentration greater than the reported detection limit.
4. Blank space indicates sample not analyzed for the compound indicated.
5. NS - Well not sampled
6. Samples were collected on the dates indicated by Graef Anhalt Schloemer & Associates (1991 and 1992) and by GZA GeoEnvironmental, Inc. (1993 through 1997).
7. MTBE = methyl-tert-butyl ether, TMB = trimethylbenzene, GRO = gasoline range organics.
8. June 1995 Dissolved Oxygen levels were converted from percentages to mg/l using 100% saturation equal to 9 mg/l.
9. "\*" - December 1995 dissolved oxygen levels not reported due to faulty meter.



## Dairyland Buses, Inc.

December 8, 2004

Wisconsin Department of Natural Resources  
101 S. Webster Street  
Box 7921  
Madison, WI 53707-7921

**RE:** 901 Niagara Street, Waukesha, Wisconsin  
DNR BRRTS ID # 0368001343

To whom it may concern,

To the best of my knowledge the legal description included in this GIS registry packet is complete and accurate.

Sincerely,

**DAIRYLAND BUSES, INC.**

A handwritten signature in black ink, appearing to read 'M. J. Pjevach'.

Michael J. Pjevach  
President