

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

- For DNR County and Region list go to:
g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on cell to the right of, *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0368001531
Comm # (no dashes):	53005600210
County:	Waukesha
Region:	Southeast
Site name:	Water Works Car Wash
Street Address:	16010 W Bluemound Rd
City:	Brookfield
Final Closure Date	2002-04-16
Closure Conditions:	met
Off-source property contamination?	Yes
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	673777.000000000
Northing (Y):	286627.000000000
Collection Method:	
Scale or Resolution:	
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Cheryl Nelson
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database

Geolocations and notification letters for off-source properties w/ GW > NR 140 ES

Off Source Property #1:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X): 673794

Northing (Y): 286619

- Off source property notification letter attached
 Copy of the most recent deed

Off Source Property #2:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):

Northing (Y):

- Off source property notification letter attached
 Copy of the most recent deed

Off Source Property #3:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):

Northing (Y):

- Off source property notification letter attached
 Copy of the most recent deed

Off Source Property #4:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):

Northing (Y):

- Off source property notification letter attached
 Copy of the most recent deed

Off Source Property #5:

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):

Northing (Y):

- Off source property notification letter attached
 Copy of the most recent deed

Attach additional pages if necessary



ENVIRONMENTAL & REGULATORY SERVICES
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>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

April 16, 2002

Mr. James Spinato
Auto Service Association Inc.
2565 Fairway Dr.
Colorado Springs, CO 80909

RE: **Final Closure**

Commerce # 53005-6002-10 WDNR BRRTS # 03-68-001531
Water Works Car Wash, 16010 W. Bluemound Rd., Brookfield

Dear Mr. Spinato:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database and has been included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination above NR 140 Wisconsin Administrative Code enforcement standards.

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

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Michael', written in a cursive style.

Greg Michael
Hydrogeologist
Site Review Section

cc: URS CORPORATION
Case File

1745372

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS. 531

92 JUN 29 AM 9:45

REEL 1507 CASE 0295

Charles M. Davies
Notary Public

1745372

RETURN TO Attorney James R. Sommers
P.O. Box 1136
Waukesha, WI 53187-1136

This Deed, made between Robert Bresnan,
Harold Bresnan and Doris Bresnan (husband and wife),
Donald F. Vollmer and Lenore H. Vollmer (husband and
wife),
and James A. Spinato, Grantor,
and _____, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration
One (\$1.00) Dollar and other consideration
conveys to Grantee the following described real estate in Waukesha
County, State of Wisconsin:

Tax Parcel # 1116.984.004

TRANSFER
\$ 450.00
FEE

10-

All that part of the Southeast $\frac{1}{4}$ of Section 27, Town 7
North, Range 20 East, Town of Brookfield, County of
Waukesha, State of Wisconsin, described as follows:
Commencing at a point on the North line of the said
 $\frac{1}{4}$ Section, distant South 89° 27' East, 857.385 feet from
the stone marking the center of the said section, and thence South 0° 30' East 560.36
feet; thence South 87° 23' East, 250.00 feet to the point of beginning of the lands
herein described; thence South 0° 30' East, 300.00 feet to the center line of the
North slab of United States Highway "18"; thence South 87° 23' East on said centerline
150.00 feet; thence North 0° 30' West, 300.00 feet; thence North 87° 23' West, 150.00
feet to the point of beginning. TOGETHER with a non-exclusive 30 foot wide access
easement set forth in Easement Agreement, dated August 3, 1954 and recorded
October 4, 1954 in Volume 645 of Deeds on Page 379, as Document No. 404306, and
Right-of-Way Agreement, dated December 1, 1967 and recorded December 4, 1967
in Volume 1105 of Deeds on Page 139, as Document No. 701019.

R-0-WNE 1/4 9 SE 1/4 27-7-20

Note to Registrar: This Deed is given in fulfillment of a Land Contract dated 2/29/88
and recorded on 3/2/88 on Reel 0978, Image 0744, as Doc. No. 1497489.

1469014

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Robert Bresnan, Harold Bresnan, Doris Bresnan, Donald F. Vollmer, Lenore H.
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
municipal and zoning ordinances and recorded easements for public utilities; or
liens or encumbrances created by acts or omissions of the Grantee herein
and will warrant and defend the same.

Dated this 16th day of June, 1992

Robert C. Bresnan (SEAL)

Donald F. Vollmer (SEAL)

* Robert Bresnan

* Donald F. Vollmer

Harold Bresnan (SEAL)

Lenore H. Vollmer (SEAL)

* Harold Bresnan

* Lenore H. Vollmer

Doris Bresnan
Doris Bresnan AUTHENTICATION

Signature(s) Robert Bresnan, Harold Bresnan,
Doris Bresnan, Donald F. Vollmer, and
Lenore H. Vollmer
authenticated this 16th day of June, 1992

ACKNOWLEDGMENT

STATE OF WISCONSIN

_____ County, } ss.
Personally came before me this _____ day of
_____, 19____ the above named

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

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Charles M. Davies

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

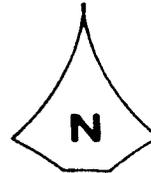
*
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration
date: _____, 19____.)

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



17620 W. National Ave.
New Berlin, Wisconsin 53151
414-784-7971

PLAT OF SURVEY

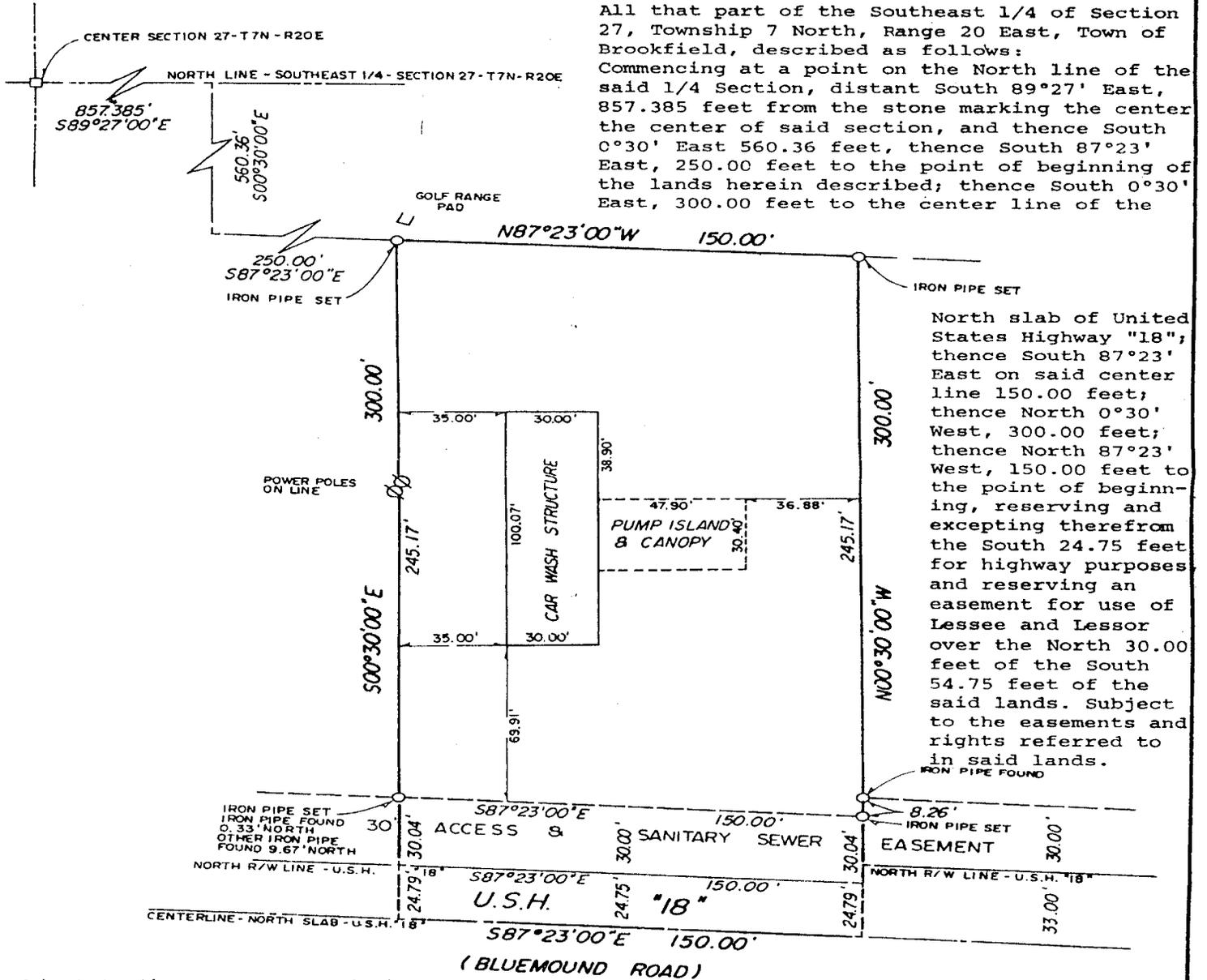


SCALE 1" = 50'

FOR: WATER WORKS CAR WASH

FURNISHED DESCRIPTION

All that part of the Southeast 1/4 of Section 27, Township 7 North, Range 20 East, Town of Brookfield, described as follows: Commencing at a point on the North line of the said 1/4 Section, distant South 89°27' East, 857.385 feet from the stone marking the center the center of said section, and thence South 0°30' East 560.36 feet, thence South 87°23' East, 250.00 feet to the point of beginning of the lands herein described; thence South 0°30' East, 300.00 feet to the center line of the



North slab of United States Highway "18"; thence South 87°23' East on said center line 150.00 feet; thence North 0°30' West, 300.00 feet; thence North 87°23' West, 150.00 feet to the point of beginning, reserving and excepting therefrom the South 24.75 feet for highway purposes and reserving an easement for use of Lessee and Lessor over the North 30.00 feet of the South 54.75 feet of the said lands. Subject to the easements and rights referred to in said lands.

Subject to the easements and rights referred to in an agreement recorded in the office of the Register of Deeds, for Waueksha County, WI, in Vol. 645 of Deeds, page 379, on Oct. 4, 1954 as

CERTIFICATION

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE HEREOF; AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED THEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF A TRUE AND ACCURATE REPRESENTATION THEREOF."

DATED THIS 11th DAY OF July, 19 83

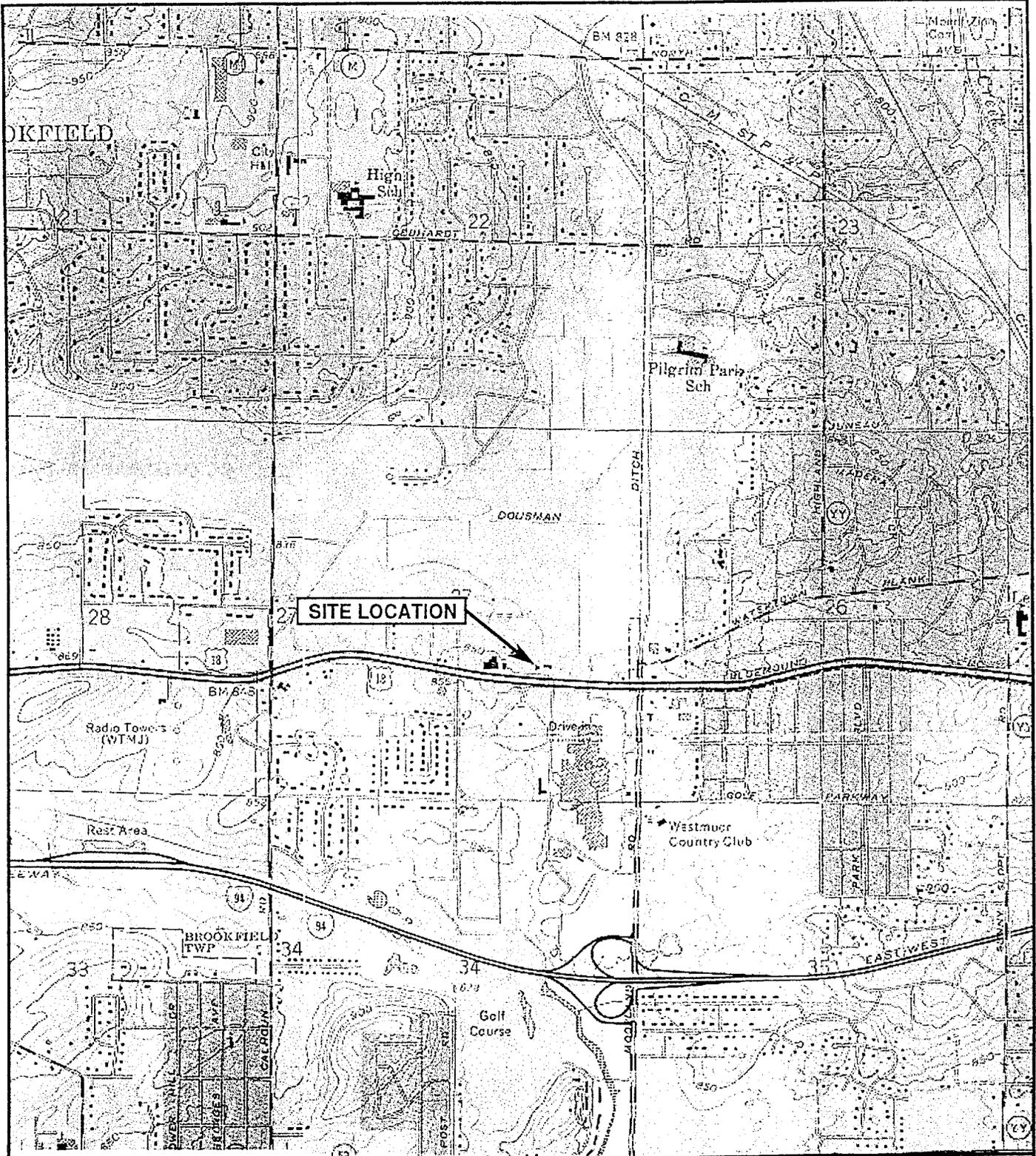
REGISTERED LAND SURVEYOR

Doc. No. 404306.



WATER WORKS CAR WASH PARCEL ID # BRC 1116 984 004

GOODYEAR PROPERTY PARCEL ID # BRC 1116 984 001



SOURCE: USGS 7.5 Minute Topographic Maps, WAUKESHA & WAUWATOSA, WISCONSIN Quadrangles 1971



NORTH

0 1000 2000



SCALE IN FEET

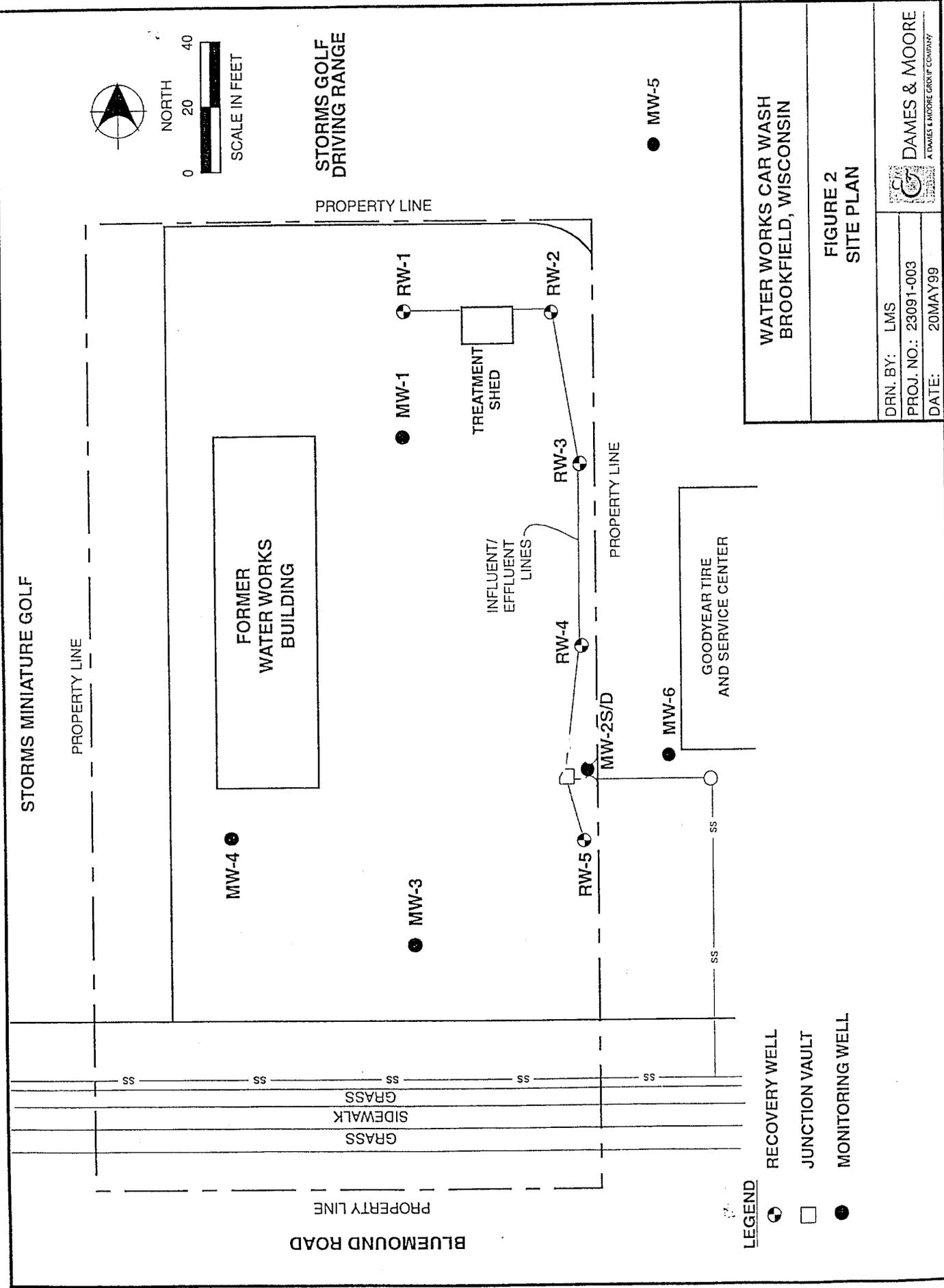
**WATER WORKS CAR WASH
BROOKFIELD, WISCONSIN**

**FIGURE 1
SITE LOCATION MAP**

DRN. BY: LMS
 PROJ. NO.: 23091.003
 DATE: 09APR99



DAMES & MOORE
 A DAMES & MOORE GROUP COMPANY



STORMS MINIATURE GOLF

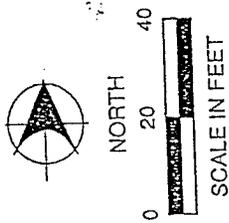
PROPERTY LINE

FORMER WATER WORKS BUILDING

STORMS GOLF DRIVING RANGE

BLUEMOUND ROAD

PROPERTY LINE



MW-4

MW-3

MW-1

MW-5

APPROXIMATE EXTENT OF GROUNDWATER IMPACTS

INFLUENT/ EFFLUENT LINES

TREATMENT SHED

GOODYEAR TIRE AND SERVICE CENTER

LEGEND

- RECOVERY WELL
- JUNCTION VAULT
- MONITORING WELL

WATER WORKS CAR WASH
BROOKFIELD, WISCONSIN

FIGURE 2
EXTENT OF GROUNDWATER IMPACTS

DRN. BY: LMS.
PROJ. NO.: 23091-003
DATE: 20MAY99

DAMES & MOORE
A DAVIS & BROOKER GROUP COMPANY

STORMS MINIATURE GOLF

PROPERTY LINE

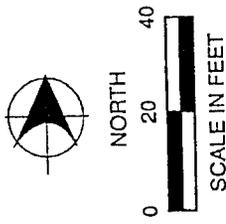
FORMER WATER WORKS BUILDING

BLUEMOUND ROAD

PROPERTY LINE

STORMS GOLF DRIVING RANGE

PROPERTY LINE



MW-4
846.23

MW-3
845.02

MW-1
841.32

MW-5
836.99

MW-2
842.30

MW-6
841.9

RW-1

RW-2

RW-3

RW-4

RW-5

839

842

843

844

845

838

840

841

842

843

844

845

846

847

848

849

850

841 TREATMENT SHED

INFLUENT/ EFFLUENT LINES

GOODYEAR TIRE AND SERVICE CENTER

POINT OF DISCHARGE TO STORM SEWER (UNDER WPDES PERMIT)

LEGEND

- RECOVERY WELL
- JUNCTION VAULT
- MONITORING WELL
- ⊙ OXYGEN RELEASE COMPOUND INJECTION BORING
- SS STORM SEWER

842.30 GROUNDWATER ELEVATION

837 / GROUNDWATER CONTOUR DASHED WHERE INFERRED

WATER WORKS CAR WASH
BROOKFIELD, WISCONSIN

FIGURE 7
GROUNDWATER CONTOUR MAP
MARCH 1999

DRN. BY: LMS
PROJ. NO.: 23091-003
DATE: 20MAY99



DAMES & MOORE
A DAMES & MOORE GROUP COMPANY

Table 1
Ground Water Monitoring Results
 September 1999
Water Works Car Wash
 16010 West Blue Mound Road
 Brookfield, Wisconsin

Well Identification

Parameter	MW-1	MW-2S	MW-2D	MW-3	MW-4	MW-5	MW-6	RW-1	RW-2	RW-3	RW-4	RW-5	ES	PAL
PVOC (ug/l)														
Benzene	0.59	460	ND	ND	ND	ND	47	ND	ND	ND	0.73	150	5	0.5
Ethylbenzene	ND	42	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	700	140
MTBE	5.6	64	ND	0.54	ND	18	190	18	11	ND	1.1	84	60	12
Toluene	0.62	23	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1,000	200
1,2,4-Trimethylbenzene	ND	20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	480	96
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	480	96
Total Xylenes	1.1	77	ND	ND	ND	ND	0.29	ND	ND	ND	ND	ND	10,000	1,000
GRO (ug/l)	88	1,600	ND	ND	ND	ND	160	ND	ND	ND	ND	260	--	--

ES : Wisconsin Administrative Code NR 140 Enforcement Standards.

PAL : Wisconsin Administrative Code NR 140 Preventive Action Limits.

PVOCs : Petroleum volatile organic compounds, analyzed by SW846 method 8020.

GRO : Gasoline range organics, analyzed by Wisconsin-modified GRO method.

ug/l : micrograms per liter

mg/l : milligrams per liter

-- : No PAL or ES established.

MTBE : Methyl tertiary butyl ether

ND : Not detected above the practical quantitative method detection limit.

Shaded areas denote exceedence of NR 140 Enforcement Standard.

Table 1

Ground Water Monitoring Results

December 2001

Water Works Car Wash

16010 West Blue Mound Road

Brookfield, Wisconsin

Well Identification

Parameter	Well Identification														ES	PAL		
	MW-1	MW-2S	MW-2D	MW-3	MW-4	MW-5	MW-6	RW-1	RW-2	RW-3	RW-4	RW-5						
PVOC (ug/l)																		
Benzene	0.16	1,300	<0.13	<0.13	<0.13	<0.10	97	NA	NA	NA	NA	NA	NA	NA	NA	5	0.5	
sec-Butylbenzene	1.1	NA	NA	NA	NA	<0.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	--	--	
Isopropylbenzene	3.2	NA	NA	NA	NA	<0.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	--	--	
Ethylbenzene	<0.25	500	<0.22	<0.22	<0.22	<0.25	<0.44	NA	NA	NA	NA	NA	NA	NA	NA	700	140	
n-Propylbenzene	4.4	NA	NA	NA	NA	<0.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	--	--	
MTBE	1.2	<4.8	0.64	0.86	<0.16	9.6	110	NA	NA	NA	NA	NA	NA	NA	NA	60	12	
Toluene	0.70	37	<0.2	<0.2	<0.2	<0.10	<0.4	NA	NA	NA	NA	NA	NA	NA	NA	1,000	200	
1,2,4-Trimethylbenzene	<.10	320	<0.22	<0.22	<0.22	<0.10	<0.44	NA	NA	NA	NA	NA	NA	NA	NA	480	96	
1,3,5-Trimethylbenzene	<.10	8.4	<0.29	<0.29	<0.29	<0.10	<0.58	NA	NA	NA	NA	NA	NA	NA	NA	480	96	
Total Xylenes	1.1	850	<0.23	<0.23	<0.23	<0.25	<0.46	NA	NA	NA	NA	NA	NA	NA	NA	10,000	1,000	
GRO (ug/l)	NA	5,000	<50	<50	<50	NA	190	NA	NA	NA	NA	NA	NA	NA	NA	--	--	

ES : Wisconsin Administrative Code NR 140 Enforcement Standards.

PAL : Wisconsin Administrative Code NR 140 Preventive Action Limits.

PVOCs : Petroleum volatile organic compounds, analyzed by SW846 method 8020.

GRO : Gasoline range organics, analyzed by Wisconsin-modified GRO method.

ug/l : micrograms per liter

-- : No PAL or ES established.

MTBE : Methyl tertiary butyl ether

NA : Not analyzed

* : ES and PAL for 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene is for total trimethylbenzenes

2/26/02

jsd&moor

James Spinato
2565 Fairway Drive
Colorado Springs, CO 80909

To Whom It May Concern:

The legal description on the attached Warranty Deed, document # 1745372, is correct.

James Spinato
2/26/02

January 25, 2002

Woods Family Partnership
C/O Robert and Mary Jane Woods
11250 South Tropical Trail
Merritt Island, Florida 32952

Re: **Water Works Car Wash Property**
16010 West Blue Mound Road and
Goodyear Site located at
15990 West Bluemound Road
Brookfield, Wisconsin

Dear Sir and / or Madam:

Groundwater contamination that appears to have originated on the property located at 16010 West Bluemound Road has migrated onto your property at 15990 West Bluemound Road. The levels of benzene and methyl-tert-butyl ether in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter COMM 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of

Commerce that is relevant to this closure request, you should mail that information to: Ms. Jennifer Skinner, Wisconsin Department of Commerce, Environmental and Regulatory Services, 101 West Pleasant Street, Suite 100A, Milwaukee, WI 53212.

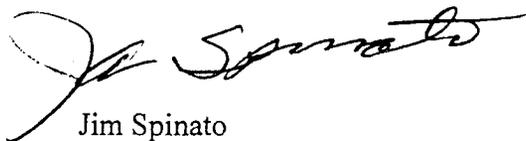
If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 2565 Fairway Drive, Colorado Springs, CO 80909, 719-634-5548 or my consultant, Mr. Kirk L. Kapfhammer at URS Corporation, Milwaukee County Research Park, 10200 Innovation Drive, Suite 500, Milwaukee, Wisconsin 53226, 414.831.4100, or you may contact the Wisconsin Department of Commerce at 414-220-5373.

Sincerely,



Jim Spinato



March 15, 2002

RECEIVED

MAR 20 2002

ERS DIVISION
MILWAUKEE

Ms. Jennifer Skinner
Wisconsin Department of Commerce
Environmental & Regulatory Services
101 West Pleasant Street, Suite 100A
Milwaukee, WI 53212

Re: **Water Works Car Wash,**
16010 West Blue Mound Road, Brookfield, Wisconsin
PECFA #53005-6002-10
BRRTS # 03-68-001531

Dear Ms. Skinner:

The above referenced site had been granted conditional closure by the Wisconsin Department of Natural Resources on October 8, 1999 and transferred the site to the Department of Commerce (DCOMM) on April 10, 2000. The conditions of the closure included the placement of a groundwater use restriction on the site and the neighboring parcel to the east. As a deed restriction could not be obtained for the adjacent property, the site remained conditionally closed. In accordance with the passage of the GIS registry, Water Works is again requesting closure of the site and has included the necessary information to satisfy the requirements of the GIS registry and has also included the abandonment forms associated with the monitoring and recovery wells located at the site.

A check in the amount of \$250 has already been issued to the Wisconsin Department of Natural Resources – copy of check and cover letter attached.

If you have any questions or concerns, please do not hesitate to call.

Respectfully,

URS Corporation

Kirk L. Kapfhammer
Senior Hydrogeologist

Attachments

cc: James Spinato

URS Corporation
Milwaukee County Research Park
10200 Innovation Drive, Suite 500
Milwaukee, WI 53226
Tel: 414.831.4100
Fax: 414.831.4101