

**GIS REGISTRY INFORMATION**

SITE NAME: 129 Madison St. (former railroad depot)  
 BRRTS #: 03-68-261190 FID # (if appropriate): 368009070  
 COMMERCE # (if appropriate): 53188 514729  
 CLOSURE DATE: 5-5-05  
 STREET ADDRESS: 129 Madison St.  
 CITY: Waukesha, WI

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):  
 X= 663831 Y= 283598

CONTAMINATED MEDIA: Groundwater  Soil  Both

OFF-SOURCE GW CONTAMINATION >ES:  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_  
 GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_  
 GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

CONTAMINATION IN RIGHT OF WAY:  Yes  No

**DOCUMENTS NEEDED:**

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

NA  
  
  
 NA  
  
 NA  
 NA  
 NA  
 NA  
 NA  
 NA  
 NA  
 NA  
 NA



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

Waukesha Service Center  
141 NW Barstow St.  
Room 180  
Waukesha, Wisconsin 53188  
Telephone 262-574-2100  
FAX 262-574-2117

May 5, 2005

Mr. Ty R. Taylor  
Waukesha State Bank  
100 Bank Street  
Waukesha, WI 53187

FID# 368009070  
BRRTS# 03-68-261190

Subject: Final Case Closure for Former Railroad Depot, 129 Madison Street, Waukesha

Dear Mr. Taylor:

On April 24, 2001, you were notified that conditional closure was granted to this case. The condition of closure was the filing of a deed notice for the residual petroleum contamination on the site. On March 7, 2005, the Wisconsin Department of Natural Resources (Department) received correspondence indicating that you have complied with the condition of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that this 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 the environment. The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (262) 574-2140.

Sincerely,

Brenda H. Boyce, PG  
Hydrogeologist

Remediation & Redevelopment Program

c: Shelley Hildebrandt - Midwest Engineering Services



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

Southeast Region Annex  
4041 North Richards Street  
P.O. Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-229-0800  
FAX 414-229-0811

April 24, 2001

Ty Taylor  
Waukesha State Bank  
P.O. Box 648  
Waukesha, WI 53187-0648

Subject: Case closure, underground storage tank area, Former Railroad Depot, 129  
Madison St., Waukesha, file reference FID #368009070, BRRTS #03-68-261190

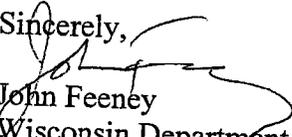
Dear Mr. Taylor:

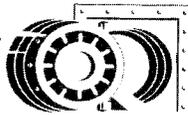
I have reviewed your request for closure based on the report submitted by your consultant. Based on the investigative documentation provided to the department, it appears that the above-named site is in compliance with the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the department considers the petroleum portion of this case closed, having determined that no further action is necessary at the site at this time. However, 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 the environment.

The chloromethane portion of this case will remain open. If you believe that the chloromethane contamination on your property is from offsite, you may want to apply for an offsite liability exemption after conducting work to further determine that. All wells not needed for additional investigation or monitoring of the chloromethane contamination should be abandoned in accordance with NR 141, Wisconsin Administrative Code. I recommend re-sampling the wells for chloromethane to confirm that it is present in the groundwater above the enforcement standard.

A deed notice should be placed on this property to inform future owners of the nature, extent and degree of remaining contamination. It should specify that should the contaminated soil be excavated or disturbed in the future, it must be handled in accordance with NR718, Wisconsin Administrative Code. I will have this case recorded as having final closure on our database when I receive a copy of a notarized and filed deed notice.

Sincerely,

  
John Feeney  
Wisconsin Department of Natural Resources



March 3, 2005

Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program  
2300 N. M.L. King Jr. Dr.  
P.O. Box 12436  
Milwaukee, WI 53212

Subject: Former Railroad Depot  
129 Madison Street  
Waukesha, Wisconsin  
MES Project No. 7-11043  
BRRTS #: 03-68-261190  
FID #: 368009070

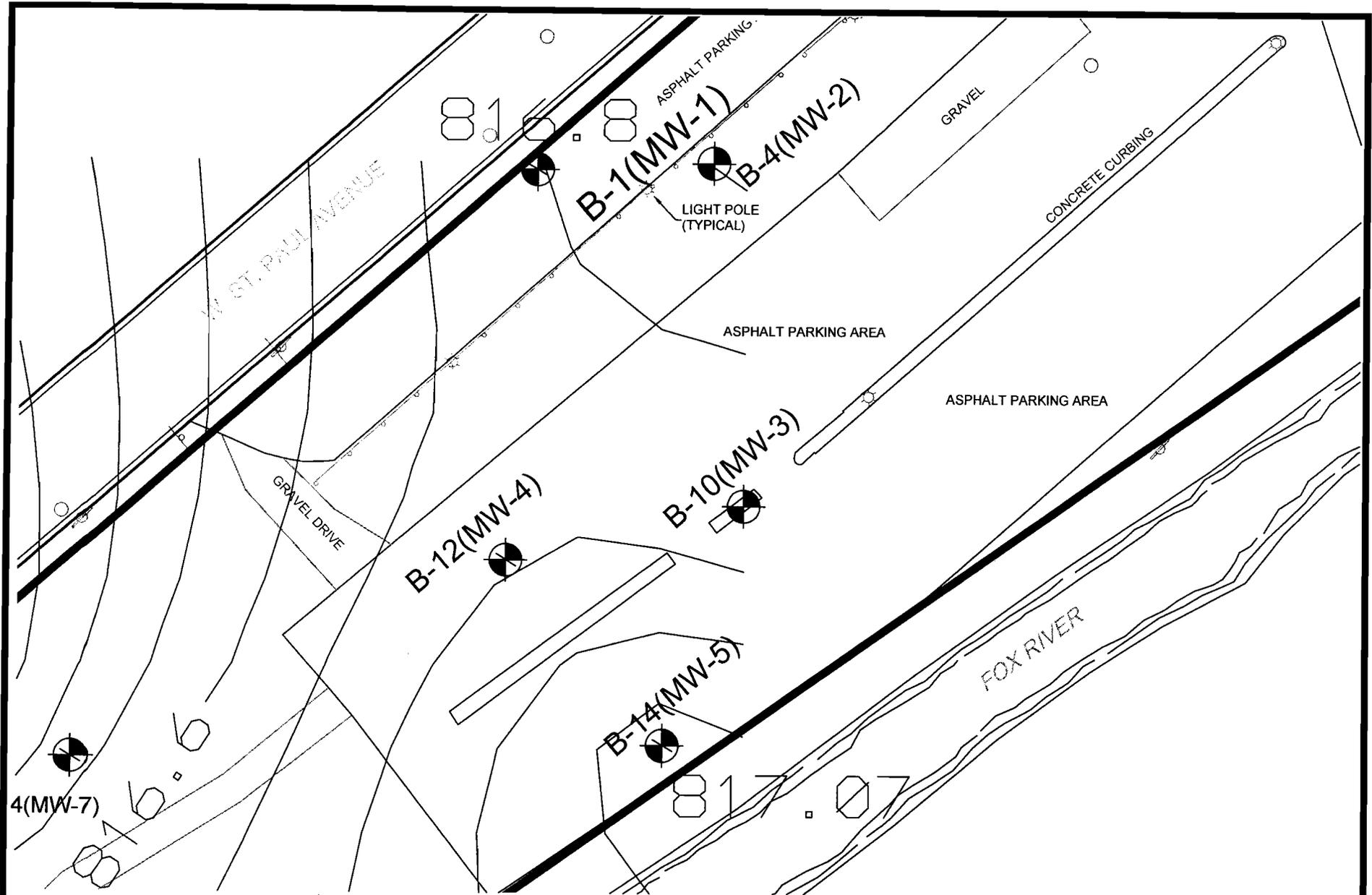
The legal descriptions for all properties within or partially within the boundaries of the contamination originating from the above referenced site are attached. The parcel identification number is 1305.325 The WTM91 Coordinates are 663831, 283598.

Sincerely,

A handwritten signature in black ink, appearing to read "Ty R. Taylor".

Ty R. Taylor  
President

TRT:ti



|   |  |                         |
|---|--|-------------------------|
| <br>midwest engineering services, inc. | Groundwater Elevation Diagram                                      | Scale: 1" = 50'         |
|   | Former Railroad Depot<br>129 Madison Street<br>Waukesha, Wisconsin | Project Number: 7-11043 |
|   |  | Date:                   |
|   |  | Drawn By:               |

Table 3  
 Former Railroad Depot  
 MES Project No. 7-11043  
 Groundwater Elevations

| ELEVATIONS             | MW-3   | MW-4   | MW-5   |
|------------------------|--------|--------|--------|
| Surface                | 827.19 | 827.19 | 825.56 |
| Top of Casing          | 830.28 | 826.96 | 825.28 |
|                        |        |        |        |
| Groundwater Elevations |        |        |        |
| 9/28/00                | 817.39 | 817.49 | 817.83 |
| 5/9/01                 | 817.86 | 817.95 | 818.55 |
| 7/16/01                | 817.26 | 817.36 | 817.66 |

29611  
1196

Former Railroad Depot  
129 Madison Street

MAR 13 1979

TRANSEER  
1-300-40  
KEE

348 MAG 386

QUITCLAIM DEED 1083972

1083972

Grantor, STANLEY E.G. HILLMAN, not as an individual but solely as Trustee of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, Debtor, being in possession of all the assets and property of said Railroad Company under authority of the United States District Court for the Northern District of Illinois, Eastern Division, Docket No. 77 B R999 in proceedings under Section 77 of the Bankruptcy Act and pursuant to Order No. 132 of said Court entered *February 5, 1979* for and in consideration of the sum of THREE HUNDRED THOUSAND DOLLARS (\$300,000.00), the receipt and sufficiency whereof are hereby acknowledged, does hereby CONVEY and QUITCLAIM, free from the liens of said Railroad Company's First Mortgage and General Mortgage, each dated as of January 1, 1944, and all mortgages supplementary thereto, and from all other liens and claims as provided in said Order No. 132, unto WAUKESHA STATE BANK, 100 Bank Street, Waukesha, Wisconsin 53186,, Grantee, subject to any and all exceptions and reservations hereinafter set forth, the following described real estate, to-wit:

1083972  
1083972

1083972

That part of the Northeast and Northwest Quarters of Section 3, Town 6 North, Range 19 East, in Waukesha County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 2, Block "K", of the Northwest Addition; thence S 66° 50' East, 41.00 feet, along the East line of Lot 1 and the North 10.00 feet of Lot 2 of Kimball's Second Subdivision Mill Reserve; thence S 21° 44' 13" W, 90.00 feet along a line 10.00 feet southeasterly of and parallel to the South line of said Lot 1 of Kimball's Second Subdivision Mill Reserve; thence S 66° 50' East, 36.25 feet to a meander corner being 41 feet ± northwesterly of the water's edge of the Fox River; thence S 51° 37' 40" W from said meander corner 299.50 feet along a meander line to a meander corner; thence S 57° 56' 50" W, 593.88 feet ± along a meander line to a meander corner being 22.5 feet ± northwesterly of the water's edge of the Fox River; thence N 40° 26' 30" W, 59.10 feet along the northeasterly line of Emily Street; thence N 49° 33' 30" E, 919.70 feet along a line lying 15.00 feet perpendicularly southeasterly of and parallel to the centerline of the main track of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company to the East line of Lot 2, Block "K", of the Northwest Addition; thence S 56° E, 46.90 feet along said East line to the place of beginning. The intention being to include all

REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS. 53186  
RECORDED BY

379 MAR 13 PM 2:09

348 MAG 386

REGISTER OF DEEDS

Former Railroad Depot  
129 Madison Street

lands lying between the meander lines and the water's edge of the Fox River. Containing therein 3.1 Acres more or less, together with the 25 ft. by 50 ft. brick depot situated thereon.

EXCEPTING, however, the trackage situated thereon and RESERVING unto Grantor his successors and assigns, an easement for a period of eighteen months from and after the date hereof, for purposes of the operation, repair, and renewal of said trackage, provided, however, that in the event the said trackage shall remain on the said real estate after the said eighteen month period of the easement shall have expired, then Grantor herein shall be conclusively presumed to have abandoned said trackage.

This conveyance is subject to Railroad Leases 69988, 71895, 71896, and 79063 in favor of H. H. Kramer; Precision Mold Plating, Inc.; R.J. & E.W. Cahill; and City of Waukesha, respectively, and to all existing rights of way, easements, licenses and permits, whether or not of record.

IN WITNESS WHEREOF, this instrument is executed by S.E.G. Hillman  
this 26<sup>th</sup> DAY OF FEBRUARY, 1949

SEE 348 PAGE 387

[Signature]  
STANLEY E.G. HILLMAN, not as an individual but solely as Trustee of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, Debtor

WITNESS:

[Signature]  
For said Trustee  
J. T. TAUSSIG

This document was prepared on behalf of Stanley E.G. Hillman, not as an individual but solely as Trustee of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, Debtor, by R. H. Keegan, Property Management Department, Chicago, Milwaukee, St. Paul and Pacific Railroad Company, Debtor, Chicago, Illinois.

STATE OF ILLINOIS)  
                          ) SS  
COUNTY OF C.O.O.K)

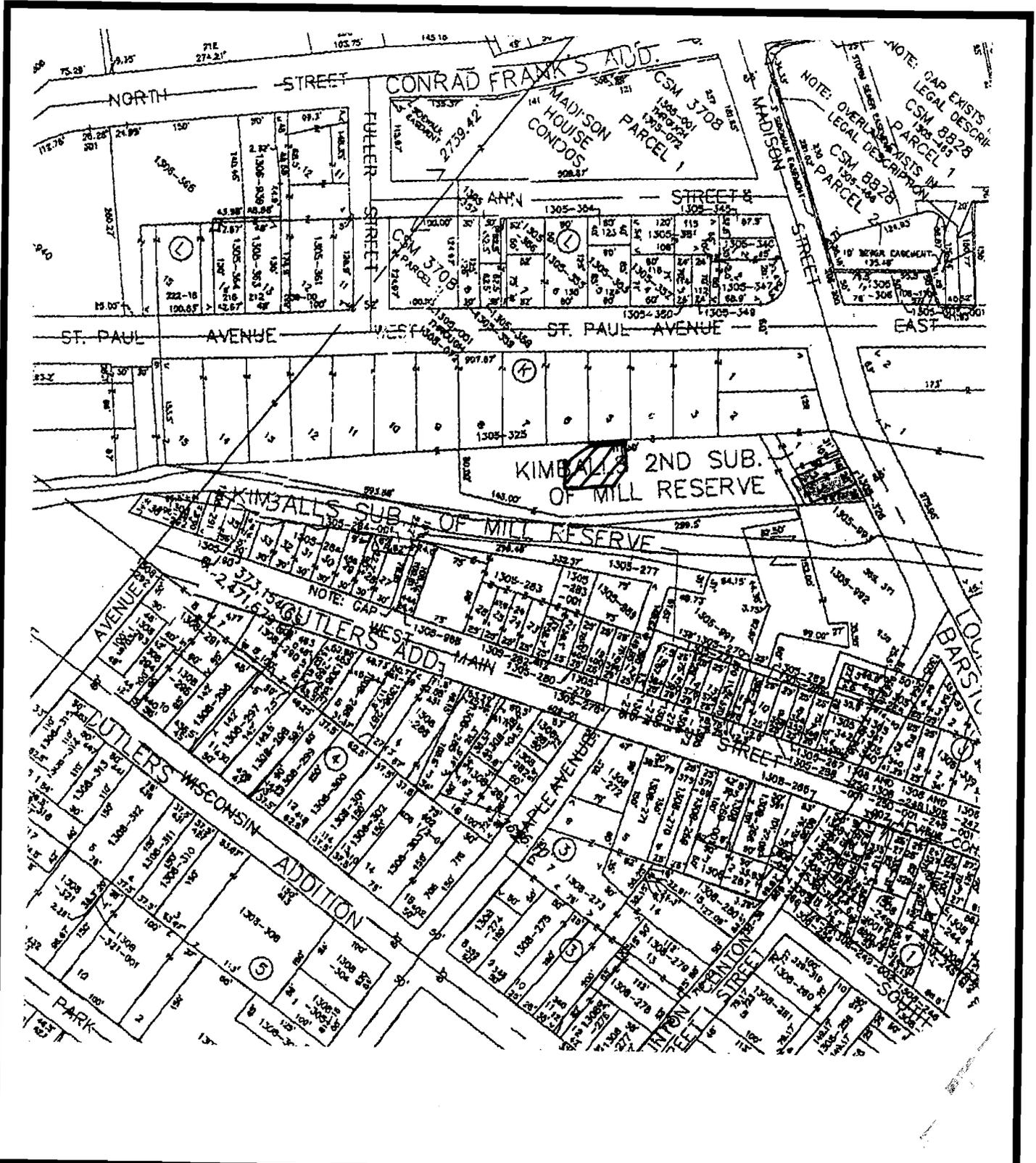
On FEBRUARY 26, 1979, before me, the undersigned,  
a Notary Public in and for said County and State, personally  
appeared S. E. G. Hillman, to me known to be the identical  
person named in and who executed the foregoing instrument, and  
acknowledged that he executed the same as his voluntary act and  
deed as Trustee aforesaid.

REF 348 IMAGE 388

*Edwin G. Tyckoson, Jr.*  
Notary Public

EDWIN G. TYCKOSON, JR.  
Notary Public - Cook County  
My Commission Expires Aug. 30, 1980





midwest engineering services, inc.

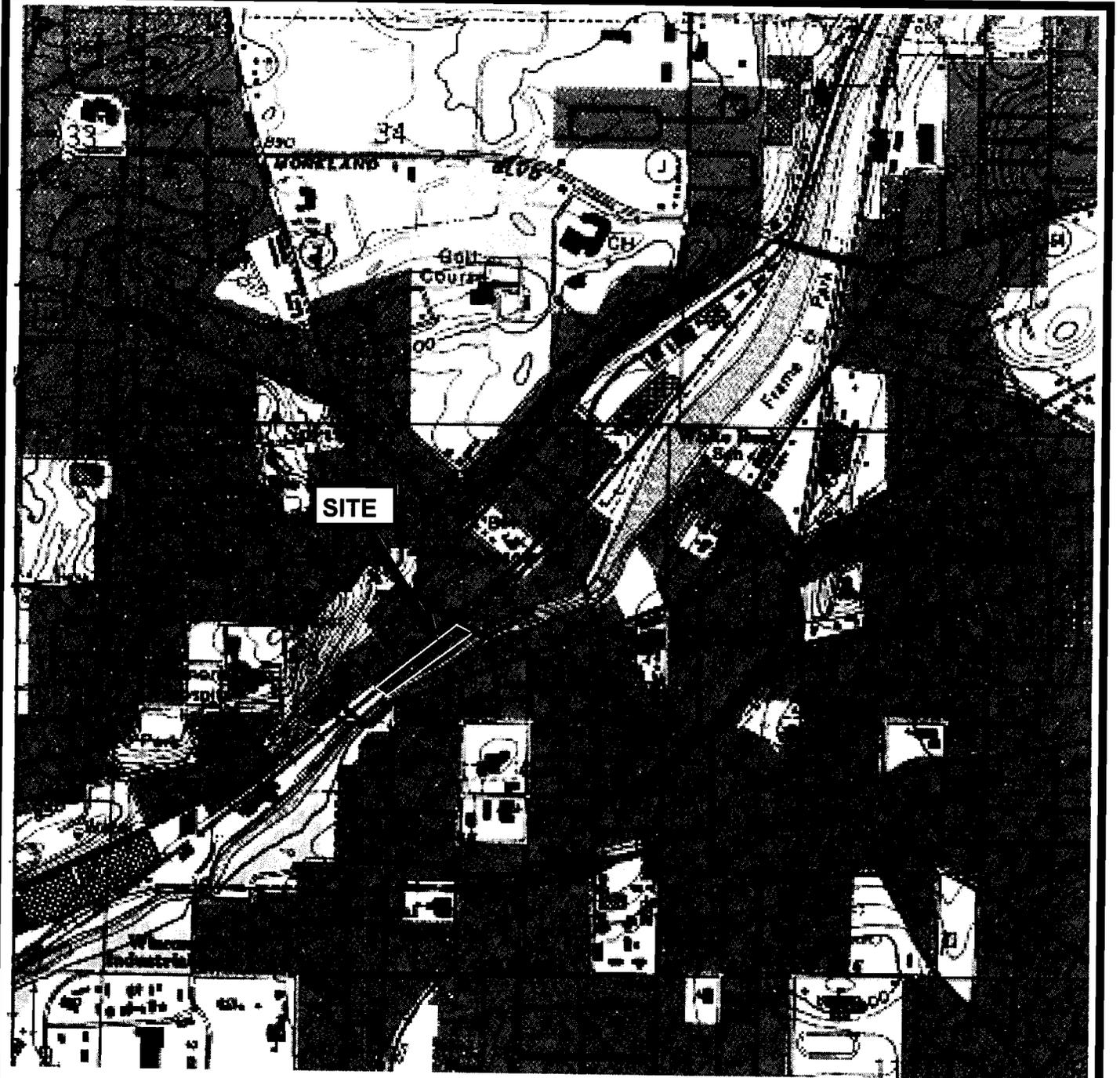
Plat Map  
Parcel 1305-325

Vacant Former Railroad Depot  
129 Madison Street  
Waukesha, WI

Project No.: 7-11043

Date: 2/16/05

Figure 1



Source: USGS Waukesha Quadrangle, Dated 1994

Location: Southwest 1/4 of the Northeast 1/4, Section 3, Township 6 North, Range 19 East, Waukesha Co.

Tax Key: WAKC 1305-325



Vacant Former Railroad Depot  
129 Madison Street  
Waukesha, WI

Scale: 1" = 3000'

Project No.: 7-11043

SITE LOCATION MAP

Date: 08-01-01

Figure 1



**TABLE 1**  
**Former Railroad Depot**  
**MES Project Number 7-11043**  
**Summary of Soil Boring Sample Analysis Results**

| Boring                   | Depth (ft) | PID Value | LABORATORY RESULTS |             |             |                                    |                |                  |                   |                    |              |                  |                    |             |                 |              |                        |                        |               |    |
|--------------------------|------------|-----------|--------------------|-------------|-------------|------------------------------------|----------------|------------------|-------------------|--------------------|--------------|------------------|--------------------|-------------|-----------------|--------------|------------------------|------------------------|---------------|----|
|                          |            |           | Lead (mg/kg)       | DRO (mg/kg) | GRO (mg/kg) | Volatile Organic Compounds (ug/kg) |                |                  |                   |                    |              |                  |                    |             |                 |              |                        |                        |               |    |
|                          |            |           |                    |             |             | Benzene                            | n-Butylbenzene | sec-Butylbenzene | tert-Butylbenzene | Di-isopropyl ether | Ethylbenzene | Isopropylbenzene | p-Isopropylbenzene | Naphthalene | n-Propylbenzene | Toluene      | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene | Total Xylenes |    |
| PB-2                     | 11 - 13    | ND        | na                 | ND          | ND          | ND                                 | ND             | ND               | ND                | ND                 | ND           | ND               | ND                 | ND          | ND              | ND           | ND                     | ND                     | ND            | ND |
| PB-3                     | 11 - 13    | 700       | na                 | <b>150</b>  | <b>100</b>  | <b>730</b>                         | 1,600          | ND               | ND                | 560                | <b>5500</b>  | 390              | ND                 | 2000        | 1200            | <b>1900</b>  | 6700                   | 1800                   | <b>11000</b>  |    |
| PB-3                     | 19 - 21    | 80        | na                 | ND          | 7.1         | <b>49</b>                          | 150            | ND               | ND                | ND                 | 160          | ND               | ND                 | 220         | 76              | 160          | 370                    | 120                    | 590           |    |
| PB-4                     | 9 - 11     | ND        | na                 | na          | na          | ND                                 | 74             | ND               | ND                | ND                 | ND           | ND               | ND                 | ND          | ND              | ND           | 56                     | ND                     | 62            |    |
| B-6                      | 11 - 13    | 390       | 3.74               | <b>383</b>  | <b>692</b>  | <b>916</b>                         | 13800          | ND               | ND                | ND                 | 2020         | 2270             | ND                 | 631         | 4220            | 1170         | 13100                  | 5660                   | 2950          |    |
| B-7                      | 11 - 13    | 155       | 9.5                | <b>290</b>  | <b>1470</b> | <b>789</b>                         | 28600          | 1990             | 355               | ND                 | <b>23800</b> | 6160             | 1690               | <b>8640</b> | 11100           | <b>2610</b>  | 66100                  | <b>20900</b>           | <b>77300</b>  |    |
| B-7                      | 15 - 17    | 45        | 1.57               | 12          | 11          | <b>32.6</b>                        | 48.5           | ND               | ND                | ND                 | 106          | ND               | ND                 | ND          | ND              | ND           | 345                    | 152                    | 569           |    |
| B-8                      | 13 - 15    | ND        | 2.96               | ND          | ND          | ND                                 | ND             | ND               | ND                | ND                 | ND           | ND               | ND                 | ND          | ND              | ND           | ND                     | ND                     | ND            |    |
| <b>NR720 Generic RCL</b> |            |           | <b>50</b>          | <b>100</b>  | <b>100</b>  | <b>5.5</b>                         | --             | --               | --                | --                 | <b>2900</b>  | --               | --                 | --          | --              | <b>1500</b>  | --                     | --                     | <b>4100</b>   |    |
| <b>SSL (NR746)</b>       |            |           | --                 | --          | --          | <b>8500</b>                        | --             | --               | --                | --                 | <b>4600</b>  | --               | --                 | <b>2700</b> | --              | <b>38000</b> | <b>83000</b>           | <b>11000</b>           | <b>42000</b>  |    |
| <b>DCL (NR746)</b>       |            |           | --                 | --          | --          | <b>1100</b>                        | --             | --               | --                | --                 | --           | --               | --                 | --          | --              | --           | --                     | --                     | --            |    |

**NOTES:**

DNR Generic RCL = DNR Generic Residual Contaminant Levels

SSL = Soil Screening Level

DCL = Direct Contact Level

Bold numbers indicate concentrations above NR720 Standards

Bold underlined numbers indicate concentrations above SSLs

mg/kg = milligrams per kilogram = parts per million (ppm)

ug/kg = micrograms per kilogram = parts per billion (ppb)

na = Not Analyzed

ND = Not Detected

-- = no standard established

**TABLE 1, continued**  
**Former Railroad Depot**  
**MES Project Number 7-11043**  
**Summary of Soil Boring Sample Analysis Results**

| Boring                   | Depth (ft) | PID Value | LABORATORY RESULTS |             |             |                                    |                |                  |                   |                    |              |                  |                    |              |                 |              |                        |                        |               |    |
|--------------------------|------------|-----------|--------------------|-------------|-------------|------------------------------------|----------------|------------------|-------------------|--------------------|--------------|------------------|--------------------|--------------|-----------------|--------------|------------------------|------------------------|---------------|----|
|                          |            |           | Lead (mg/kg)       | DRO (mg/kg) | GRO (mg/kg) | Volatile Organic Compounds (ug/kg) |                |                  |                   |                    |              |                  |                    |              |                 |              |                        |                        |               |    |
|                          |            |           |                    |             |             | Benzene                            | n-Butylbenzene | sec-Butylbenzene | tert-Butylbenzene | Di-isopropyl ether | Ethylbenzene | Isopropylbenzene | p-Isopropylbenzene | Naphthalene  | n-Propylbenzene | Toluene      | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene | Total Xylenes |    |
| B-9                      | 9 - 11     | 65        | 8.62               | <b>220</b>  | <b>187</b>  | ND                                 | 5340           | ND               | ND                | ND                 | <b>3260</b>  | 1460             | ND                 | <b>3920</b>  | 2810            | ND           | 9150                   | 2330                   | <b>7930</b>   |    |
| B-9                      | 15 - 17    | 7         | 1.8                | ND          | ND          | ND                                 | ND             | ND               | ND                | ND                 | ND           | ND               | ND                 | ND           | ND              | ND           | ND                     | ND                     | ND            | ND |
| B-10                     | 5 - 7      | 72        | ND                 | <b>1180</b> | <b>192</b>  | <b>43.4</b>                        | 4140           | 2210             | 461               | ND                 | 150          | 413              | 1210               | <b>16500</b> | 476             | 46.9         | 1540                   | ND                     | 375           |    |
| B-10                     | 15 - 17    | ND        | ND                 | ND          | ND          | ND                                 | 42             | 883              | ND                | ND                 | ND           | ND               | 997                | 608          | ND              | ND           | ND                     | ND                     | ND            | ND |
| B-11                     | 9 - 11     | 400       | 4.72               | 87.5        | <b>157</b>  | <b>159</b>                         | 2930           | 859              | 177               | ND                 | <b>2920</b>  | 1130             | 365                | 2380         | 2680            | 255          | 1460                   | 2230                   | 2090          |    |
| B-12                     | 13 - 15    | ND        | 4.25               | ND          | ND          | ND                                 | 52.1           | ND               | ND                | ND                 | ND           | ND               | ND                 | 53.4         | ND              | ND           | ND                     | ND                     | ND            | ND |
| B-13                     | 13 - 15    | ND        | ND                 | ND          | ND          | ND                                 | ND             | ND               | ND                | ND                 | ND           | ND               | ND                 | ND           | ND              | ND           | ND                     | ND                     | ND            | ND |
| B-14                     | 13 - 15    | ND        | 6.68               | ND          | ND          | ND                                 | ND             | ND               | 355               | ND                 | ND           | ND               | ND                 | ND           | ND              | ND           | ND                     | ND                     | ND            | ND |
| <b>NR720 Generic RCL</b> |            |           | <b>50</b>          | <b>100</b>  | <b>100</b>  | <b>5.5</b>                         | --             | --               | --                | --                 | <b>2900</b>  | --               | --                 | --           | --              | <b>1500</b>  | --                     | --                     | <b>4100</b>   |    |
| <b>SSL (NR746)</b>       |            |           | --                 | --          | --          | <b>8500</b>                        | --             | --               | --                | --                 | <b>4600</b>  | --               | --                 | <b>2700</b>  | --              | <b>38000</b> | <b>83000</b>           | <b>11000</b>           | <b>42000</b>  |    |
| <b>DCL (NR746)</b>       |            |           | --                 | --          | --          | <b>1100</b>                        | --             | --               | --                | --                 | --           | --               | --                 | --           | --              | --           | --                     | --                     | --            |    |

**NOTES:**

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