

**GIS REGISTRY INFORMATION**

SITE NAME: 12600 West Blue Mound Road  
 BRRTS #: 03-68-549450 FID # (if appropriate): 268197160  
 COMMERCE # (if appropriate): \_\_\_\_\_  
 CLOSURE DATE: 1-31-08  
 STREET ADDRESS: 12600 West Blue Mound Road  
 CITY: Elm Grove 53122

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 677296 Y= 286744

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 or denial letter issued
- Copy of any maintenance plan referenced in the final closure letter.
- Copy of (soil or land use) deed notice *if any required as a condition of closure*
- 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 EGV1108.987
- 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)

X
NA
NA
X
NA
X
X
NA
X
NA
NA
NA
X
NA
X
NA
NA



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Jim Doyle, Governor  
Matthew J. Frank, 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

January 31, 2008

Village of Elm Grove  
Mr. David DeAngelis  
13600 Juneau Boulevard  
Elm Grove, WI 53122

Subject: Final Case Closure for the 12600 West Bluemound Road Property  
12600 West Bluemound Road, Elm Grove, WI 53122  
FID# 268197160, BRRTS# 03-68-549450

Dear Mr. DeAngelis:

The Wisconsin Department of Natural Resources (the Department) has reviewed the case closure request regarding the 1,000 gallon fuel oil tank, submitted by Earth Tech for the subject property. Based on the correspondence and data provided, it appears that your site has been investigated and remediated to Department standards in accordance with s. NR 726.05, Wis. Ad. Code. Therefore, the Department considers this case closed and no further investigation, remediation or other action is required at this time.

Approximately 295.46 tons of impacted soil was removed from the site, however some low level impacted soil remains on site. Therefore, your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites for the residual soil contamination. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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 Department appreciates the actions you have taken to investigate and restore the environment at this site. If you have any questions regarding this letter, please contact me at (262) 574-2145.

Sincerely,

James C. Delwiche, P.G.  
Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: SER Case File  
Jeffrey G. Tracy, PG – Earth Tech

This Award of Damages is made under sec. 32.05(7), Stats., and pursuant to a relocation order of the Village of Elm Grove dated June 24, 2003, filed in the office of the County Clerk of Waukesha County, to address flooding and improve storm water detention in the Village of Elm Grove, Waukesha County.

The Village of Elm Grove, having determined it necessary to acquire for the purpose set forth in and in accordance with said relocation order, has acquired certain real estate in and to which the following persons have an interest:

Ronald R. and Joline I. McCord  
12600 W. Bluemound Road  
Elm Grove, WI 53122

Wallace R. and Elaine Pelchen  
3860 Brook Lane  
Brookfield, WI 53005-2239

U.S. Bank  
Successor to  
Firststar Bank N.A.  
1850 Osborn Avenue  
Oshkosh, WI 54902

Francis J. and Helen Burany  
11422 W. Potter Road  
Milwaukee, WI 53226-3653

Small Business Administration  
2719 North Air Fresno Drive, Ste 107  
Fresno, CA 93727-1547

Recording Area

Name and Return Address:  
Alan H. Marcuvitz  
Michael Best & Friedrich LLP  
100 East Wisconsin Ave., Suite 3300  
Milwaukee, WI 53202

The interest acquired by this award is Fee Simple.

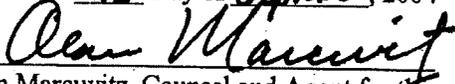
Legal Description is attached hereto and incorporated by reference as Exhibit A.

EGV1108.987

Parcel Identification Number (PIN)

Said real estate and/or interests therein will be occupied by the Village of Elm Grove or its agents on December 30, 2004. The Village of Elm Grove, having complied with all jurisdictional requirements pursuant to law, makes this Award of Damages to the above persons having an interest in said real estate, in the sum of Seven Hundred Ninety Thousand Dollars (\$790,000), less prorated taxes for the acquisition of said real estate and/or interests therein as set forth.

Dated this 21<sup>st</sup> Day of September, 2004

  
Alan Marcuvitz, Counsel and Agent for the  
Village of Elm Grove

This Instrument was drafted by Alan Marcuvitz of Michael Best & Friedrich LLP

EXHIBIT A  
TO  
AWARD OF DAMAGES

All that part of the Southeast  $\frac{1}{4}$  of Section 25, Town 7 North, Range 20 East, Village of Elm Grove, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at a point on the East  $\frac{1}{4}$  line of said Section 25, said point being North  $89^{\circ} 34'$  West and 428.46 feet distant from the East  $\frac{1}{4}$  corner of said Section; thence North  $89^{\circ} 34'$  West along said East  $\frac{1}{4}$  line, 189.64 feet to a point which is 618.1 feet distant from the East  $\frac{1}{4}$  corner of said Section 25; thence South 661.73 feet to the center line of the public highway, now known as State Trunk Highway 18; thence North  $84^{\circ} 44'$  East along said center line to a point which is South  $84^{\circ} 44'$  West 60 feet from a point in the center of said highway which would intersect a line extended South  $0^{\circ} 02'$  West from the place of beginning; thence North  $0^{\circ} 2'$  East, 187.35 feet, then North  $84^{\circ} 44'$  East, 60 feet; thence North  $0^{\circ} 02'$  East, 455.08 feet to the place of beginning.

Also that part of the Southeast  $\frac{1}{4}$  of Section 25, Town 7 North, Range 20 East, Village of Elm Grove, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at a point on the East  $\frac{1}{4}$  line of said Section 25, said point being North  $89^{\circ} 34'$  West and 618.1 feet distant from the East  $\frac{1}{4}$  corner of said Section 25; thence North  $89^{\circ} 34'$  West along said East  $\frac{1}{4}$  line, 65 feet; thence South 668.2 feet to the center line of the public highway known as State Trunk Highway 18; thence North  $84^{\circ} 44'$  East along the center line of said highway 65.27 feet; thence North 661.73 feet to the place of beginning.

EXCEPT those lands conveyed in Warranty Deed dated January 23, 1991 and recorded April 29, 1991 on Reel 1296, Image 715, as Document No. 1645763 and EXCEPT those parts lying within Bluemound Road.

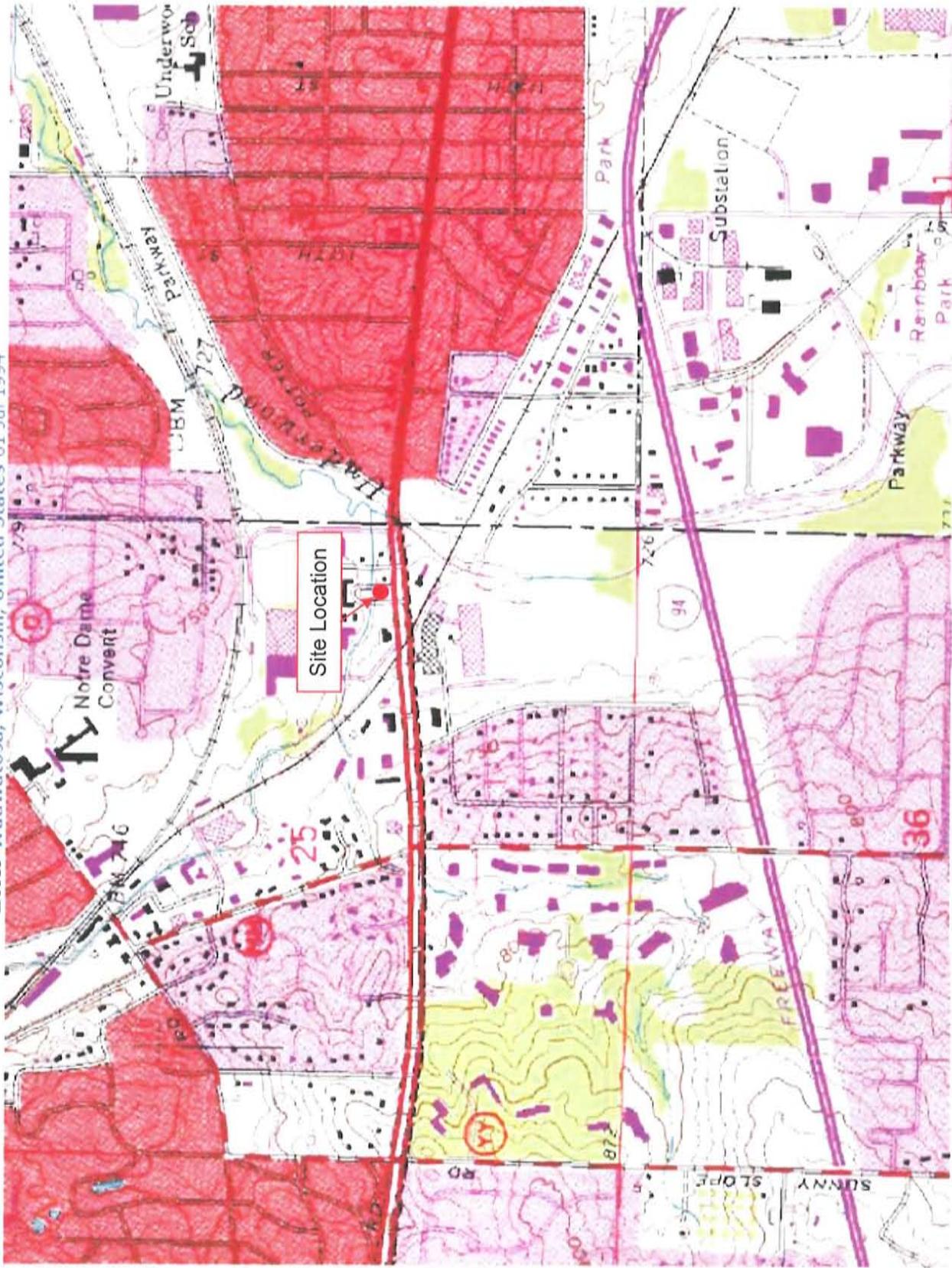
For Informational Purposes Only  
Address: 12600 Bluemound Road  
Elm Grove, WI

Tax Key No. EGV 1108.987

12600 West Bluemound Road Property  
Parcel Information

Parcel ID No.: EFG 1108-987  
WTM91 (x,y): 677296, 286744

USGS Wauwatosa, Wisconsin, United States 01 Jul 1994



0 0.5Km 1.25Mi

Image courtesy of the U.S. Geological Survey  
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A tyco International Ltd. Company

Figure 1  
Site Location

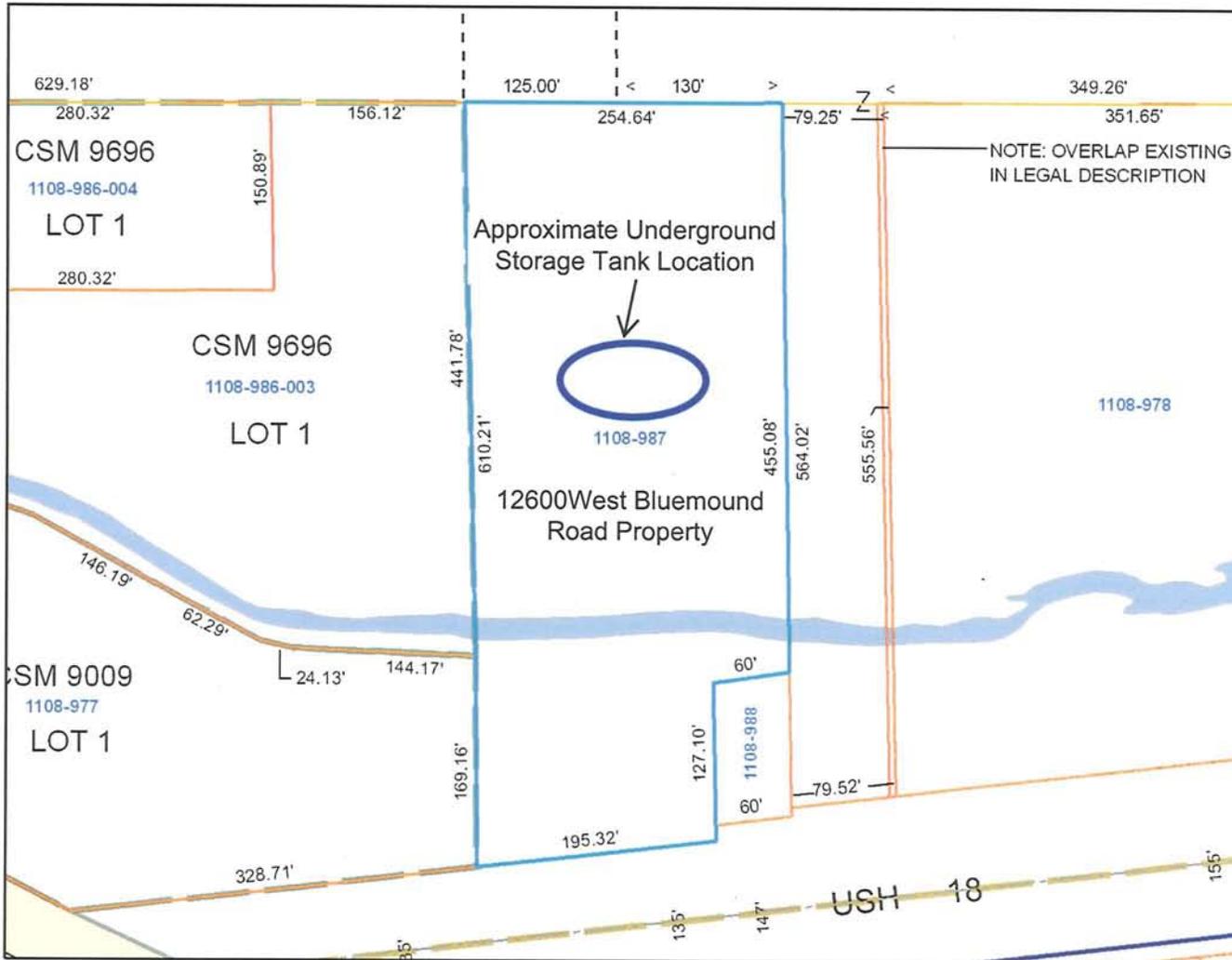
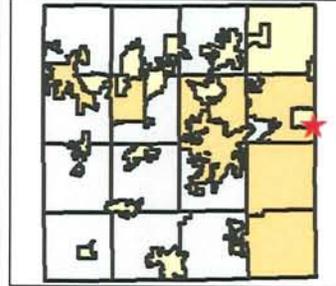
Village of Elm Grove, Wisconsin  
December 27, 2006

76372





# 12600 West Bluemound Road Property



### Legend

**Points of Interest**

- Airport
- Cemetery
- Fire Station
- Government Building
- Hospital
- Library
- Post Office
- Park or Recreation
- School
- Unincorporated Place
- County Parks
- Police Station
- Sheriff Substation
- Civil Division Boundaries
- Surrounding Counties
- PLSS Section Lines
- PLSS Quarter Section Lines

**Cartographic Elements**

**Type**

- Easement Line (Major)
- Dimension arrow
- Extended Tie Line
- Identification Arrow
- Meander Line
- Note Leader
- Parcel Line (Water)
- Tangency Tic
- Tie Hook
- Tie Line
- ROW Centerline
- RR ROW Centerline
- ROW Radius
- Sub Block 100
- Sub Block 200
- Parcels
- Shared Interest Parcels

**Road Rights of Way**

- Dedicated
- Proposed
- Reserved
- Vacated
- Assessor Plat
- Condo Plat
- CSM
- Subdivision Plat

**RR ROW Status**

- Active
- Retired

**Lakes and Rivers**

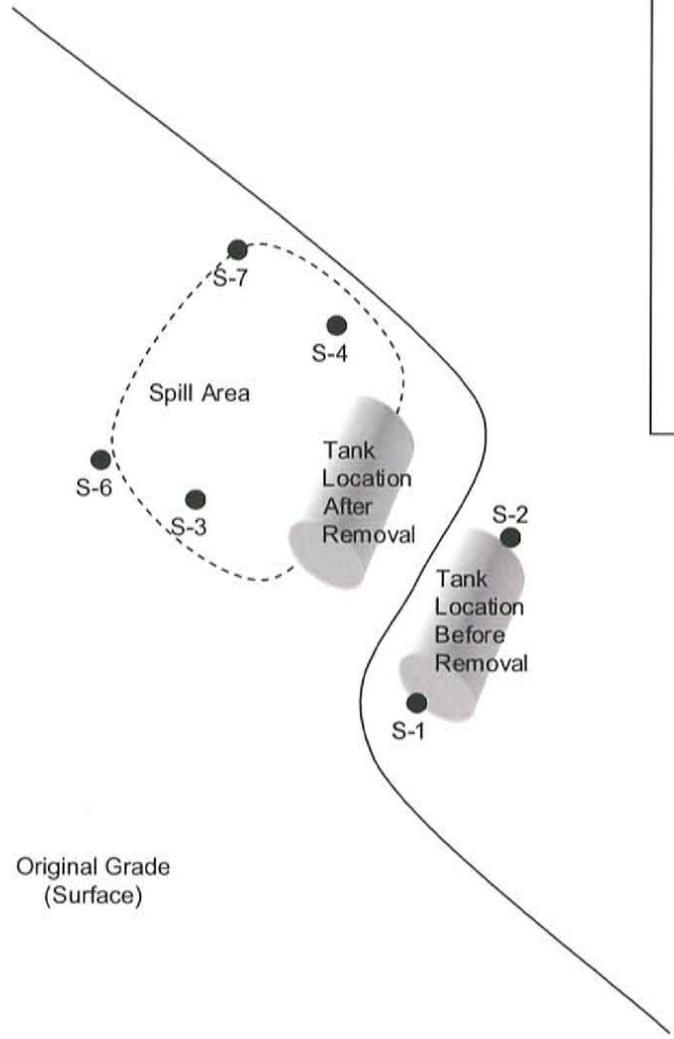
- Lakes and Rivers
- Streams and Creeks

The information and depictions found on this site are for informational purposes only and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

**Legend**

- S-1 Sample Locations
- Tank Representation
- ⎓ Excavation Edge

Note: not to scale



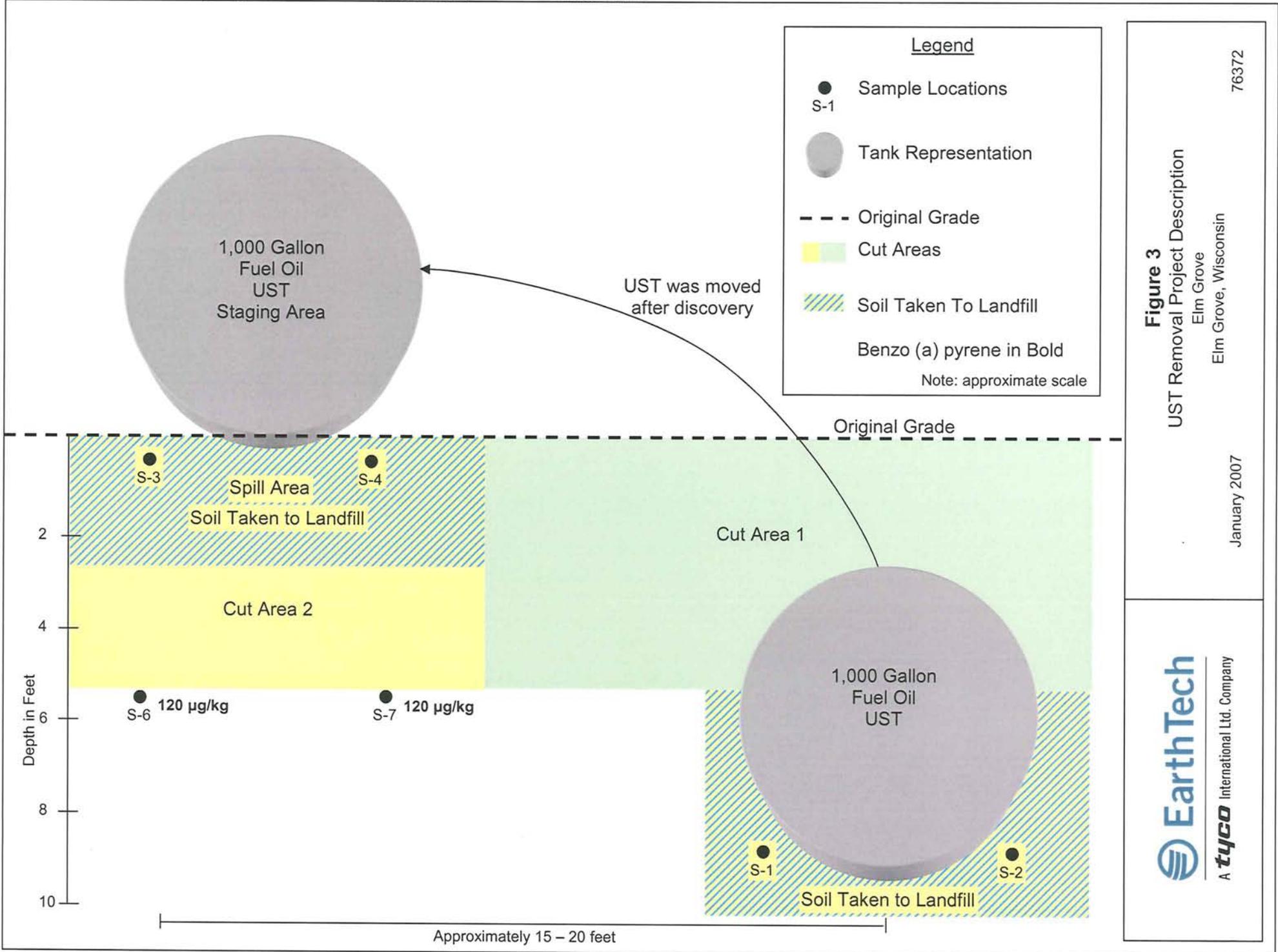
Bluemound Rd.

**EarthTech**  
A *tyco* International Ltd. Company

**Figure 2**  
SITE FEATURES  
Elm Grove  
Elm Grove, Wisconsin

January 2007

76372



**Figure 3**  
UST Removal Project Description  
Elm Grove  
Elm Grove, Wisconsin

January 2007

76372

Table 1  
12600 West Bluemound Avenue Property  
Village of Elm Grove  
Analytical Data Summary - Soil

	NR720.09 RCL for Groundwater Protection	PAH Interim RCL - Groundwater Pathway	PAH Interim RCL - Direct Contact at Non-Industrial Properties	PAH Interim RCL - Direct Contact at Industrial Properties	NR 746.06 Table 1	NR 746.06 Table 2	Units	Location S-6 Spill (after soil removal)	Location S-7 Spill (after soil removal)
								Depth 2" (bgs)	Depth 2" (bgs)
DRO							mg/Kg	NA	NA
<b>PVOCs</b>									
1,2,4-Trimethylbenzene					83,000		ug/Kg	<25	<25
1,3,5-Trimethylbenzene					11,000		ug/Kg	<25	<25
Benzene	5.5				8,500	1,100	ug/Kg	<25	<25
Ethylbenzene	2,900				4,600		ug/Kg	<25	<25
Methyl-tert-butyl-ether							ug/Kg	<25	<25
Toluene	1,500				38,000		ug/Kg	<25	<25
Xylene, m+p							ug/Kg	<50	<50
Xylene, o							ug/Kg	<25	<25
Xylene, total	4,100				42,000		ug/Kg	<50	<50
<b>PAH</b>									
1-Methylnaphthalene		23,000	1,100,000	70,000,000			ug/Kg	<3.6	13
2-Methylnaphthalene		20,000	600,000	40,000,000			ug/Kg	4 Q	16
Acenaphthene		38,000	900,000	60,000,000			ug/Kg	7.9 Q	22
Acenaphthylene		700	18,000	360,000			ug/Kg	<3.4	7.1 Q
Anthracene		3,000,000	5,000,000	300,000,000			ug/Kg	22	56
Benzo(a)anthracene		17,000	880	3,900			ug/Kg	99	110
Benzo(a)pyrene		48,000	88	390			ug/Kg	120	120
Benzo(b)fluoranthene		360,000	880	3,900			ug/Kg	120	110
Benzo(ghi)perylene		6,800,000	1,800	39,000			ug/Kg	78	60
Benzo(k)fluoranthene		870,000	8,800	39,000			ug/Kg	130	120
Chrysene		37,000	88,000	390,000			ug/Kg	140	140
Dibenzo(a,h)anthracene		38,000	88	390			ug/Kg	25	21
Fluoranthene		500,000	600,000	40,000,000			ug/Kg	290	270
Fluorene		100,000	600,000	40,000,000			ug/Kg	8.1 Q	25
Indeno(1,2,3-cd)pyrene		680,000	880	3,900			ug/Kg	67	54
Naphthalene		400	20,000	110,000			ug/Kg	5.2 Q	27
Phenanthrene		1,800	18,000	390,000			ug/Kg	140	160
Pyrene		8,700,000	500,000	30,000,000			ug/Kg	240	230

NOTES:

Bold numbers are greater than at least one regulatory or interim standard.

DRO = Diesel range organics

PVOC = Petroleum volatile organic compounds

PAH = Polycyclic aromatic hydrocarbons

bgs = below ground surface

mg/kg = milligrams per kilogram (equivalent to parts per million)

ug/kg = micrograms per kilogram (equivalent to parts per billion)

RCL = Residual contaminant level

WAC = Wisconsin Administrative Code

Xylene (total) = sum of m-, p-, and o- Xylene isomers

NA = Not analyzed

NR 720.09 - WAC, Natural Resources, Chapter 720, "Soil Cleanup Standard," Table 1, "RCLs based on Protection of Groundwater," January 2001.

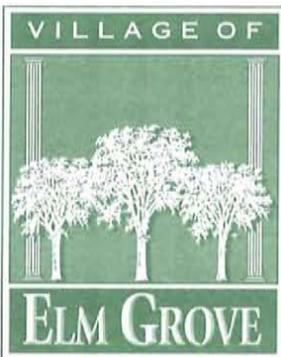
PAH Interim Guidance - Wisconsin Department of Natural Resources, "Soil Cleanup Levels for PAHs Interim Guidance," Table 1, "Suggested Generic RCLs for PAH Compounds in Soil," April 1997

NR 746 Table 1 - WAC, Natural Resources, Chapter 746, "Risk Screening and Closure Criteria for Petroleum Product Contaminated Sites, and Agency Roles and Responsibilities," Table 1, "Indicators of Residual Petroleum Product in Soil Pores," January 2001.

NR 746 Table 2 - WAC, Natural Resources, Chapter 746, "Risk Screening and Closure Criteria for Petroleum Product Contaminated Sites, and Agency Roles and Responsibilities," Table 2, "Protection of Human Health from Direct Contact with Contaminated Soil," January 2001.

ANALYTICAL NOTES:

Q = The analyte has been detected between the limit of detection (LOD) and limit of quantitation (LOQ). The results are qualified due to the uncertainty of analyte concentrations within this range.



October 23, 2007

Ms. Barb Grundl  
Wisconsin Department of Natural Resources  
PO Box 12436  
Milwaukee, WI 53212

RE: 12600 West Bluemound Road Property  
12600 West Bluemound Road, Elm Grove, WI  
**WDNR BRRTS No. 03-68-549450**

Dear Ms. Grundl:

The Village of Elm Grove anticipates that the Wisconsin Department of Natural Resources (WDNR) will close the above-referenced site without requiring additional investigation or remediation if the site is listed on the State of Wisconsin Geographic Information System (GIS) Registry of sites closed with residual petroleum in the soil. To the best of my knowledge, the contamination is limited to and does not migrate beyond the property with the following legal description:

All that part of the Southeast  $\frac{1}{4}$  of Section 25, Town 7 North, Range 20 East, Village of Elm Grove, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at a point on the East  $\frac{1}{4}$  line of said Section 25, said point being North  $89^{\circ} 34'$  West and 428.46 feet distant from the East  $\frac{1}{4}$  corner of said Section; thence North  $89^{\circ} 34'$  West along said East  $\frac{1}{4}$  line, 189.64 feet to a point which is 618.1 feet distant from the East  $\frac{1}{4}$  corner of said Section 25; thence South 661.73 feet to the center line of the public highway, now known as State Trunk Highway 18; thence North  $84^{\circ} 44'$  East along said center line to a point which is South  $84^{\circ} 44'$  West 60 feet from a point in the center of said highway which would intersect a line extended South  $0^{\circ} 02'$  West from the place of beginning; thence North  $0^{\circ} 2'$  East, 187.35 feet, then North  $84^{\circ} 44'$  East, 60 feet; thence North  $0^{\circ} 02'$  East, 455.08 feet to the place of beginning.

Also that part of the Southeast  $\frac{1}{4}$  of Section 25, Town 7 North, Range 20 East, Village of Elm Grove, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at a point on the East ¼ line of said Section 25, said point being North 89° 34' West and 618.1 feet distant from the East ¼ corner of said Section 25; thence North 89° 34' West along said East ¼ line, 65 feet; thence South 668.2 feet to the center line of the public highway known as State Trunk Highway 18; thence North 84° 44' East along the center line of said highway 65.27 feet; thence North 661.73 feet to the place of beginning.

EXCEPT those lands conveyed in Warranty Deed dated January 23, 1991 and recorded April 29, 1991 on Reel 1296, Image 715, as Document No. 1645763 and EXCEPT those parts lying within Bluemound Road.

The property parcel identification number is EGV 1108.987.

Respectfully,

A handwritten signature in black ink, appearing to read 'David De Angelis', written in a cursive style.

David De Angelis  
Village Manager