

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TDD 262-884-2304

March 8, 2002

Mr. David Drake
Drake's Automotive
8004 22nd Ave
Kenosha, WI 53143-6208

SUBJECT: Final Case Closure By Project Manager for Drake's Automotive, 8004 22nd Ave,
Kenosha, WI, GIS registry package received, BRRTs # 03-30-003487, FID 230041350

Dear Mr. Drake:

In March 1999 your site, as described above, was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 29, 1999, you were notified that conditional closure was granted to this case.

On February 22, 2002, the Department received correspondence indicating that you have complied with the conditions of closure, originally it was to file a groundwater use restriction but you have decided to file the GIS Registry for your site which is an option available now. Based on the correspondence and data provided, it appears that your site 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.

State Statute 101.143 requires that owners seeking reimbursement of interest costs from the PECFA Program submit a final reimbursement claim within 120 days after they receive a closure letter on their site. If you are eligible for the PECFA Program, and anticipate filing a PECFA reimbursement claim that includes interest costs, you must file a final reimbursement claim to the Department of Commerce within 120 days from receipt of this letter. If you fail to file a claim within that 120-day period, subsequent interest costs will not be eligible for reimbursement by PECFA.

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 262-884-2341.

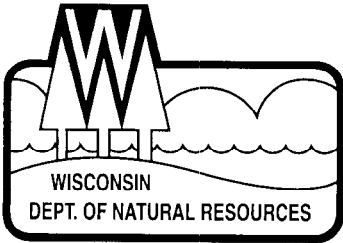
Sincerely,

Shanna L. Laube
Hydrogeologist

Southeast Region, Sturtevant Service Center

cc: Sherry, Moraine Environmental, 1234 12th Ave., Grafton, WI 53024-1924

JAN 04 2002



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

January 3, 2002

Dick Bazzell → *SL*

Moraine Environmental, Inc.
1234 12th Avenue
Grafton, WI 53024-1924

697684, 289089

FID# 230041350
BRRT# 03-30-003487

KS

Dear Sir:

On November 26, 2001 the Wisconsin Department of Natural Resources received check # 15509 in the amount of \$250.00 for which you requested review for GIS. Unfortunately, the check must be returned and your submittal **cannot be reviewed until the following information is submitted:**

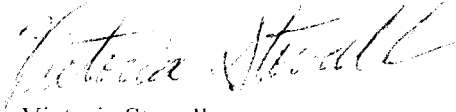
- Copies of the most recent deed for all properties with groundwater above NR 140 enforcement standards related to the closure request, which include legal descriptions for all affected properties.
- A copy of the certified surveyed map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map (lots on subdivided or platted property (eg: lot2 of xyz subdivision)).
- Parcel identification number for each property **if** the county in which the property is located uses parcel identification numbers.
- A location map which outlines all property/ies within the contaminated site boundaries in sufficient detail to permit the easy location of all parcels.
- A location map of all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells.
- A table of the most recent analytical results form all monitoring wells, and any potable wells for which samples have been collected, with sample collection dates, without shading.
- If available from the site investigation, an isoconcentration map of the contaminated properties within the site boundaries. The map should include the aerial extent of groundwater contamination exceeding PALs, groundwater flow directions based on the most recent data, and sample dates identified.
- If available from the site investigation, a geologic cross section showing vertical extent and location of soil and groundwater contamination, source extent and location; isoconcentrations for all groundwater contaminants that exceed PALs; water table and piezometric elevations, and the locations and elevation of geologic units, bedrock, and confining units, if any.
- A statement signed by the responsible party, certifying that the legal description attached to the statement is complete and accurate. (The point here is that the legal descriptions is describing the correct (i.e. contaminated) properties.)
- A copy of the letters sent by the RP to all affected property owners and/or a copy of notification provided to City/village/municipality/state agency responsible for maintenance of a road right-of-



- A copy of the letters sent by the RP to all affected property owners and/or a copy of notification provided to City/village/municipality/state agency responsible for maintenance of a road right-of-way, within or partially within the boundaries of the contaminated site. (Off source properties will be listed separately with a link to the source property.)

Once the DNR receive all of the above mentioned information along with a check with the proper fee your submittal will be processed as soon as possible. If you have any questions, please call me at (414) 263-8688.

Sincerely,



Victoria Stovall,
Regional Program Assistant
Bureau of Remediation and Redevelopment

C: WDNR SER Files
David Drake
Enclosure



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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TDD 414-263-8713

March 29, 1999

IN REPLY PLEASE REFER TO FID#230041350
BRRTS# 03-30-003487

Mr. David Drake
Drake's Automotive, Inc.
8004 22nd Avenue
Kenosha, WI 53143-6208

Subject: Request for Site Closure, Drake's Automotive, Inc., 8004 22nd Avenue, Kenosha, WI

Dear Mr. Drake:

The Department has again reviewed your case closure request for the Drake Automotive Site. The case file was reviewed to determine whether or not the site qualified for close out under ch. NR 726, Wis. Adm. Code. Based on the additional groundwater data provided by your consultant to the Department, it appears that the contamination at the referenced site is stable and/or receding. The Department concurs with your consultant and will grant closure at this time. However, the case may be reopened pursuant to s. NR 726.09, 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.

To complete the closure of this site 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 drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812. 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.

You must also abandoned all groundwater monitoring wells in accordance with s. NR 141.25(1)(b) within 60 days, and the completed abandonment forms must be submitted to the Department. Once the department receives copy of the official groundwater use restriction that was placed on the property deed and the abandonment forms, this case will be tracked closed on our computer tracking system.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at 414-263-8546. Please refer to the FID number at the top of this letter in any future correspondence.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara G. Grundl".

Barbara G. Grundl P.G.
Hydrogeologist

Cc:Moraine Environmental, Inc.
Case File

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between RODNEY DRAKE and DOLORES M. DRAKE, husband and wife

Grantor,
and DAVID A. DRAKE and DARLENE A. DRAKE, husband and wife, as survivorship marital property
Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

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

978054
MORT
WARRANTY DEED
RECORDED
at Kenosha County, Kenosha, WI 53140
Louise I. Pringle, Register of Deeds
on 11/11/1994 at 1:05 PM
940001947 \$10.00

RETURN TO
10-1 Grantees
2508 80th St
Kenosha WI 53143

04-122-12-401-001

Tax Parcel No:

Part of Block one (1) described as follows: Commencing at the southwest corner of the intersection of 22nd Avenue and 80th Street, running thence south on and along the west line of 22nd Avenue one hundred seventy-five (175) feet to a point; thence west and parallel with the south line of 80th Street one hundred (100) feet to a point; thence north and parallel with the west line of 22nd Avenue one hundred seventy-five (175) feet to a point in the south line of 80th Street; thence east on and along the south line of 80th Street one hundred (100) feet to the point of beginning. Together with an easement for ingress and egress purposes over a parcel described as follows: Commence at the northwest corner of the above described premises running thence south on and along the west line of the above described premises sixty (60) feet to a point; thence northwesterly to a point in the south line of 80th Street which is twenty (20) feet west of the northwest corner of the above described premises; thence east on and along the south line of 80th Street twenty (20) feet to the point of beginning; in SUNNYSIDE PARK I, a subdivision of part of the southeast quarter (1/4) of section twelve (12), town one (1) north, range twenty-two (22) east of the fourth principal meridian, and lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

FEE

8

EXEMPT

(Street Address: 8004 - 22nd Avenue) (This transfer is a gift to grantees)

This is not homestead property.

~~is xxxxxx~~

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

And said grantors

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record)

and will warrant and defend the same.

Dated this 31st day of October, 19 94

(SEAL)

Rodney Drake

(SEAL)

* Rodney Drake

(SEAL)

Dolores M. Drake

(SEAL)

* Dolores M. Drake

AUTHENTICATION

ACKNOWLEDGEMENT

Signature(s) _____

STATE OF WISCONSIN

Kenosha County, } ss.

authenticated this _____ day of _____, 19 _____

Personally came before me this 31st day of October, 19 94 the above named Rodney Drake and Dolores M. Drake

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

DONALD J. BAUHS, S.C.

ATTORNEY AT LAW
5712 Sixth Avenue
Kenosha, Wisconsin 53140

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Donald J. Bauhs

Notary Public Kenosha County, Wis.

My Commission is permanent. (If not, state expiration date: _____, 19 _____)

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

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

Feb 20 2002 4:22PM MORaine ENV RO 262-377-9770

No. 3871 P. 2/2

February 20, 2002

Wisconsin Department of Natural Resources
Bureau of Remediation & Redevelopment
P.O. Box 12436
Milwaukee WI 53212-0436

RE: **Drake's Automotive**
8004-22nd Avenue, Kenosha WI 53143
BRRTS #03-30-003487/FID #230041350

Project #2147

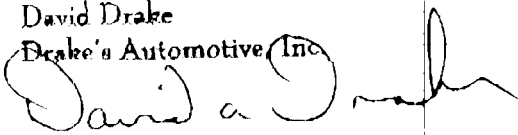
To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

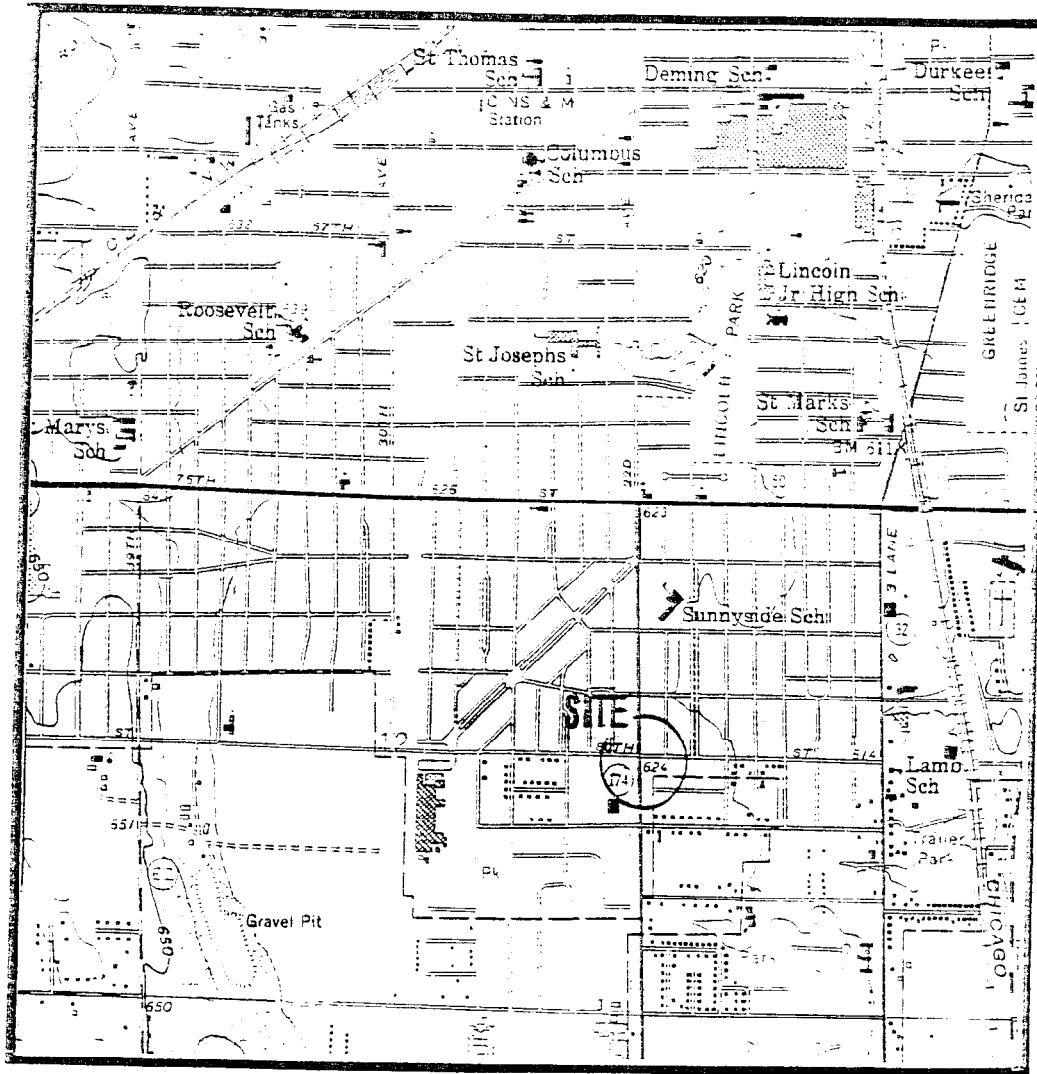
If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,


David Drake
Drake's Automotive Inc.



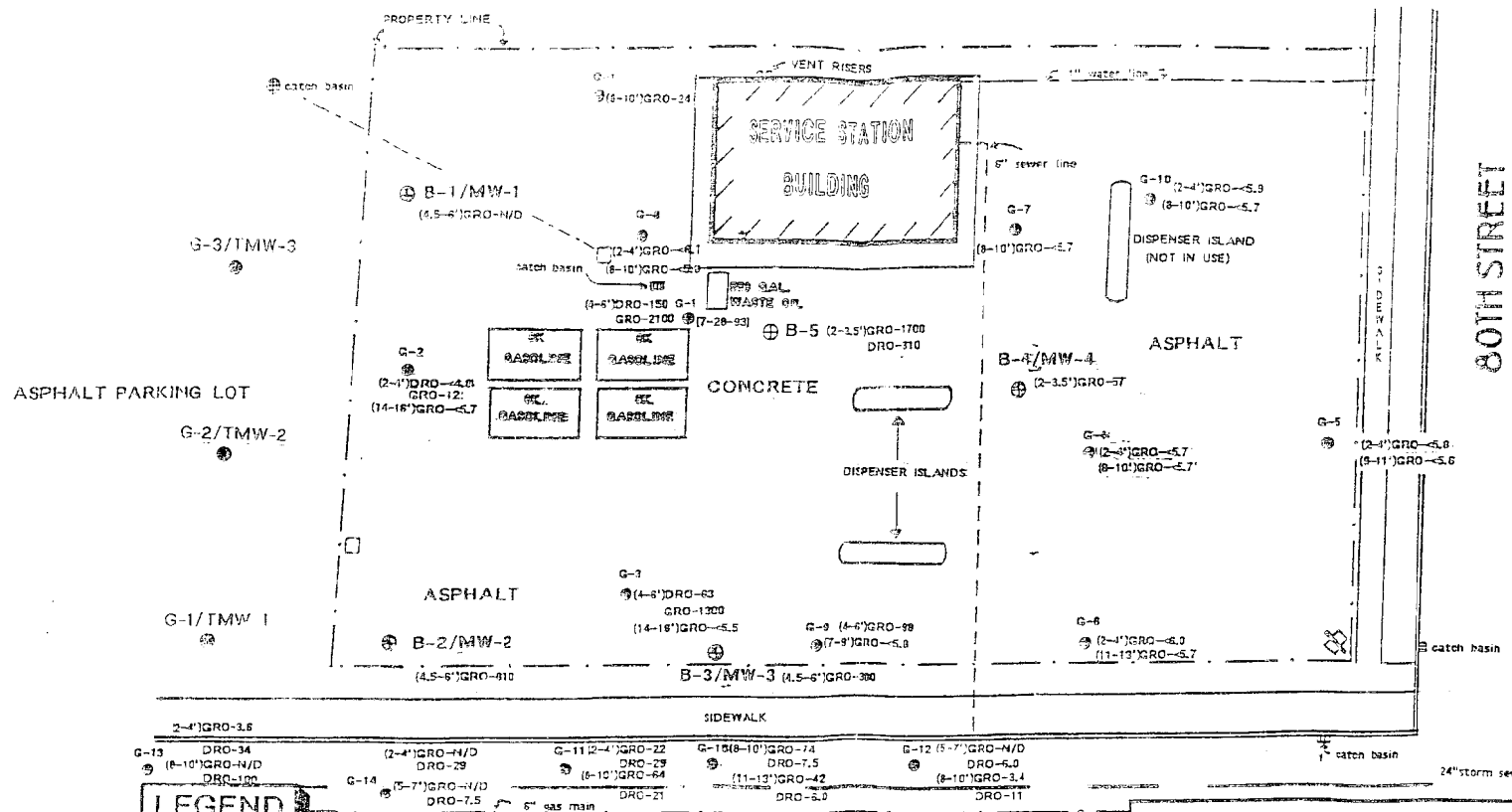
Enc.



ADAPTED FROM USGS 7.5 MINUTE KENOSHA QUADRANGLE

 <p>Moraine Environmental, Inc. Environmental Management Services</p>	<p>FIGURE 1</p>
<p>SITE LOCATION MAP</p>	
<p>DRAKE'S AUTOMOTIVE, INC. 8004 22nd AVENUE KENOSHA, WISCONSIN</p>	

ASPHALT PARKING LOT



LEGEND

- ⊕ = GEOPROBE LOCATION
- ⊗ = SOIL BORING LOCATION
- ⊕⊗ = SOIL BORING/MONITORING WELL LOCATION
- () = SAMPLE DEPTH (feet below ground surface)
- DRO = DIESEL RANGE ORGANICS
- GRO = GASOLINE RANGE ORGANICS

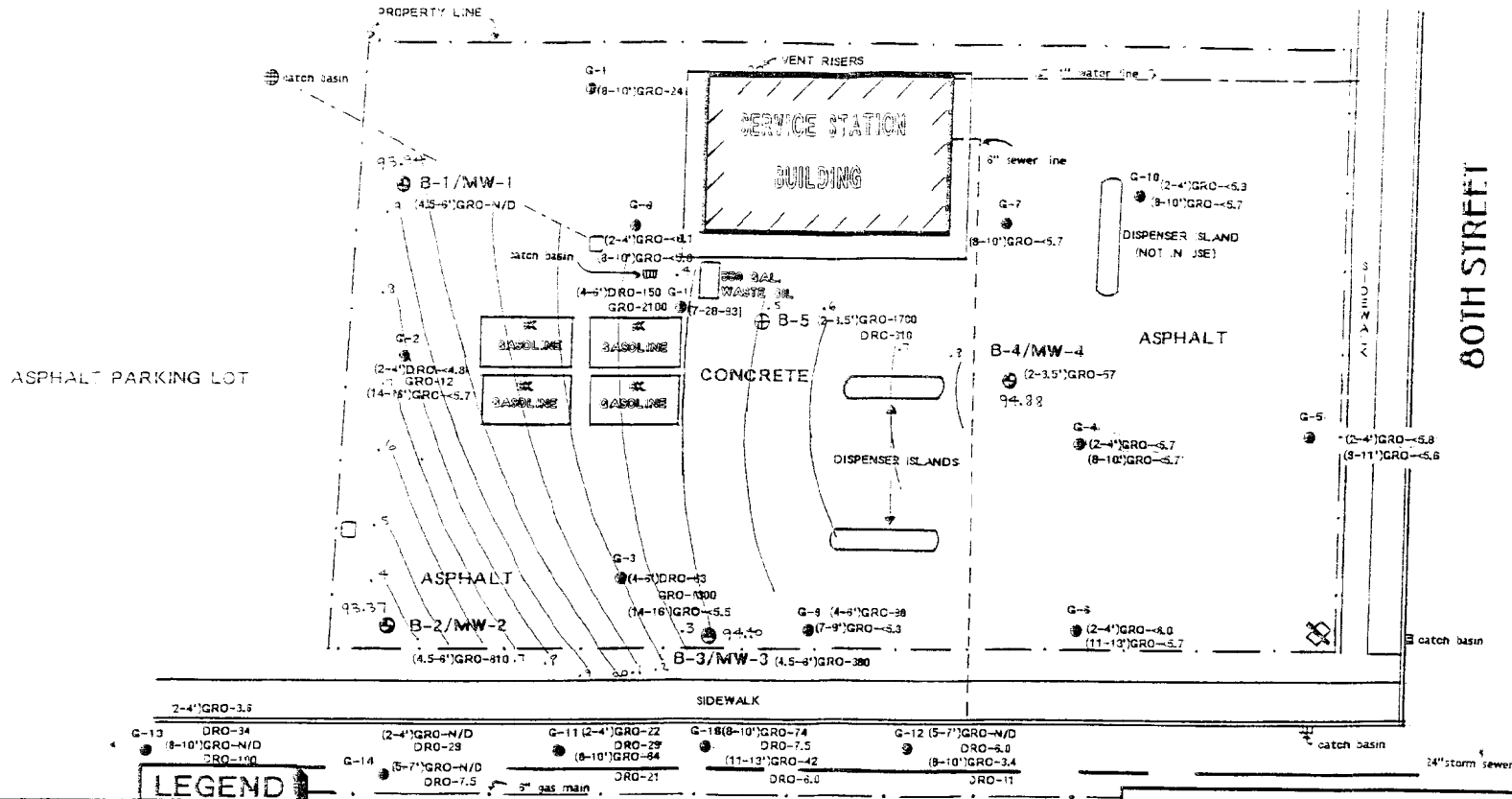
LABORATORY DATA IN PPM(parts per million)

22ND AVENUE

80TH STREET

SCALE: 1" = 20'	DRAWN BY: <i>CLV</i>
DATE: 10-19-93	REVISED: 3-15-94
SITE PLAN MAP DRAKE'S AUTOMOTIVE, INC. 8004 22nd AVE. KENOSHA, WISCONSIN	
DRAWING NUMBER FIGURE 2	

ASPHALT PARKING LOT



LEGEND

- = GEOPROBE LOCATION
- ⊕ = SOIL BORING LOCATION
- ⊕ = SOIL BORING/MONITORING WELL LOCATION
- () = SAMPLE DEPTH(feet below ground surface)
- DRO = DIESEL RANGE ORGANICS
- GRO = GASOLINE RANGE ORGANICS

LABORATORY DATA IN PPM(parts per million)

G-15
 ● (2-4")GRO-N/D
 DRO-8.5
 (11-13")GRO-5.4
 DRO-7.1

22ND AVENUE

G-16 (8-10")GRO-7.4
 DRO-7.5
 (11-13")GRO-4.2
 DRO-6.0

G-12 (5-7")GRO-N/D
 DRO-6.0
 (8-10")GRO-3.4
 DRO-11

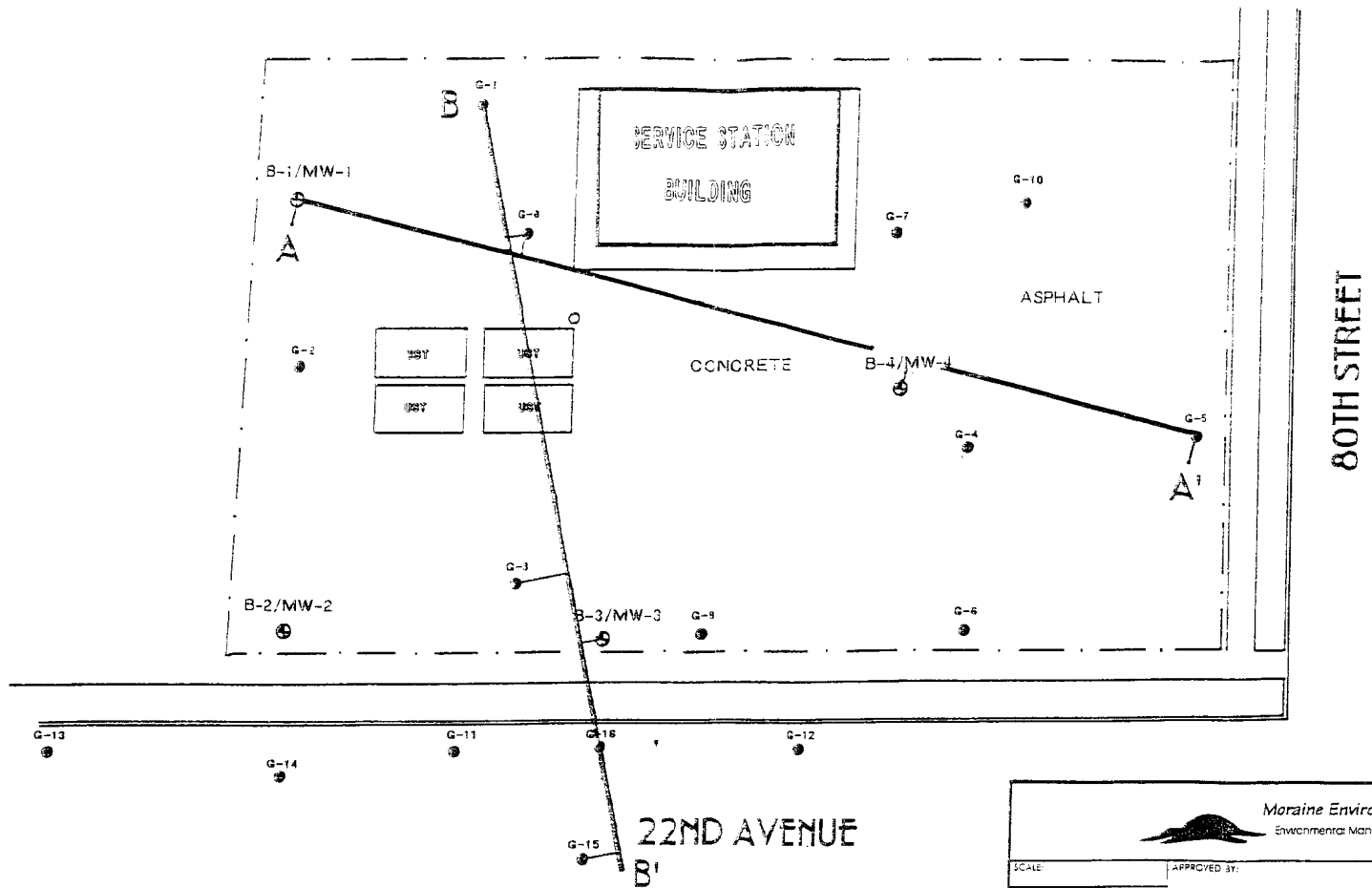
12" sanitary sewer


GROUNDWATER CONTOUR MAP

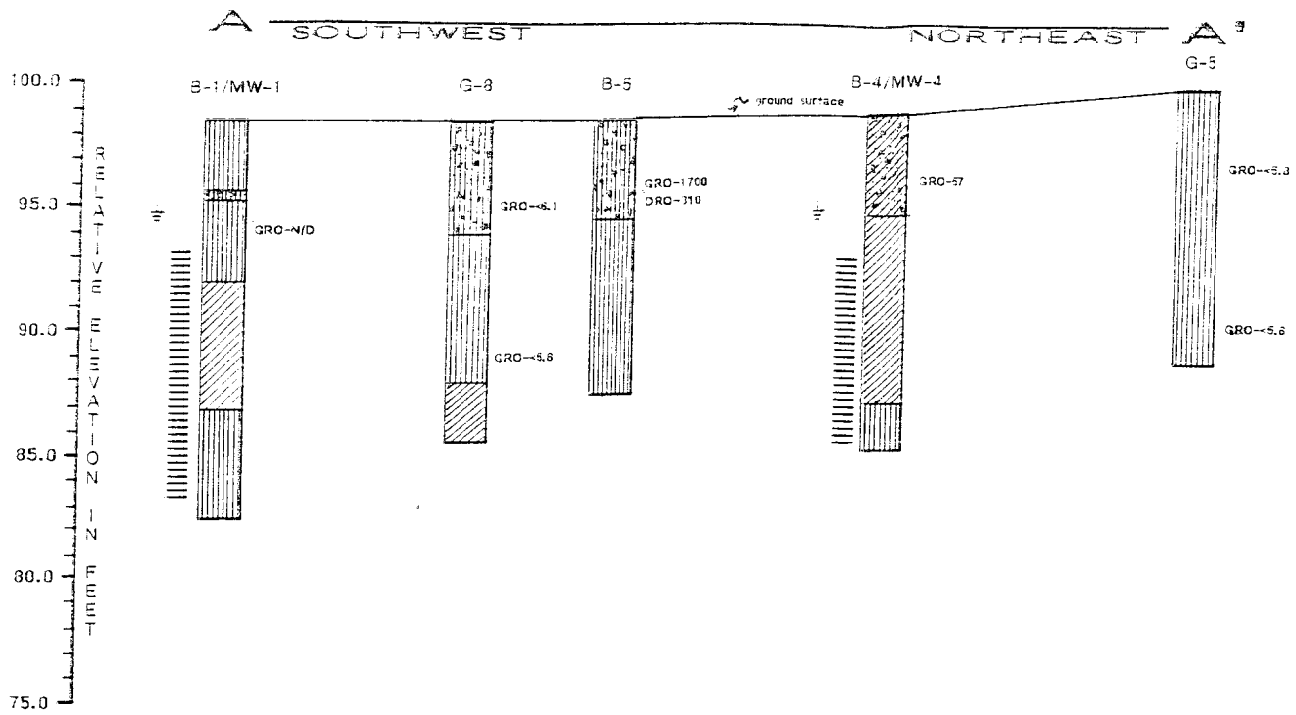
9-6-96 DATA

SCALE: 1" = 20'	DRAWN BY: <i>CLV</i>
DATE: 10-29-93	REVISED: 3-15-94
DRAKE'S AUTOMOTIVE, INC. 8004 22nd AVE. KENOSHA, WISCONSIN	
DRAWING NUMBER	

ASPHALT PARKING LOT



 Moraine Environmental, Inc. Environmental Management Services		
SCALE:	APPROVED BY:	DRAWN BY: <i>CAV</i>
DATE: 3-15-94		REVISED:
DRAKE'S AUTOMOTIVE, INC. 8004 22ND AVENUE KENOSHA, WISCONSIN		
CROSS SECTION LOCATION MAP		DRAWING NUMBER FIGURE 3



USCS SYMBOLS

- ML - SILTS AND CLAYS
- SM - SANDS WITH FINES
- CL - SILTS AND CLAYS
- SC - SANDS WITH FINES

LEGEND

- SCREENED PORTION OF WELL
- WATER LEVEL (3-11-94)
- GRO-GASOLINE RANGE ORGANICS
- DRO-DIESEL RANGE ORGANICS

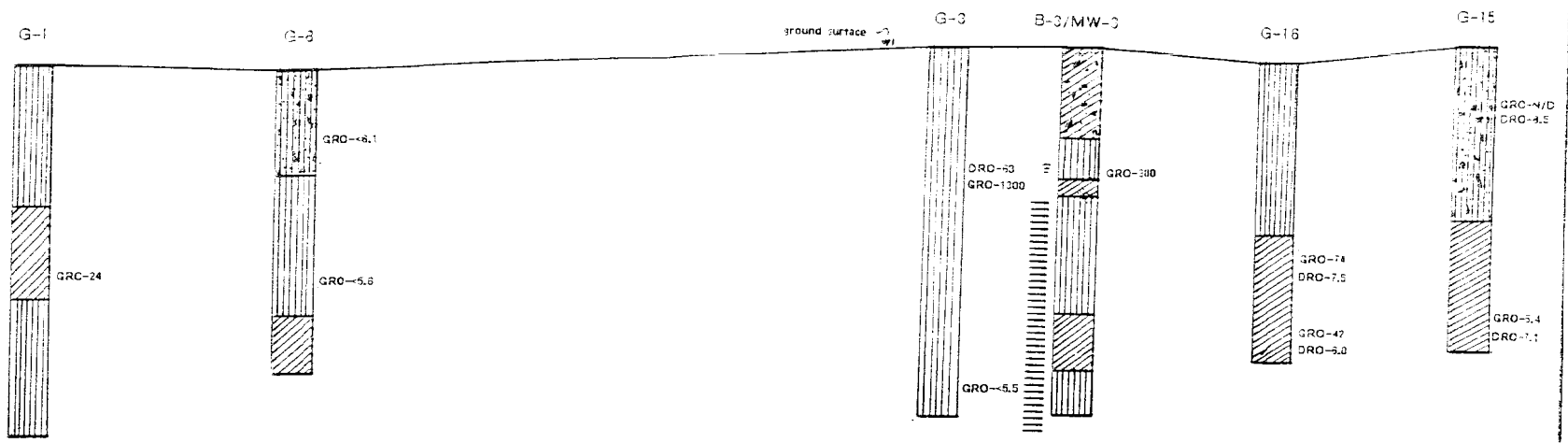
LABORATORY DATA IN PARTS PER MILLION (ppm)

GEOLOGIC CROSS SECTION A -- A'





DATE: 2-25-94	VERTICAL SCALE 1" = 5' HORIZONTAL SCALE 1" = 20'	DRAWN BY: CAV REVISED:
DRAKE'S AUTOMOTIVE, INC. 8004 22nd AVE. KENOSHA, WISCONSIN		
		DRAWING NUMBER: FIGURE 4

B WEST EAST B'



100.0
95.0
90.0
85.0
80.0
75.0
ELEVATION
FEET



USCS SYMBOLS

-  ML - SILTS AND CLAYS
-  SM - SANDS WITH FINES
-  CL - SILTS AND CLAYS
-  SC - SANDS WITH FINES

LEGEND

-  SCREENED PORTION OF WELL
-  WATER LEVEL (3-11-94)
- GRO-GASOLINE RANGE ORGANICS
- DRO-DIESEL RANGE ORGANICS
- LABORATORY DATA IN PARTS PER MILLION (ppm)

GEOLOGIC CROSS SECTION B -- B'

DATE: 3-23-94	VERTICAL SCALE 1" = 5' HORIZONTAL SCALE 1" = 10'	DRAWN BY: [Signature]
DRAKE'S AUTOMOTIVE, INC. 3004 22nd AVE. KENOSHA, WISCONSIN		REVISED:
		DRAWING NUMBER: FIGURE 5

56-67

INDICATES OVERHEAD SUBSTANTIAL SERVICE

175.00'

56-67

EXISTING SERVICE CENTER

EXISTING SERVICE CENTER

NEW ADDITION

CONVENIENCE STORE
FLOOR EL. 100'-0"

SEWER LINE INDICATES SLOPE
MARKED BY 1/4" = 1'00"

56-67

EXISTING UNIT FLOOR
WITH SURROUNDING GRAVEL

EXISTING UNIT FLOOR
WITH SURROUNDING GRAVEL

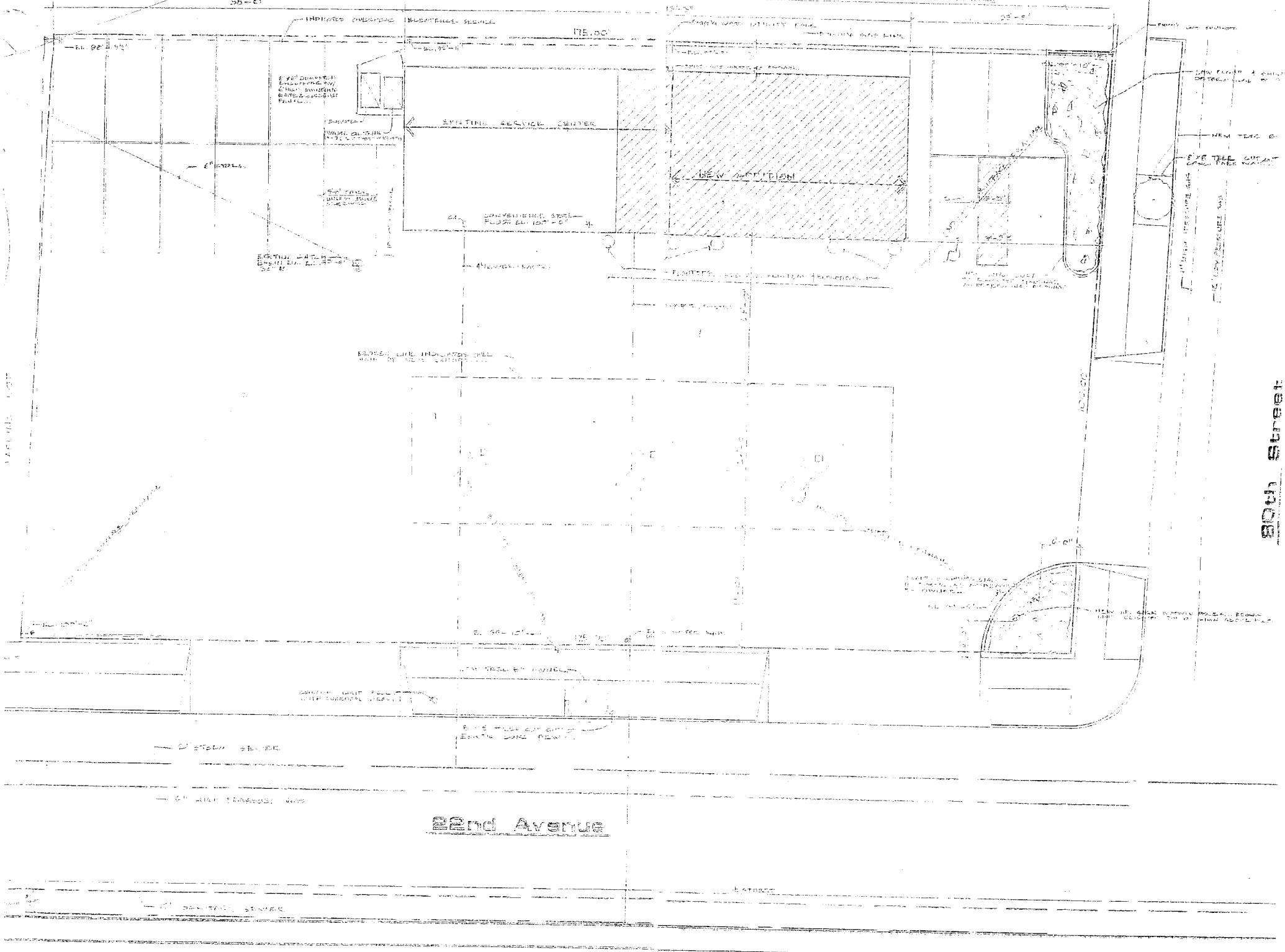
EXISTING SERVICE

EXISTING SERVICE

22nd Avenue

EXISTING SERVICE

80th Street



**GROUNDWATER QUALITY RESULTS
DRAKES AUTOMOTIVE
May, 1996 - October 1998**

Chemical	MW-1					MW-2					MW-3					MW-4					TW-1		TW-2		TW-3		Enforcement Standard (ES)	Preventive Action Limit (PAL)
	5-96	9-96	8-97	12-97	10-98	5-96	9-96	8-97	12-97	10-98	5-96	9-96	8-97	12-97	10-98	5-96	9-96	8-97	12-97	10-98	8-97		8-97		8-97			
Gasoline Range Organics (GRO)	780	54	<50	<50	<50	<50	1400	110	1800	<50	14000	3400	2800	2400	700	<50	<50	<50	<50	<50	<50	<50	<50	110	<50	<50	NSE	NSE
Diesel Range Organics (DRO)	<100	160	<100	<100	<100	750	690	160	560	240	4800	1300	1400	770	400	<100	150	<100	<100	<100	450	220	<180	<180	<100	160	NSE	NSE
Benzene	230	<0.6	<0.41	<0.16	<0.26	<0.6	250	14	150	0.73●	340	330	160	200	28	<0.6	<0.6	<0.41	<0.16	<0.26	<0.41	0.81●	<0.41	2.0	<0.41	<0.41	5.0	0.5
Ethyl Benzene	150	<1.0	<0.23	<0.29	<0.24	<1.0	270	6.3	300	<0.24	1500	1100	300	400	67	<1.0	<1.0	<0.23	<0.29	<0.24	<0.23	0.60●	<0.23	1.5	<0.23	<0.23	700	140
Methyl-Tert-Butyl-Ether	17	70	64	72	54	56	14	9.5	18	9.7	38	29	34	26	28	<1.0	<1.0	<0.53	0.36●	0.38●	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	60	12
Toluene	<2.5	<1.0	<0.28	<0.36	<0.21	<1.0	<2.5	<0.28	0.88●	<0.21	310	91	6.4	12	2.0	<1.0	<1.0	<0.28	<0.36	<0.21	1.5	6.4	<0.29●	16	0.44●	0.55●	343	68.6
1,2,4-Trimethylbenzene	29	<1.0	<0.30	<0.30	<0.86	<1.0	110	2.3	130	<0.86	1100	510	110	140	17	<1.0	<1.0	<0.30	<0.30	<0.36	<0.41●	<0.30	<0.30	<0.76●	<0.20	<0.20	480 (1)	96 (1)
1,3,5-Trimethylbenzene	<2.5	<1.0	<0.25	<0.34	<0.54	<1.0	<2.5	0.43●	20	<0.54	320	140	22	34	6.1	<1.0	<1.0	<0.25	<0.34	<0.54	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	480 (1)	96 (1)
Xylenes, m + p	140	<1.0	<0.51	<0.94	<0.97	<1.0	50	5.6	410	<0.97	2600	1300	71	330	17	<1.0	<1.0	<0.51	<0.94	<0.97	<0.51	1.9	<0.51	5.1	<0.51	<0.51	620 (2)	124 (2)
Xylene, o	<2.5	<1.0	<0.28	<0.21	<0.37	<1.0	<2.5	<0.28	0.79●	<0.37	420	130	6.9	31	4.3	<1.0	<1.0	<0.28	<0.21	<0.37	0.34●	0.62●	<0.28	1.7	<0.28	<0.28	620 (2)	124 (2)
Naphthalene	NA	NA	<0.66	NA	NA	NA	NA	<0.66	NA	NA	NA	NA	16	NA	10	<1.0	<1.0	<0.66	NA	NA	<0.66	<0.66	<0.66	<0.66	<0.66	<0.66	60	12

Key:
 NA - Not Analyzed
 00.00 - Exceeds ES
 00.00 - Exceeds PAL
 NSE - No Standard Established

ES = Enforcement Standard
 PAL = Preventive Action Limit
 ● = Concentration detected below the limit of quantitation

(1) = 1,2,4 and 1,3,5 combined
 (2) = Total Xylenes
 All groundwater results reported in ug/l (equivalent to parts per billion)