



Integrated  
Environmental  
Solutions

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P.O. Box 8923 53708-8923  
Madison, WI  
Telephone: 608-831-4444  
Fax: 608-831-3334



February 21, 2002

Ms. Marcy McGrath  
Wisconsin Department of Natural Resources  
P.O. Box 10448  
Green Bay, WI 54307-0448

Subject: Former Susie's Restaurant  
1020 S. 26<sup>th</sup> Street, Manitowoc, Wisconsin  
WDNR BRRTS # 02-36-000516 and # 03-36-286308

Dear Ms. McGrath:

The purpose of this letter is to respond to the request for additional information letter from Bruce Urben with the Wisconsin Department of Natural Resources (WDNR) and dated February 13, 2002. The following statements respond to the questions/concerns in the order they are presented in that letter:

- The soil adjacent to the underground storage tanks (USTs) remained in place. Only overburden materials were excavated as necessary to remove the USTs and that material was all reused as backfill as part of the tank removal and the sewer construction. As it states in the UST Abandonment Report, "clean overburden soil was removed and later used as backfill for the sewer construction". In addition, the field-screening was not intended to correlate directly with the analytical data, since the material was all used as backfill.
- The three soil samples S1, S2, and S3 were collected from the USH 151 construction site. However, they were topsoil samples unrelated to the UST abandonment report. Please refer to the October 2001 Phase IV On-site Construction Management and Assistance and Documentation of Contaminated Soil Management report for the USH 151 (Calumet Avenue) construction sent to Mr. Keld B. Lauridsen with WDNR for these results.
- The best information we have lead us to believe the tanks have been used to store chlorinated solvent products or spent solvents because of the solvent-type odor noted and the configuration of the USTs. Also, since all three USTs contained water and not product, and that two of the three tanks had holes in them near the groundwater table, it is likely that the analytical data (DRUM 1 and DRUM 2) is more representative of the groundwater conditions in the area. There have been multiple investigations in the area that document the presence of petroleum and chlorinated impacts to groundwater in this area. In addition, all the USTs were installed in a vertical position and all USTs had conical bottoms, which would be unusual for petroleum USTs.
- Piping that was found and removed during the UST abandonments is shown on Figure 3 in the UST Abandonment Report. All piping from the USTs went to the northwest toward the former dry cleaner building. The outline of the former dry cleaner location is shown on Figure 1 in the Phase III Hazardous Materials Investigation by STS Consultants, Ltd. dated December 22, 1994. In addition, the attached 1945 Sanborn Map indicates that there were tanks in the vicinity of those removed on September 21, 2001.

Ms. Marcy McGrath  
Wisconsin Department of Natural Resources  
February 21, 2002  
Page 2

- The locations of the former gas station, dry cleaner, and Susie's Restaurant are shown on the attached Plat Map. There is little information on the Manitowoc Oil Company, but we know that it was in operation before Normington Cleaners, which would have been prior to the 1930's.

Feel free to contact me at (608) 662-5274 with any additional questions.

Sincerely,

RMT, Inc.

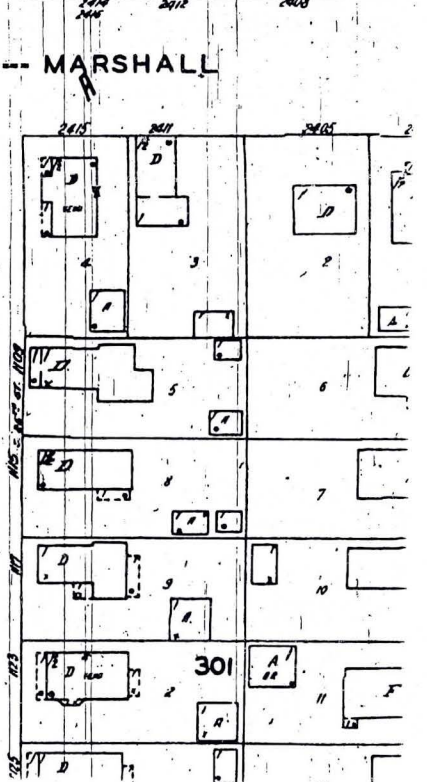
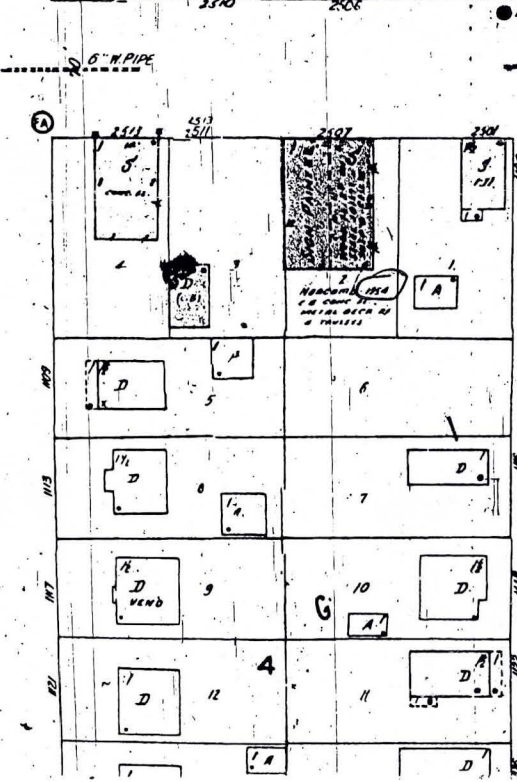
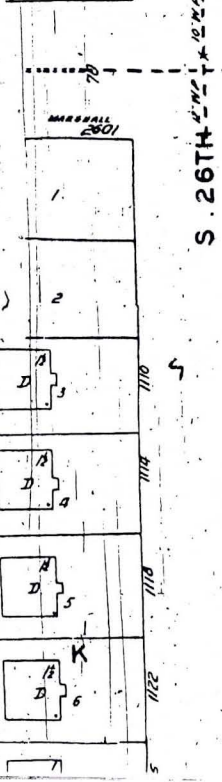
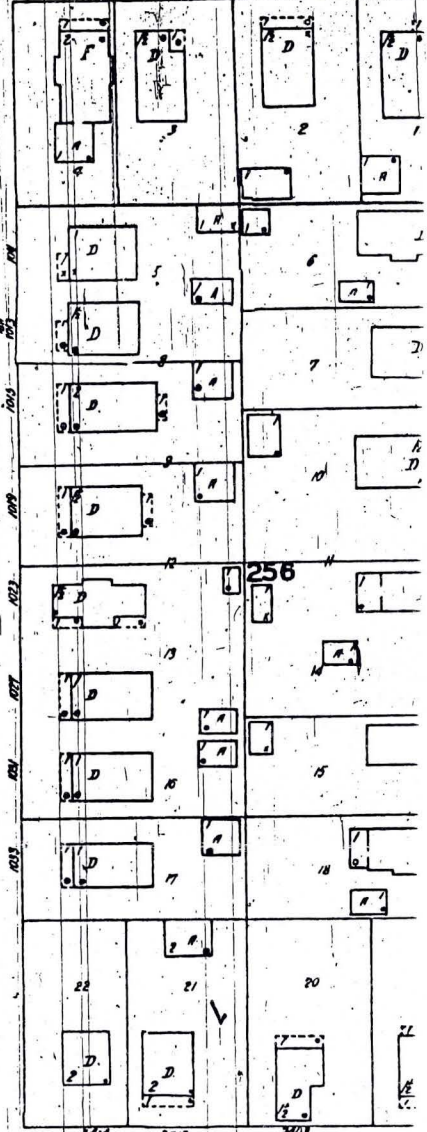
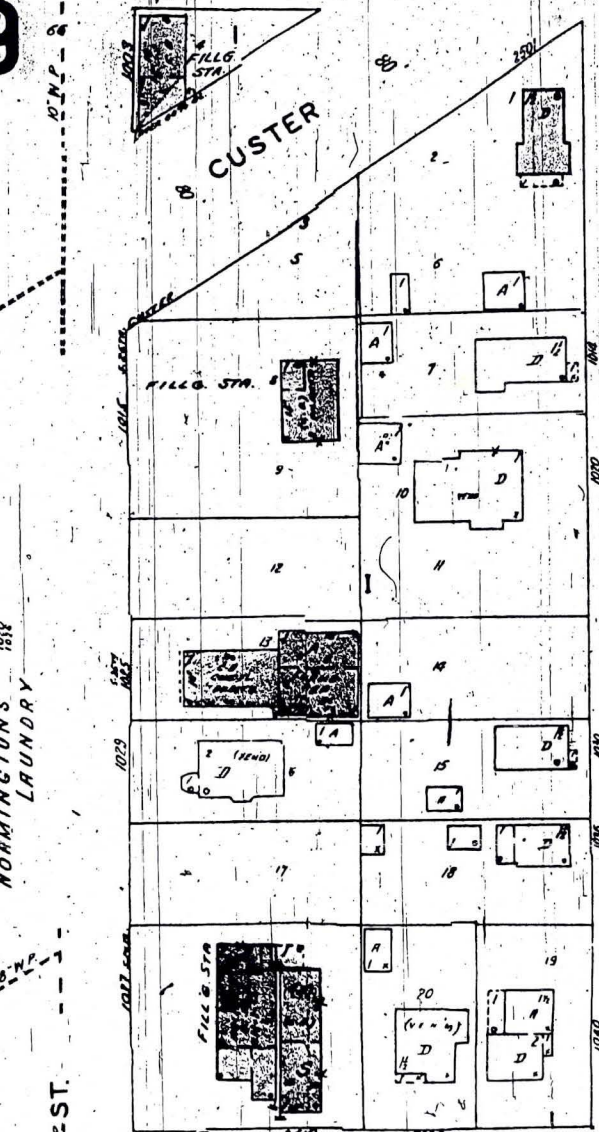
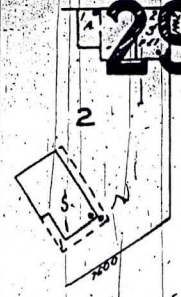


Daniel Haak  
Staff Engineer

Attachments: Request for Additional Information Letter from Bruce G. Urben with WDNR dated  
February 13, 2002  
Deed for Normington's of Manitowoc and Plat Map  
1945 Sanborn Map

cc: William Handlos, City of Manitowoc  
Kevin Gehrman, WisDOT  
Carrie Lutz, WisDOT  
Central Files

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Portion of 1945 Sanborn Map

# CITY OF MANITOWOC

BERNERS RE-SUBDIVISION OF LOTS 1 & 2 IN THE SUBDIVISION OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 23 EAST

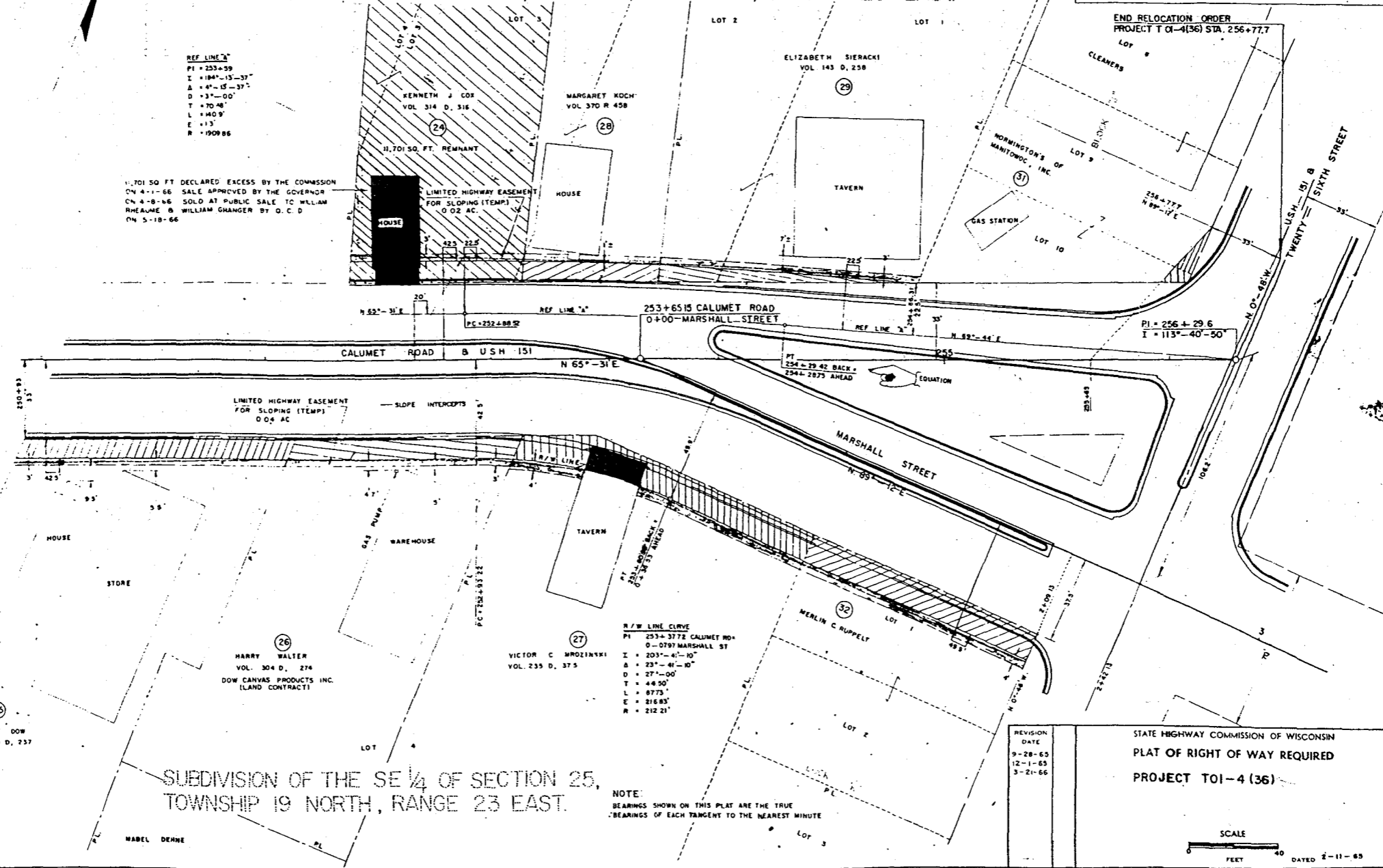
AND HIGHWAY	R/W SECTION	STATE	FEDERAL	DIVISION NUMBER	SHEETS
36.1	1.4	22.36	—	4 WIS	4.14
CONST PROJECT					



**REF LINE "A"**  
 PI = 253+59  
 I = 104°-15'-37"  
 A = 4°-15'-37"  
 D = 3°-00"  
 T = 70.46'  
 L = 140.9'  
 E = 13'  
 R = 1909.86

11,701.50 FT DECLARED EXCESS BY THE COMMISSION  
 ON 4-1-66 SALE APPROVED BY THE GOVERNOR  
 ON 4-8-66 SOLD AT PUBLIC SALE TO WILLIAM  
 RHEALME & WILLIAM GANGER BY O. C. D.  
 ON 5-18-66

END RELOCATION ORDER  
 PROJECT T OI-4(36) STA. 256+77.7

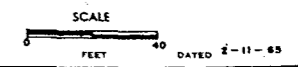


SUBDIVISION OF THE SE 1/4 OF SECTION 25,  
 TOWNSHIP 19 NORTH, RANGE 23 EAST.

**NOTE:**  
 BEARINGS SHOWN ON THIS PLAT ARE THE TRUE  
 BEARINGS OF EACH TANGENT TO THE NEAREST MINUTE

REVISION DATE
9-28-65
12-1-65
3-21-66

STATE HIGHWAY COMMISSION OF WISCONSIN  
 PLAT OF RIGHT OF WAY REQUIRED  
 PROJECT TOI-4 (36)



# CITY OF MANITOWOC

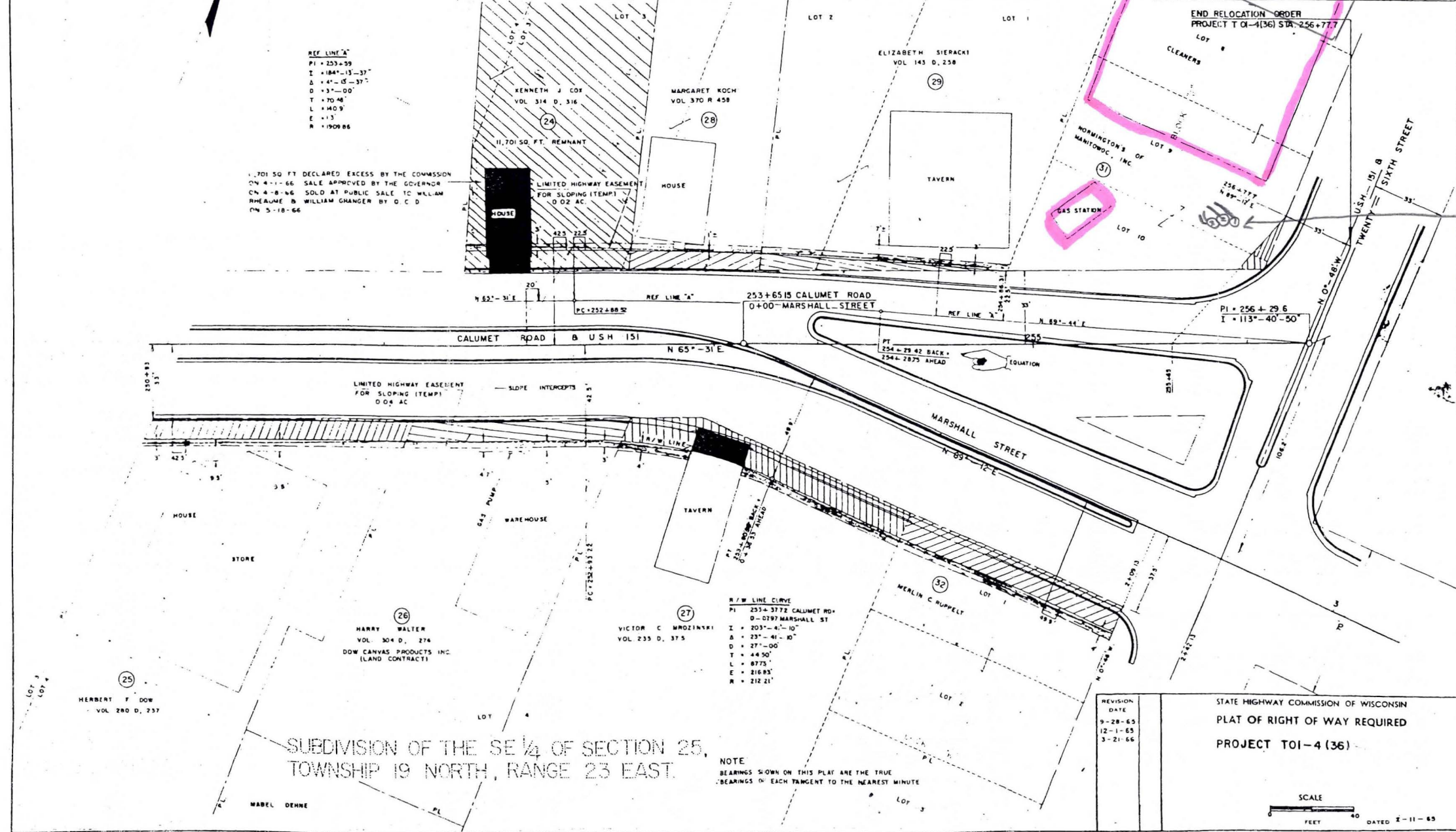
BERNERS RE-SUBDIVISION OF LOTS 1 & 2 IN THE SUBDIVISION OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 23 EAST

AND HIGHWAY SECTION STATE FEDERAL DIVISION NUMBER SHEETS
36.1 14 22.36 - 4 4.14



REF LINE "A"  
 PI = 253+59  
 I = 184°-13'-37"  
 Δ = 4°-05'-37"  
 D = 137'-00"  
 T = 70'46"  
 L = 140'9"  
 E = 13"  
 R = 1909.86

11,701 SQ FT DECLARED EXCESS BY THE COMMISSION ON 4-11-66 SALE APPROVED BY THE GOVERNOR ON 4-8-66 SOLD AT PUBLIC SALE TO WILLIAM RHEAUME BY WILLIAM GRANGER BY D.C.D. ON 5-18-66



Approximate Location of Former, Susie's Restaurant

Approximate Location of (3) USTs Removed on 9/21/01

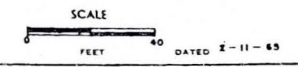
SUBDIVISION OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 23 EAST.

NOTE  
 BEARINGS SHOWN ON THIS PLAT ARE THE TRUE BEARINGS OF EACH TANGENT TO THE NEAREST MINUTE

R/W LINE CURVE  
 PI = 253+57.72 CALUMET RD  
 Δ = 0°-03' MARSHALL ST  
 I = 203°-4'-10"  
 D = 237'-41'-10"  
 T = 27'-00"  
 L = 44'50"  
 E = 8775'  
 R = 216.83'

REVISION DATE
9-28-65
12-1-65
3-21-66

STATE HIGHWAY COMMISSION OF WISCONSIN  
 PLAT OF RIGHT OF WAY REQUIRED  
 PROJECT TOI-4 (36)



WARRANTY DEED

This Indenture, Made by Normington's of Manitowoc Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor, of Manitowoc County, Wisconsin, hereby conveys and warrants to the State of Wisconsin

for the sum of One and No/100 (\$1.00) Dollars.

Fee Title in and to the following tract of land in Manitowoc County, Wisconsin, described as:

All that part of Lots 9 and 10, Block "J", City of Manitowoc, lying southeasterly of a line described as follows:

Commencing at a point where the centerline of USH 151 intersects the centerline of Twenty-sixth Street, as they now exist, said point hereinafter referred to as "Point A"; Thence N 0°-48' W, 48.1 feet; Thence turning at right angles to the left, 33 feet to the point of beginning of said line; Thence southerly to a point 64.6 feet, S 65°-31' W of "Point A".

Said parcel contains 147 square feet, more or less.

The consideration stated herein is payment in full for the property described herein and includes full compensation for items of damage set forth in sec. 32.09, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based.

Compensation for additional items of damage listed in sec. 32.19, Wisconsin Statutes, has not been included. If any such items are shown to exist the owner may file claims as provided in sec. 32.20, Wisconsin Statutes.

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed by Birnam M. Walker, its President, and countersigned by J. J. Normington, its Secretary, at Manitowoc, Wisconsin, and its corporate seal to be hereunto affixed, this 31st day of January, A.D., 19 66.

Signed and Sealed in Presence of  
Chatfield P. Kolar  
Chatfield P. Kolar  
Roman C. Herman  
Roman C. Herman

Normington's of Manitowoc Inc.  
Corporate Name  
Birnam M. Walker  
President  
Countersigned: J. J. Normington  
Secretary

STATE OF WISCONSIN }  
Manitowoc County } ss.

Personally came before me, this 31st day of January, A.D., 19 66, Birnam M. Walker, President, and J. J. Normington, Secretary of the above-named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Birnam M. Walker President and J. J. Normington Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

RECEIVED FOR RECORD

DAY OF \_\_\_\_\_  
A.D. 1966 AT 4 P.M. 12 18  
O'CLOCK \_\_\_\_\_ M. AND RECORDED IN VOL. \_\_\_\_\_

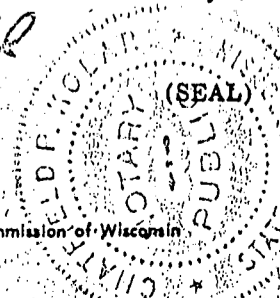
OF Records PAGE \_\_\_\_\_  
Robert P. Sandell

REGISTER OF DEEDS

MANITOWOC COUNTY

This instrument was drafted by the State Highway Commission of Wisconsin

Project T 01-4(36)



(SEAL) Notary Public, State of Wisconsin  
My commission expires Dec. 23, A.D., 19 67

Negotiated by C. P. Kolar  
C. P. Kolar  
Parcel No. 31