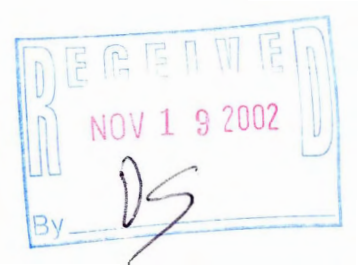
R E P O R T

FID 230011650

City of Kenosha
Department of City Development

625 52nd St., Room 308
Kenosha, WI 53140



Phase I Environmental Assessment

City of Kenosha
Department of City Development

Former C&L Industrial Cleaners
8927 Sheridan Road
Kenosha, Wisconsin

August 30, 2000

STS Project No. 86415XA

August 30, 2000

Ms. Sharon Krewson
City of Kenosha – Department of City Development
625 – 52nd Street, Room 308
Kenosha, WI 53140

Re: Phase I Environmental Assessment for 8927 Sheridan Road, Kenosha, Wisconsin -- STS Project No. 86415XA

Dear Ms. Krewson:

STS Consultants, Ltd. (STS) has completed the Phase I Environmental Site Assessment authorized for the above-referenced property in conformance with American Society of Testing and Materials Standard E-1527-97 as outlined in the proposal dated April 27, 2000. The purpose of this report is to present the results of the historical review, site reconnaissance, and public records review and to provide our opinion with respect to recognized environmental conditions associated with the evaluated property.

We appreciate the opportunity to be of service to you. If there are any questions concerning the information contained in this report, please contact us.

Respectfully,

STS CONSULTANTS LTD.

Bryan J. Bergmann
Assistant Project Hydrogeologist

Kevin L. Brehm, P.E.
Senior Project Engineer

Thomas W. Kroeger, P.H.
Principal Hydrologist

Attachments

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EXECUTIVE SUMMARY

On behalf of the City of Kenosha Department of City Development, STS Consultants, Ltd. (STS) has completed a Phase I Environmental Site Assessment (ESA) for the property located at 8927 Sheridan Road in the City of Kenosha, Wisconsin. The City of Kenosha, under a grant from the United States Environmental Protection Agency (USEPA) Brownfields Economic Redevelopment Initiative, authorized this ESA to facilitate potential acquisition and redevelopment of the subject site. This Phase I ESA was performed for the purpose of identifying recognized environmental conditions, qualifying the level of environmental risk in connection with the subject site and determining whether additional investigation is required.

The subject site encompasses approximately 2.9 acres and is fallow. A main building with an attached garage and a shed are located on the west side of the property adjacent to Sheridan Road. East of the buildings the property is vacant. Piles of concrete rubble are present on the eastern half of the site. The main building was occupied by C & L Industrial Cleaners from 1967 to 1995 and by BBL Barrel Company in 1998. It is not known how the property was used prior to 1967. According to Ms. Sharon Krewson of the City of Kenosha Department of City Development, C & L Industrial Cleaners cleaned carpets for building entrances. It is not known if C & L Industrial Cleaners was involved in cleaning other types of materials and if so, what types of cleaning processes were used. The BBL Barrel Company sold industrial supplies. The buildings at the site are littered with debris.

To assess the environmental conditions at the subject site, STS reviewed site land use history, geology/hydrogeology, site and vicinity environmental records and performed a visual site reconnaissance at the subject site. The historical review indicated that the subject site was used by an industrial cleaning business from 1967 to 1995. Currently there is one main building and a shed on the subject site. The surrounding area includes residential, commercial, and agricultural land.

We have performed this Phase I ESA in conformance with the scope and limitations of ASTM E-1527-97 for the property located at 8927 Sheridan Road in the City of Kenosha, Wisconsin. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. The following recognized environmental conditions were identified at or in connection to the subject site:

- Several pits in the floor of the main building and garage contained either a sludge of unknown composition, a rust-like substance, or water.
- Used tires, oil containers, one-gallon paint cans, and other miscellaneous debris was present throughout the interior of the main building.

- The south and east sides of the shed were lined with 55-gallon drums. Some of the drums had covers. Drums with covers were not opened. Drums without covers contained used one-gallon paint cans, concrete rubble, and miscellaneous refuse.

The following potential recognized environmental conditions were also identified at or in connection to the subject site:

- Solvents and other chemicals were used on one property to the north and one property to the south of the subject property. WDNR files on both of these sites indicate potential dumping and improper handling of wastes.
- The adjacent property to the north was observed to have an AST. This AST was not registered with the state and its contents are not known.
- Mounds of concrete rubble east of the buildings are considered fill material.

Other issues relating to the subject site include:

- Small quantities of fuel, paint, tires, 55-gallon drums and other miscellaneous debris in the main building, garage, and shed should be removed prior to development of the subject site. The refrigerated trailer should also be removed.
- Due to the age of the onsite structures and the proposed plans for demolition, an evaluation for asbestos and lead-based paint is recommended.
- It is recommended that a Phase II ESA be conducted on the site. The Phase II ESA should include soil borings near the pits in the garage and main building, near the drums along the south side of the shed and loading dock. Several of the soil borings should be converted to temporary groundwater monitoring wells. Soil samples from the soil borings and groundwater samples from the monitoring wells should be analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and metals. Tests pits should also be excavated through some of the concrete piles to determine if fill materials pose a risk at the site.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
C & L INDUSTRIAL CLEANERS
8927 SHERIDAN ROAD
KENOSHA, WISCONSIN

1.0 INTRODUCTION

1.1 Site Description

STS Consultants, Ltd. (STS) completed a Phase I Environmental Site Assessment (ESA) of the C & L Industrial Cleaners property located at 8927 Sheridan Road in Kenosha, Wisconsin. The property is owned by the City of Kenosha and encompasses approximately 2.9 acres. The City of Kenosha, under a grant from the United States Environmental Protection Agency (USEPA) Brownfields Economic Redevelopment Initiative, authorized this Phase I ESA to facilitate potential acquisition and redevelopment of the subject site. This Phase I ESA was performed for the purpose of identifying recognized environmental conditions, qualifying the level of environmental risk in connection with the subject site and determining whether additional investigation is required.

The site is located in the Northwest ¼ of the Southeast ¼ of Section 18, Township 1 North, Range 23 East, in the City of Kenosha, Kenosha County Wisconsin. The location of the subject site is depicted in Figure 1. The site boundaries are depicted in Figure 2.

1.2 Scope Limitations

This Phase I ESA was performed for the purpose of identifying recognized environmental conditions in connection with the subject site. The study was conducted in general conformance with the American Society of Testing and Materials Standard (ASTM) E-1527-97. ASTM Standard E-1527-97 defines recognized environmental conditions as follows:

> "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

1.3 Contractual Agreements

This Phase I ESA for the subject property in Kenosha, Wisconsin has been prepared for the City of Kenosha. The work was performed in accordance with STS Proposal No. 11591PP, dated April 27, 2000.

The scope of services for this project, as described in this report, consisted of the following seven tasks:

1. Review of publicly accessible informational sources regarding historical and present land use for the subject site.
2. Review of State and Federal regulatory lists of known or potentially environmentally impaired sites to identify listed sites of concern within a specified radius of the subject site.
3. A visual reconnaissance of the subject site along with a brief reconnaissance of the adjacent properties.
4. A description of the physical setting of the subject site including the presence of wetland vegetation, transformers, and other site utilities.
5. Interviews with persons familiar with the subject site.
6. Interviews with local government officials.
7. Compilation and evaluation of the data collected and preparation of this report.

An inspection or testing for radon or lead-based paint was not included. A wetlands survey was not performed in conjunction with the project.

1.4 Personnel Credentials

Credentials of personnel who were involved in conducting this Phase I ESA are included in Appendix E.

2.0 RESULTS

The reviewed information sources and the site walkover provided the basis for evaluating recognized environmental conditions at the subject parcel in Kenosha, Wisconsin. The remainder of this section presents the information identified from this review. The results have been organized into the following sections:

1. Site and Vicinity Reconnaissance
    - Site Reconnaissance
    - Vicinity Reconnaissance

2. General Geologic Conditions
    - Geologic Sources Reviewed
    - Topographic, Geologic, and Hydrogeologic Setting

3. Historical Review
    - Historical Sources Reviewed
    - Aerial Photographs
    - Chain-of-Title Search
    - Interview
    - Building Inspector Records
    - City Directory Review
    - Fire Department Records
    - Sanborn Fire Insurance Maps

4. Environmental Database Review
    - Environmental Databases and Lists Reviewed
    - Database and List Review Results

2.1 Site and Vicinity Reconnaissance

Mr. Kevin Brehm and Mr. Bryan Bergmann of STS conducted a visual reconnaissance (walkover) of the subject site on June 7, 2000. Ms. Sharon Krewson of the City of Kenosha Department of City Development was also present during the site walkover. The purpose of the reconnaissance was to observe site conditions and to identify exposed features that could represent or be indicative of recognized environmental conditions. During the walkover, a list of features usually associated with environmental impairment was checked. Site photographs were also taken during the site walkover, copies of which are included in Appendix D. STS observed the site for features including: transformers, underground and aboveground storage tanks (USTs and ASTs), chemical storage areas, spills, and stains. A list of noted features with their location and condition was then compiled. If a potential

environmental issue was noted due to present or past conditions existing at the subject site, it was documented and recommendations as to further assessment, monitoring or remediation were made in this report.

The properties located immediately adjacent to the subject site were also observed during the reconnaissance for the same environmental concerns as the site. Observations of adjacent properties were made from the subject site or adjacent right-of-way. The apparent uses of each site were noted, along with its approximate location with respect to the subject site. The environmental condition of the properties located adjacent to the subject site is also discussed below.

2.1.1 Site Reconnaissance

The C & L Industrial Cleaners site consists of a 2.9-acre property developed with an approximately 1,250 square foot two-story building, an approximately 5,150 square foot garage attached to the main two-story building (the original structure), and a 625 square foot storage shed. None of the buildings are actively being used. These buildings are located within the west one-third of the property near Sheridan Road. Figure 2 shows the location of the original building at the site.

The first floor of the original structure has a main workroom, an office, and a workshop (See Figure 3). The main workroom and workshop have concrete slab floors. The floor in the office is tiled. A 12-foot by 4-foot pit (Pit #7) in the concrete floor was observed near the north end of the main workroom. The pit was covered with a piece of wood and contained sludge of unknown composition. The pit is approximately 1 foot deep and should be considered a recognized environmental condition. The workshop had a workbench in it along with used tires and other miscellaneous refuse. A desk and chair were present in the office along with some old clothes and papers. The elevation of the floor in the office was approximately one foot higher than the floor in the workroom and workshop. A wooden staircase going to the second floor was located along the west wall of the workshop. The second floor of the main building consisted of one large room above the main workroom. The room had a wood floor and several tables and sewing machines in it.

The garage attached to the main two-story building has a main garage area, a storage room, two bathrooms, and an office (located above the bathrooms). The garage is constructed of concrete blocks and a concrete floor.

The storage room is located in the southwest corner of the garage. Several one-gallon paint cans were observed inside the garage area and in the storage room in the garage. Four 55-gallon drums were observed in the southwest corner of the storage room. Two of the drums were full and according to the labels on the drums contain oil. Two of the drums were empty. An open drain in the floor of the storage room appeared to contain a petroleum-like

film on the water in the drain. The remainder of the storage room was littered with miscellaneous debris including used tires.

Six pits are present in the floor of the main garage. Figure 3 shows the location of the pits. All pits were approximately 1 foot deep except for Pit #3. The depth of Pit #3 was not measured. Each pit is described below.

- Pit #1 and Pit #2 are 45-feet long and run parallel to the length of the garage. Both pits appear to have been covered with wood at one time. At some later date the wood covering the pits was paved over with concrete except for a 3-foot by 4-foot section near the east end of Pit #1. A rust-like substance was observed below the wood covering the 3-foot by 4-foot section in Pit #1. It is not known whether Pit #2 was completely filled before it was paved over.
- Pit #3 is located near the west end of Pit #1. Pit #3 is covered with wood. Pit #3 was filled with water and possibly a trace of petroleum product. A piece of mechanical equipment, possibly a pump, was also observed in Pit #3.
- Pit #4 is located near the west end of Pit #2. Pit #4 was covered with a rectangular piece of metal and contained a rust-like substance.
- Pit #5 trends north-south and is located between Pits #1 and #2. This pit is covered with rectangular pieces of metal. Pit #5 contained a rust-like substance.
- Pit #6 is located on the north side of Pit #2. The western portion of Pit #6 appeared to have been paved over with concrete. Pit #6 was filled with a rust-like substance.

The pits described above are all considered recognized environmental conditions.

A drain is located near the southwest corner of the small pit to the south. The drain did not have a cover and was plugged with debris.

Oil staining was observed at several locations on the garage floor.

Two bathrooms were located in the northwest corner of the garage. The area between the bathrooms and the storage room was littered with miscellaneous refuse and a bicycle.

A staircase in the northwest corner of the garage led to a room above the bathrooms. The room apparently was used as an office at one time.

The area outside between the garage and storage shed is paved with concrete.

The storage shed is constructed of metal walls and has a concrete slab floor. The southern half of the storage shed is empty. The northern half of the storage shed has miscellaneous refuse in it.

A concrete loading dock abuts the north side of the storage shed. The loading dock slopes upward to the east. The east end of the loading dock is approximately four feet above the ground surface. Four large concrete blocks (approximately 4 x 2 x 2 feet) are located between the north side of the loading dock and a chain-link fence that connects to the fence that runs along the northern property boundary. A five-gallon bucket with traces of oil in it was observed near the northern property boundary by the concrete blocks.

Nine steel drums were observed along the south side of the shed. The drums were rusted and contained one-gallon paint cans, rubber, concrete and other miscellaneous refuse. Many of the drums were dented. One of the nine drums had been crushed. The nine steel drums are considered recognized environmental conditions.

A refrigerated trailer is located adjacent to the southeast side of the concrete loading dock. The door to the trailer is missing. A mattress was observed inside the trailer.

Seven drums were observed outside between the shed and the refrigerated trailer. Four of the drums had covers on them. Three of the drums did not have covers and appeared to contain miscellaneous refuse. The seven drums are considered recognized environmental conditions.

One plastic 55-gallon drum was observed outside between the loading dock and the refrigerated trailer. The drum contained approximately 2 inches of what appeared to be an oily substance and water.

Several mounds of concrete rubble and other miscellaneous debris were present in the eastern three-fifths of the site. The mounds were overgrown with vegetation. The eastern three-fifths of the site appeared to be approximately 2 feet higher in elevation than the rest of the site and adjacent properties. The mounds of concrete are considered potential recognized environmental conditions because the concrete is considered to be fill material.

The areas west and south of the main building and garage are covered with grass. The areas north and east of the main building and garage are covered with gravel and weeds. The eastern three-fifths of the site are covered with grass, weeds, and trees.

No areas outside of the buildings showed signs of staining. No stressed vegetation was observed during the site walkover.

No transformers were observed on the subject site or on properties adjacent to the subject site.

2.1.2 Vicinity Reconnaissance

Adjacent properties to the subject site were also viewed during the walkover. The properties were observed from the subject property boundary and adjacent right-of-way. The north side of the property is bordered by a vacant building that was formerly used as an automotive repair building. The south side of the subject property is bordered by a house (duplex). The east side of the property is bordered by railroad tracks. A review of the 1995 aerial photograph indicates that the property east of the railroad tracks is apparently used for agricultural purposes. The west side of the site is bordered by Sheridan Road. A residential housing development, under construction at the time of the walkover, was observed west of the site across Sheridan Road.

An aboveground storage tank (AST), approximately 200 to 300 gallons in size, was observed near the southeast corner of the vacant building on the adjacent property to the north. The AST is located approximately 100 feet from the north property line of the subject site. The AST is not registered with the Wisconsin Department of Commerce. The AST appeared to be a fuel oil tank and should be considered a potential recognized environmental condition to the subject site. No recognized environmental conditions were observed on the properties to the south, east, and west of the site.

2.2 General Geologic Conditions

2.2.1 Sources Reviewed

Published geologic and hydrogeologic information was reviewed to assess soil and bedrock types in the area, regional groundwater flow direction, and groundwater sources. The United States Geological Survey 7.5-minute quadrangle map was used to determine general land features in the area of the subject site, to evaluate the local topography and to estimate shallow groundwater flow direction. The sources reviewed for geologic and hydrogeologic information are referenced in the text and are listed in Section 5.0 (References).

2.2.2 Topographic, Geologic, and Hydrogeologic Setting

The 7.5-Minute topographic map of the Kenosha, Wisconsin Quadrangle (dated 1958, photorevised 1971) shows the parcel and vicinity features including the area topography and surface water features. Based on topography, it is anticipated that surface water and shallow groundwater flow is to the east toward Lake Michigan. Lake Michigan is located approximately 0.5 miles east of the subject site. The closest river to the site is Barnes Creek. Barnes Creek is located approximately 0.5 miles southwest of the subject site.

The native surficial soils in the vicinity of the subject site consist of the Boyer-Granby Association. The Boyer-Granby Association consists of well drained to very poorly drained

soils that have a loam to sand subsoil. The Boyer-Granby Association is underlain by sandy glacial outwash on ridges and knobs and in drainageways and depressions (USDA Soil Conservation Service, 1970). Specifically, the western portion of the subject site is mapped as loamy sand and the eastern portion of the site is mapped as fine sandy loam.

Glacial till deposits found below the surficial soils in the subject vicinity are mapped as the Pleistocene Age Oak Creek Formation (Mickelson, 1984). The glacial ice of the Lake Michigan lobe deposited the till of the Oak Creek Formation. The Oak Creek Formation consists of fine-grained glacial till, lacustrine clay, silt, sand, and some glaciofluvial sand and gravel. The underlying bedrock is the Silurian Niagara Dolomite. Bedrock is anticipated to be between 50 and 100 feet below ground surface (Trotta and Cotter, 1973).

Groundwater in unconsolidated deposits most likely flows east toward Lake Michigan. STS anticipates groundwater to be approximately 5 to 10 feet below ground surface in the vicinity of the site because standing water was observed on the neighboring properties to the north and south during the site walkover. The Niagara Dolomite is considered a regional aquifer with groundwater flow also to the east toward Lake Michigan (Skinner and Borman, 1973). The subject site is serviced by the City of Kenosha municipal water supply and sanitary sewer. The City of Kenosha uses Lake Michigan for it's potable water supply.

2.3 Historical Review

2.3.1 Historical Sources Reviewed

Available historical sources were reviewed in an effort to determine the past land use of the property and to attempt to create a chronology of events beginning at the time when the property was undeveloped. The following sources were reviewed for historical purposes:

- Aerial photographs obtained from the Southeast Wisconsin Regional Planning Commission for the years 1963, 1967, 1970, 1975, 1980, 1985, 1990 and 1995 were reviewed to determine the development of the property and to identify any past or present observable sources of recognizable environmental conditions.
- Records at the Kenosha County Register of Deeds – Land Records Office were reviewed to determine previous owners of the property.
- The City of Kenosha Building Inspector was contacted to review records regarding the development of the subject site and pertinent environmental information, such as records and permits pertaining to underground or aboveground storage tanks, asbestos removal, remodeling or demolition.

- City of Kenosha City Directories were reviewed to identify past tenants or businesses that occupied the subject site and neighboring properties.
- Kenosha Fire Department records for the subject property were reviewed to determine if there have been any fire responses to the subject site.
- Sanborn Fire Insurance Maps were reviewed to determine previous uses of the property.

Information regarding the historical sources reviewed is given in more detail in the following sections.

2.3.2 Aerial Photograph Review

The aerial photographs provided information on the development of the site and surrounding area. The 1963 photograph shows only the original two-story building present on the property. Sheridan Road was a two-lane road. The property north of the subject site appears to have been used as a automobile junk yard in 1963. Over 150 automobiles occupied the eastern four-fifths of the property. The former Chevrolet dealership, which is located two properties north of the subject property, did not exist in 1963. The surrounding areas are vacant farmland and residential properties.

The 1967 photograph shows several circular objects near the center of the site. The circular objects are probably piles of concrete rubble. The adjacent property to the north had one main building and four smaller outbuildings. The photograph also shows the addition of the former Chevrolet dealership two properties north of the subject site.

The 1970 photograph is similar to the 1967 photograph.

The 1975 photograph is similar to the 1970 photograph except that the adjacent property to the north had over 200 automobiles on it.

The 1980 photograph shows the addition of the garage on the east side of the original building and more piles of concrete rubble east of the center of the site. The majority of the adjacent property to the north was filled with automobiles. Sheridan Road became a four-lane divided highway sometime between 1975 and 1980.

The 1985 photograph shows a shed located east of the addition on the east side of the main building and more piles of concrete rubble at the east end of the property. Two of the four outbuildings on the adjacent property to the north were gone. The majority of automobiles on the adjacent property to the north were gone.

The 1990 photograph is similar to the 1985 photograph except for several trucks or buses that were parked east of the shed. The concrete rubble areas appeared to have vegetation growing over them. The two remaining outbuildings on the adjacent property to the north were gone. The area east of the main building where the automobiles had been parked was vacant.

The 1995 photograph shows all of the concrete rubble areas on the subject site overgrown with vegetation and buildings appear similar to what was present during site reconnaissance.

2.3.3 Chain-of-Title Search

A title search for the subject property was conducted by STS at the City of Kenosha Register of Deeds Office. STS's review of the title information revealed the subject parcel has been owned by C & L Industrial Cleaners from 1967 to 1995 and the BBL Barrel Company in 1998. A list of property owners for the subject site is provided in Appendix A.

2.3.4 Interviews

Ms. Sharon Krewson of the City of Kenosha Department of City Development was interviewed during the site walkover. Ms. Krewson said that the tax delinquent property was obtained by Kenosha County. The City of Kenosha obtained the property from Kenosha County. According to Ms. Krewson, C+L Industrial Cleaners cleaned carpets for business entranced at the property. The former owners of the property were unavailable for interview.

2.3.5 Building Inspector Records

Mr. Nick Tarsivia, Building Inspector for the City of Kenosha, was contacted regarding building inspector files for the subject property. Mr. Tarsivia stated that there were no building inspector files for the subject property.

2.3.6 City Directory Review

A review of the city directories for the City of Kenosha was conducted by STS at the Kenosha Public Library. STS's review of the city directories identified past tenants that occupied the subject site and neighboring properties. A list of past tenants for the subject site and neighboring properties is provided in Appendix B.

2.3.7 City of Kenosha Fire Department Records

City of Kenosha Fire Department records were reviewed at the City of Kenosha Municipal Building. A document in the file for 8927 Sheridan Road reported that there was a fire at the

property on March 5, 1979. The fire report indicated that C+L Industrial Cleaners had received material soaked in a flammable liquid from a customer. Vapors from the flammable liquid were ignited by sparks from a welding torch. A fire flashed through the interior area of the building. The specific area of the building that the fire flashed through and the amount of damage, if any, was not reported. No information regarding ASTs or USTs was included in the records.

2.3.8 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were not reviewed for the subject site because no maps were available for the area where the subject site is located.

2.4 Environmental Database Review

2.4.1 Environmental Databases and Lists Reviewed

Current Federal and State database listings for hazardous waste and other potentially impaired sites within specified search radii were identified for the subject site and vicinity by VISTA Environmental Solutions, Inc. (VISTA), a subconsultant search firm. The databases reviewed by VISTA were the most recent available as of June 6, 2000. The database sources and distances searched are listed below. Database reference definitions and acronym definitions are included in the VISTA report in Appendix C.

References	Search Radius
Federal NPL Site List dated January 2000	1.0-mile
State Hazardous Ranking List - substantial risk sites dated July 1994	1.0-mile
Federal CORRACTS List dated December 1999	1.0-mile
Federal RCRA TSD List dated December 1999	1.0-mile
Federal CERCLIS List dated October 1999	0.5-mile
Federal CERCLIS/NFRAP dated October 1999	0.5-mile
State Hazard Ranking List dated July 1994	0.5-mile
State Emergency Repair Program List dated December 1999	0.5-mile
Federal RCRA Corrective Action Sites dated December 1999	0.5-mile
State Solid Waste Landfill Sites (USGS) dated December 1991	0.5-mile
State Solid Waste Incinerators List dated February 1999	0.5-mile
State Solid and Hazardous Waste Data System dated January 2000	0.5-mile
State Leaking UST List dated December 1999	0.5-mile

State Registered UST List dated December 1999	0.25-mile
Federal ERNS list dated August 1999	0.125-mile
Federal RCRA Generators List dated December 1999	0.125-mile
Hazardous Substance Spill Sites List dated December 1999	0.125-mile

The database review concentrated on the property and the above stated search radii. The area encompassed by the VISTA review and the approximate location of sites of potential environmental concern identified through the database are shown on the figures attached to the VISTA report. Appendix C contains the results of the VISTA database search.

2.4.2 Database and List Review Results

A review of the information obtained from the VISTA search, performed on June 6, 2000, revealed facilities that are located within the specified ASTM radii. The following sites were identified within the specified radii on the following lists:

Database	Total Number of Sites
State equivalent CERCLIS List	3 sites
State Solid Waste Landfill List	1 site
State UST List	4 sites
Federal RCRA Generators List	4 sites

The following paragraphs discuss sites and/or facilities identified within the specified radii. The VISTA report in Appendix C provides an explanation of each list as well as more detail on each site.

Sites found on the regulatory list considered to be hydraulically side gradient (north and south) or downgradient (east) to the subject site were not considered to pose a significant environmental risk to the subject site. Upgradient sites (west) as well as immediately adjacent sites were evaluated based on the site status, distance to the subject site, and the presence of a potentially responsible party. Two such sites were identified; the Martin Band Instrument Company and the Mauro Chevrolet Cadillac site. Both sites are discussed below.

The Martin Band Instrument Company (also called G. LeBlanc Corporation), 9009 Sheridan Road, located south of the subject site, was identified on the Federal RCRA Generators List and on the State UST/AST List. The Martin Band Instrument Company property is a RCRA

small generator and generates less than 100 kg of non-acutely hazardous waste per month. This site also appears on the UST list. The Tank Detail report indicates that a 3500-gallon AST that was used to store unspecified chemicals was closed by removal. More information regarding the Martin Band Instrument Company site is presented below in the Wisconsin Department of Natural Resources File Review Section.

The site at 8845 Sheridan Road is identified as the Mauro Chevrolet Cadillac, a small quantity generator, and as the Steve Krejci site on the State UST list. As a small quantity generator, the Mauro Chevrolet generates less than 100 kg of non-acutely hazardous waste. The USTs registered under the name of Steve Krejci were reportedly removed in 1991. The tank detail report indicated three 1000-gallon USTs, one of which contained waste oil, and the other two of which were shown as containing "other" unspecified liquids. Based on these VISTA listings a WDNR file review was conducted and the results are discussed below.

One unmapped site was identified by VISTA and was determined to be outside the ASTM review radius.

Wisconsin Department of Natural Resources File Reviews

File reviews for properties located near the C & L Industrial Cleaners site were conducted at the Wisconsin Department of Natural Resources office in Sturtevant, Wisconsin. Files were reviewed for the M & N Auto Body site (Mauro Chevy Cadillac and Steve Krejci property) located at 8845 South Sheridan Road and the Martin Band Instruments (G. LeBlanc Corporation) site located at 9009 Sheridan Road.

The M & N Auto Body site is located approximately 0.1 miles north of the subject property. On September 2, 1993, a complaint was filed with the WDNR regarding the improper management of waste paints at the M & N Auto Body site. The complaint alleged that employees at M & N Auto Body had been dumping half-full cans of hardened paint and paint sludges into a dumpster outside of the M & N Auto Body building. The complaint stated that cans of unused paint were put in the dumpster and that the dumpster is picked up every day by a waste disposal company. The complaint also stated that solvents were sprayed onto cars so that paint can be stripped from the cars. The paint and solvent was stripped off and put in garbage cans. The garbage cans were then put in the dumpster. The complaint stated that a "urethane bumper stripper" was used to scrape excess paint from bumpers and that the paint sludge was put in the dumpster. The complaint also said solvents that end up on the floor inside the building were washed into a floor drain. According to the complaint, M & N Auto Body had five 55-gallon drums of lacquer thinner and paint solvents that had been in the building for at least two months. The complaint said the tops of the barrels were bulging but no contamination had been observed on the ground.

On October 29, 1993, a WDNR representative conducted a site visit at the M & N Auto Body. During the site visit, approximately 15 55-gallon steel and plastic drums were observed behind the building. The drums contained unidentified materials. The dumpster was empty; however the pavement around the dumpster showed evidence of paint-like staining. A drum next to the dumpster had a quarter-size hole in the top. The contents of the drum had a strong solvent odor. The field behind the building was inspected and showed evidence of dumping. The waste dumped behind the building was similar to waste found in channeled floor drains in the garages. The majority of the dumping occurred near a light pole located at the southern end of the field. According to the new operator at the site, past tenants left the drums behind. No additional information was available.

Based on the complaint filed with the WDNR, the M & N Auto Body site should be considered a potential recognized environmental condition to the subject site.

The Martin Band Instruments site is located approximately 0.1 miles south of the subject property. On December 3, 1991, a complaint was filed with the Wisconsin Department of Natural Resources. The complaint stated that chemicals had been dumped behind the building in a field near railroad tracks. The complainant had worked at Martin Band Instruments from approximately October 1990 to October 1991. The complainant said that current employees told him that chemicals were still dumped in the field but that sometimes the chemicals were hauled away. Martin Band Instruments makes musicals instruments. Instruments are frequently dipped in tubs containing chemicals to "strip off brass." The complainant said that spills occurred when the instruments were removed from the tubs. The spilled chemicals then went down the drain. According to the complaint, Martin Band Instruments uses degreasers and three or four different acids. The complainant said that the floor in the building is stained purple with buffing compound.

On February 20, 1992, a WDNR representative conducted a site visit at the Martin Band Instrument site. Inspection of the facility revealed that chromic acid, sodium bisulfate, sodium hydroxide, 1,1,1-trichloroethane, naphtha, deleading solution, and brightener cleaner 16 were used in the manufacturing process. The deleading solution is used to remove lead solder from joints in the instruments. The chromic acid, sodium bisulfate, and sodium hydroxide are used to clean metal parts. According to the WDNR report, approximately 15 gallons of sludge and liquids are collected from the sodium hydroxide and sodium bisulfate tanks every 6 weeks. The sludge and liquid are filtered through a sock in the back of the facility. One 55-gallon drum of sludge is generated approximately every 6 months. Approximately 80 gallons of 1,1,1-trichloroethane is generated every month and picked up by Safety Kleen for disposal. Approximately 10 to 15 gallons of naphtha is generated every 6 weeks. Martin Band Instruments was found to be in non-compliance with the small quantity generator requirements of Chapter NR 610 of the Wisconsin Administrative Code. Martin Band Instruments adequately corrected the areas of non-compliance.

The WDNR conducted an inspection of the Martin Band Instrument site on March 10, 1994. During the inspection, a 55-gallon drum containing waste 1,1,1-trichloroethane was observed. The label on the drum could not be read. Martin Band Instruments was found to be in noncompliance with the small quantity generator requirements of Chapter NR 610 of the Wisconsin Administrative Code. Martin Band Instruments adequately corrected the areas of non-compliance. No additional information was available.

Based on the complaint filed with the WDNR, the Martin Band Instrument site should be considered a potential recognized environmental condition to the subject site.

3.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

3.1 Summary of Findings

The following summarizes STS' findings resulting from the completion of a Phase I ESA for the property located at 8927 Sheridan Road in Kenosha, Wisconsin:

The subject site encompasses approximately 2.9 acres and is vacant. A main building with an attached garage and a shed are located on the west side of the property adjacent to Sheridan Road. East of the buildings the property is vacant. Piles of concrete rubble are present on the eastern half of the site. The main building was occupied by C & L Industrial Cleaners from 1967 to 1995 and BBL Barrel Company in 1998. It is not known how the property was used prior to 1967. According to Ms. Sharon Krewson of the City of Kenosha Department of City Development, C & L Industrial Cleaners cleaned carpets for building entrances. It is not known if C & L Industrial Cleaners was involved in cleaning other types of materials and if so, what types of cleaning processes were used. The BBL Barrel Company sold industrial supplies. The buildings at the site are in need of repair and littered with debris.

A site walkover of the subject property was conducted at which time the following were observed:

- Several pits in the floor of the main building contained either rust, oil-like sludge, or a mixture of oil and water.
- Used tires, oil containers, one-gallon paint cans, and other miscellaneous debris was present throughout the interior of the main building.
- The south and east sides of the shed were lined with 55-gallon drums. Some of the drums had covers. Drums with covers were not opened. Drums without covers contained used one-gallon paint cans, concrete rubble, and miscellaneous refuse.
- Oil stains on the concrete floor in the garage.
- Four 55-gallon drums (two empty and two containing oil) in the storage room of the garage.
- Several mounds of concrete rubble are present east of the buildings (fill on back 2/3 of site).
- An AST is located on the property immediately north of the subject site.
- Off-site sources.

3.2 Conclusions

We have performed this Phase I ESA in conformance with the scope and limitations of ASTM E-1527-97 for the property located at 8927 Sheridan Road in the City of Kenosha, Wisconsin. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Several pits in the floor of the main building and garage contained either sludge of unknown composition, a rust-like substance, or water.
- The south and east sides of the shed were lined with 55-gallon drums. Some of the drums had covers. Drums with covers were not opened. Drums without covers contained used one-gallon paint cans, concrete rubble, and miscellaneous refuse.

Potential recognized environmental conditions associated with the property include the following:

- Solvents and other chemicals were used on one property to the north and one property to the south of the subject property. WDNR files for both of these sites indicate potential dumping and improper handling of wastes.
- The adjacent property to the north was observed to have an AST. This AST was not registered with the State and its contents are not known.
- Mounds of concrete rubble east of the buildings are considered fill materials.

3.3 Recommendations

Based on the findings and conclusions as presented in this Phase I ESA, small quantities of fuel, paint, tires, and other miscellaneous debris in the main building, garage, and shed should be removed prior to development of the subject site. The refrigerated trailer should also be removed.

STS recommends that a Phase II ESA be conducted on the site. The Phase II ESA should include soil borings near the pits in the garage and main building, near the drums along the south side of the shed and loading dock. Several of the soil borings should be converted to temporary groundwater monitoring wells. Soil samples from the soil borings and groundwater samples from the monitoring wells should be analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and metals. Tests pits should also be excavated through some of the concrete piles to determine if fill materials pose a risk at the site.

4.0 GENERAL QUALIFICATIONS

The purpose of this environmental assessment is to identify past and current property uses and related liabilities. STS assumes no responsibility for the discovery and elimination of hazards that could possibly cause accidents, injuries, or damage. Compliance with the recommendations and/or suggestions contained in this report in no way assures elimination of hazards or the fulfillment of a property owner's obligation under any local, state or federal laws or any modifications or changes thereto. It is the responsibility of the property owner to notify authorities of any conditions that are in violation of the current legal standards.

Factual information regarding operations, conditions, and test data were obtained, in part, from the client, outside agents and third parties and have been assumed by STS to be correct and complete. Because the facts stated in this report are subject to professional interpretation, they could result in differing conclusions. In addition, the findings and conclusions contained in this report are based on various quantitative factors as they existed on or near the date of the survey.

STS has prepared this report at the request of its client, the City of Kenosha Department of City Development. STS assumes responsibility for the accuracy of the report's contents, subject to what is stated elsewhere in this section, but recommends the report be used only for the purpose intended by the client and STS when the report was prepared. The report may be unsuitable for other uses, and reliance on its contents by anyone other than the client is done at the sole risk of the user. STS accepts no responsibility for application or interpretation of the results by anyone other than the client.

This report reflects conditions, operations, and practices as observed on the date of the site visit. Changes or modifications to procedures and/or facilities made after the site visit are not included.

5.0 REFERENCES

Mickelson, D.M., L. Layton, R.W. Baker, W.N. Mode and A.F. Schneider, 1984. Pleistocene Stratigraphic Units of Wisconsin. Madison: University of Wisconsin-Extension, Geologic and Natural History Survey, pp. A9-1.

Mudrey, M.G. Jr., B.A. Brown and J.K. Greenberg, 1982. Bedrock Geologic Map of Wisconsin. Madison: University of Wisconsin-Extension Geological and Natural History Survey, Scale=1:1,000,000.

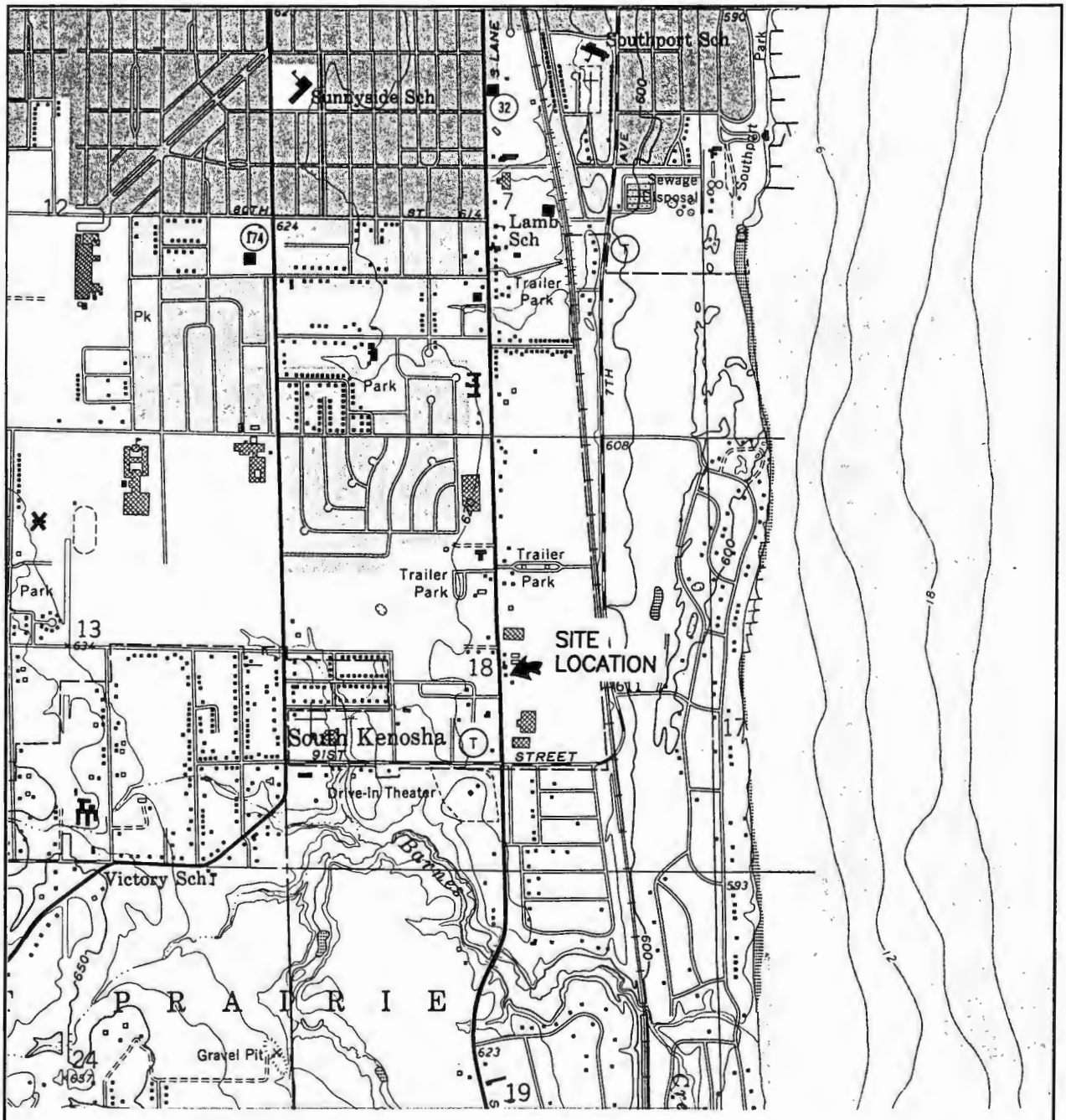
Skinner, E.L and R. G. Borman, 1973. Water Resources of Wisconsin-Lake Michigan Basin. University of Wisconsin-Extension Geological and Natural History Survey.

Trotta, L. C. and R. D. Cotter, 1973. Map of Depth to Bedrock in Wisconsin. Madison: University of Wisconsin-Extension Geologic and Natural History Survey, Scale=1:1,000,000.

United States Department of Agriculture Soil Conservation Service, 1970. Soil Survey of Kenosha and Racine Counties, Wisconsin.

United States Geological Survey, 1958 photorevised 1971, 7.5-Minute Topographic Map of the Kenosha Wisconsin Quadrangle. Scale=1:24,000.

FIGURES

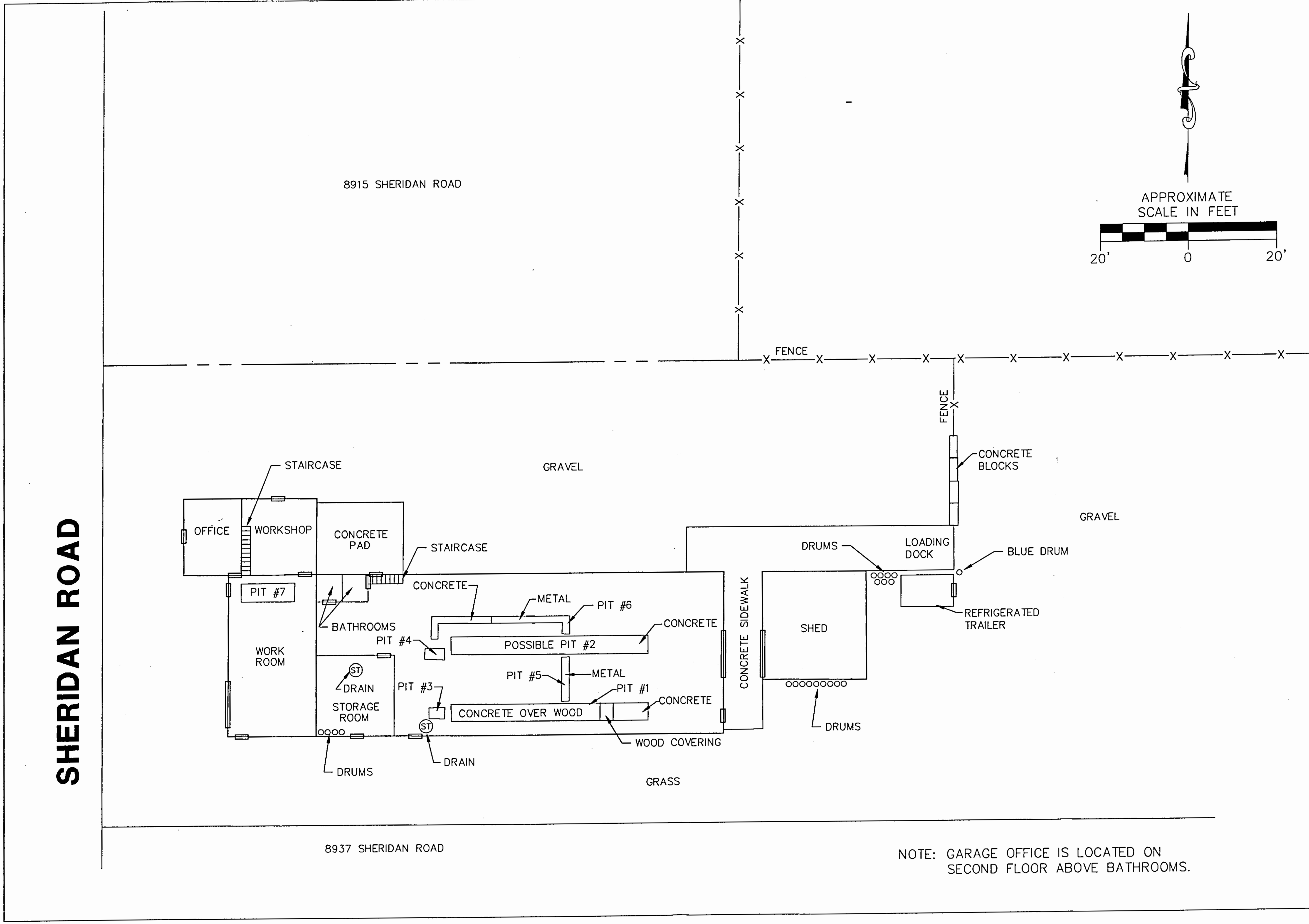


SOURCE: USGS TOPOGRAPHIC QUADRANGLE MAP: KENOSHA, WISCONSIN (1958, PHOTOREVISED 1971)

STS Consultants Ltd
Consulting Engineers

SITE LOCATION MAP
C + L INDUSTRIAL CLEANERS
8927 SHERIDAN ROAD
KENOSHA, WISCONSIN

DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:
FILE NO.	SCALE: 1 inch = 2,000 feet
STS PROJECT NO. 86415XA	FIGURE NO. 1



REVISION NO. | DESCRIPTION | DATE

DESIGNED BY BJB DATE 7-11-00
DRAWN BY PDS DATE 7-11-00
APPROVED BY TWK DATE 7-11-00
CADFILE ..\86415XA\DWG\586415XA000.DWG
XREF
LMAN 586415XA000.lay

BUILDING LAYOUT
C & L INDUSTRIAL CLEANERS
8927 SHERIDAN ROAD
KENOSHA, WISCONSIN

STS Consultants Ltd.
Consulting Engineers
11425 W. Lake Park Dr.
Milwaukee, WI 53224
414.359.3030

STS PROJECT NUMBER
86415XA
STS PROJECT FILE
SCALE
APPROX. 1"=20'
SHEET NUMBER
3

W:\86415XA\dwg\586415XA000.dwg, FIGURE-3, 07/27/2000 09:36:05 AM, Dulay

8845 SHERIDAN ROAD

N. LINE SE1/4 SEC. 18-1-23

---- 1245.0' (H.S.S.) ----

50' 50'

4.18'

E SHERIDAN ROAD

235.9'

W. LINE SE1/4 SEC. 18-1-23

DENOTES IRON PIPE

NOT INCLUDED

N

8915 SHERIDAN ROAD

---- 1259.9' ----

235.0

N. W. RWY. CO.

33.6' 44.82'

COR. BLDG. 1.4 N.

45.24'

250'

70'

COR. BLDG. 0.3W & 1.6S.

250'

70'

8927 SHERIDAN ROAD

HUDSON - 2.56 AC.

Property Line by Deed Dimensions

---- 1016.24' ----

(DEED 103.82')

ACT. 104.0'

5.9'

2.74'

47.26

5.9'

---- 1269.55' (R.L.S.) ----

---- 1016.81' ----

5.9'

8937 SHERIDAN ROAD

N. Line Sheridan Park Sub. (unrec.) as monumented and occupied

5.9' STRIP = 0.14 AC.

50' 50'

Plat of Survey of

PART OF THE SE¼ OF SEC. 18-1-23

CITY OF KENOSHA
KENOSHA COUNTY, WISCONSIN

for
V. W. Gonnering, Realtor

COUNTY SURVEYOR'S OFFICE
Court House
Kenosha, Wis.
July - 1965

SE 18-1-23-3

FIGURE 2

SITE BOUNDARY MAP

APPENDICES

Appendix A - Chain-of-Title Summary

Appendix B - City Directory Review

Appendix C - VISTA Database Search Results

Appendix D - Site Photographs

Appendix E - Professional Profiles

APPENDIX A

Chain-of-Title Summary

Property Address: 8927 Sheridan Road

Year	Property Owner/Transaction
4/28/30-4/30/30	Adolf Kleeb and wife to Luther Shelton and wife
12/11/64-12/14/64	Luther Shelton to V.W. Gonnering Realtors and Insurers,etc.
5/21/65-6/17/65	V.W. Gonnering Realtors and Insurers,etc. to Albert L. Hudson and wife
4/29/66	Albert L. Hudson and Maxine M. Hudson to Oscar T. Chwala and Matilda Chwala
10/29/76	Matilda Chwala to Clarence J. and Bruce J. Chwala
2/20/85	Bruce J. Chwala to Clarence J. Chwala
7/23/87	Oscar T. Chwala to Matilda and Ottilda Chwala
8/31/90	Clarence J. to Bruce J. Chwala
8/31/90-9/14/90	Bruce J. and Patricia L. Chwala to Heritage Bank & Trust
10/27/99	Bruce J. Chwala to Kenosha County
1/13/00-2/21/00	Kenosha County to City of Kenosha

APPENDIX B

City Directory Review

Property Address: 8927 Sheridan Road (Subject site)

Year	Tenant/Business
1941 to 1965	No Record
1966	Vacant
1967 to 1995	C+L Cleaners
1996 to 1997	Vacant
1998	BBL Barrel Co. (Industrial Supplies)

Property Address: 8915 Sheridan Road (Adjacent site to north)

Year	Tenant/Business
1941 to 1955	No Record
1960 to 1964	Vacant
1965 to 1967	Auto Parts, Inc.
1968	No Return
1969 to 1984	L+M Auto Parts/Malsack & Sons Auto Salvage
1985 to 1989	Andersons L+M Auto Parts, Inc.
1990 to 1992	Mauro Toyota
1993 to 1998	Cellutech Communications

Property Address: 8937 Sheridan Road (Adjacent property to south)

Year	Tenant/Business
1941 to 1955	No Record
1960 to 1964	Vacant
1965	Richard Herrick
1966	David Tillert
1967	Robert Floyd
1968	No Return
1969 to 1971	Larry Peterson
1972 to 1974	No Return
1975	Vacant
1976 to 1983	Naomi Shampiney
1984 to 1988	Vacant
1989 to 1995	B. E. Seidler
1996 to 1998	Not Verified

APPENDIX C

VISTA Database Search Results

SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 5/6/86415XA Former CL Industrial Cleaners 8927 Sheridan Road Kenosha, WI 53143 Latitude/Longitude: (42.544751, 87.824046)	Colette Malmarowski STS Consultants, Ltd 11425 West Lake Park Dr Milwaukee, WI 53224

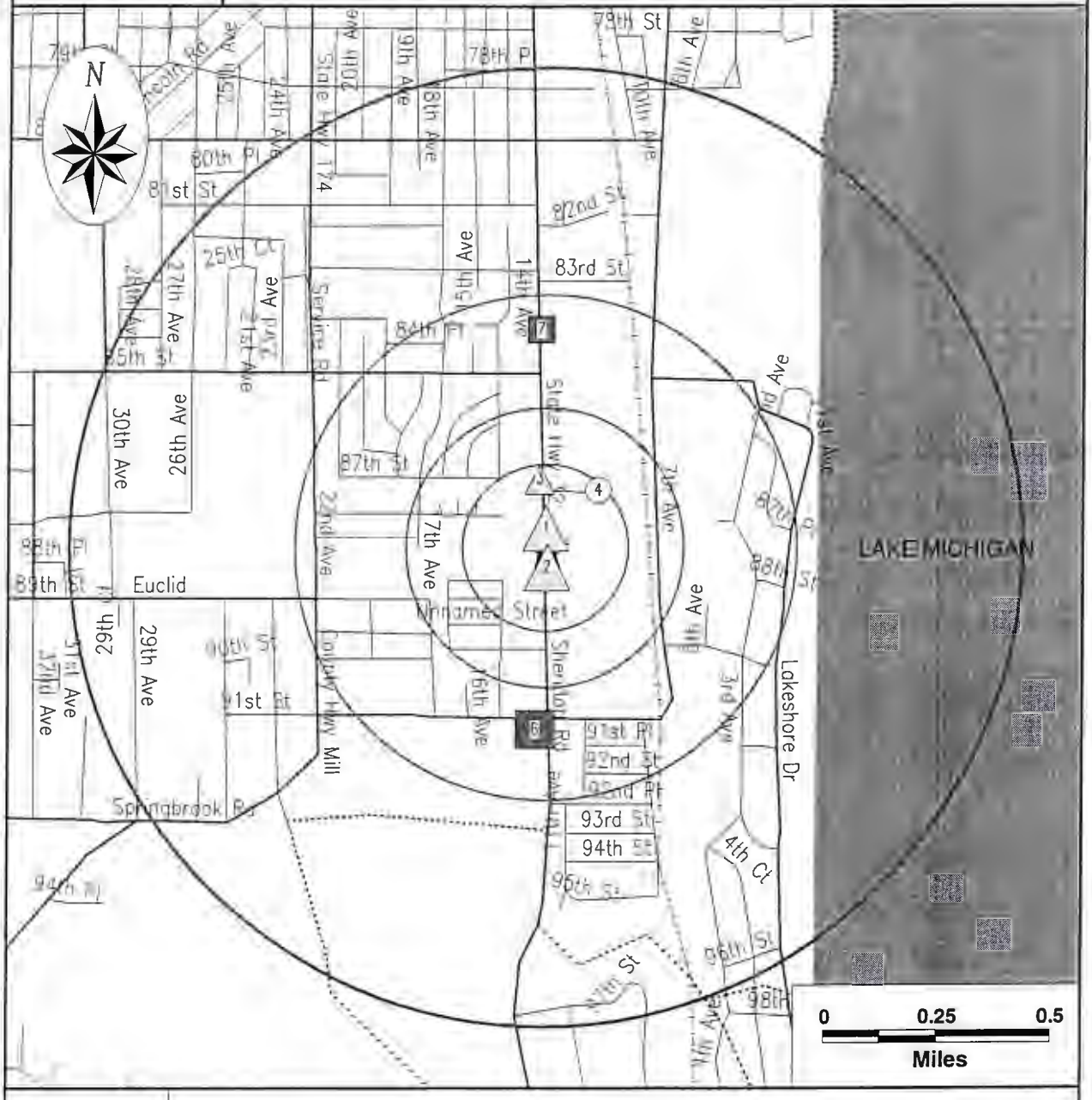
Site Distribution Summary Agency / Database - Type of Records			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
A) Databases searched to 1 mile:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS (TSD)	RCRA Corrective Actions and associated TSD	0	0	0	0
STATE	SPL	State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:						
STATE	SCL	State equivalent CERCLIS list	0	0	3	-
US EPA	CERCLIS / NFRAP	Sites currently or formerly under review by US EPA	0	0	0	-
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE	LUST	Leaking Underground Storage Tanks	0	0	0	-
STATE	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	2	-
C) Databases searched to 1/4 mile:						
STATE	UST	Registered underground storage tanks	4	0	-	-
D) Databases searched to 1/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	LG GEN	RCRA registered large generators of hazardous waste	0	-	-	-
US EPA	SM GEN	RCRA registered small generators of hazardous waste	4	-	-	-
STATE	SPILLS	State spills list	0	-	-	-

This report meets the ASTM standard E-1527 for standard federal and state government database research in a Phase I environmental site assessment. A (-) indicates a distance not searched because it exceeds these ASTM search parameters.

NOTES

SITE ASSESSMENT REPORT

Map of Sites within 1 Mile

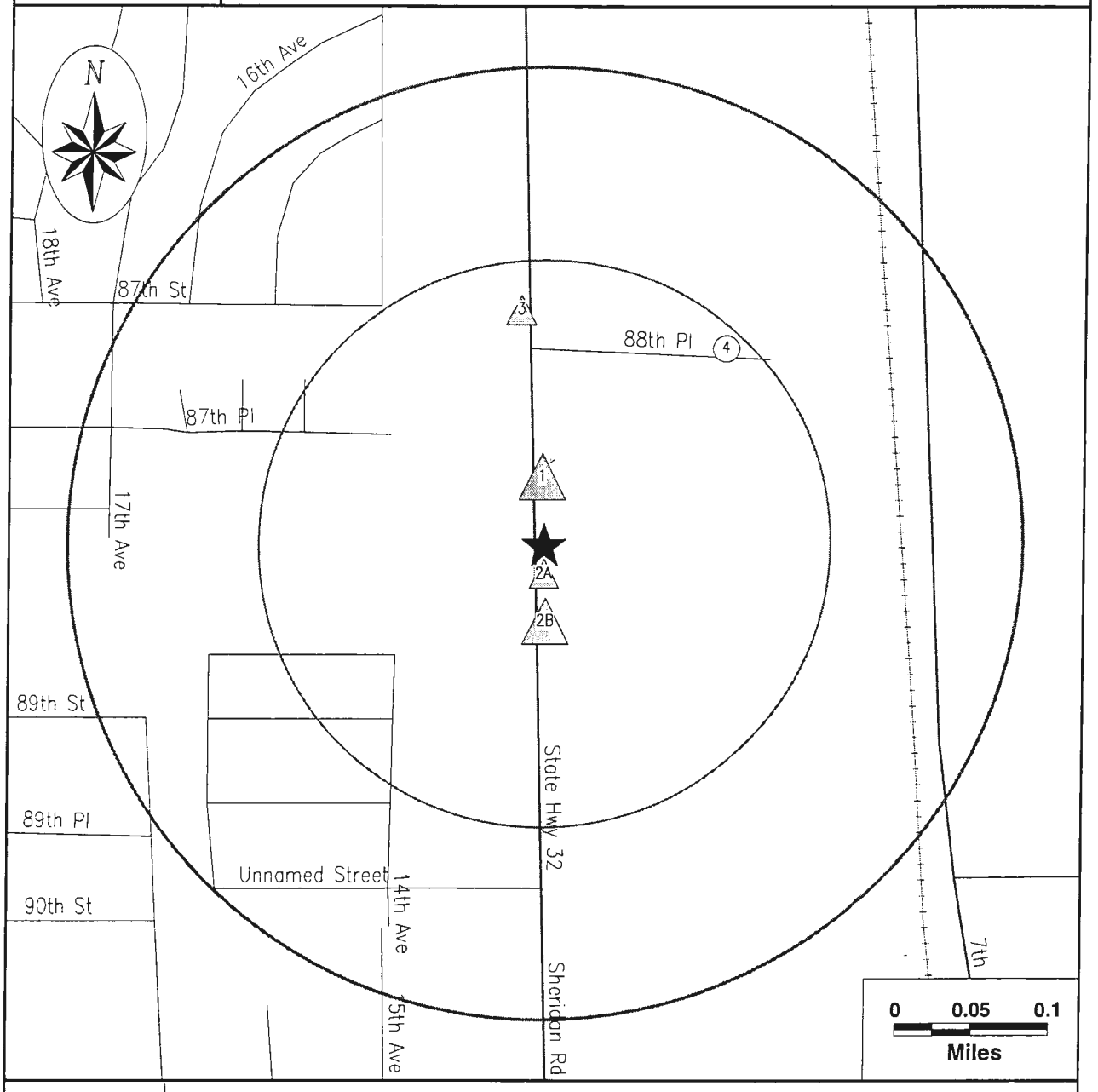


Subject Site	Category: / Databases Searched to:	A 1 mi.	B 1/2 mi.	C 1/4 mi.	D 1/8 mi.
★	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, CORRACTS (TSD)	CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS

Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

SITE ASSESSMENT REPORT

Map of Sites within 1/4 Mile

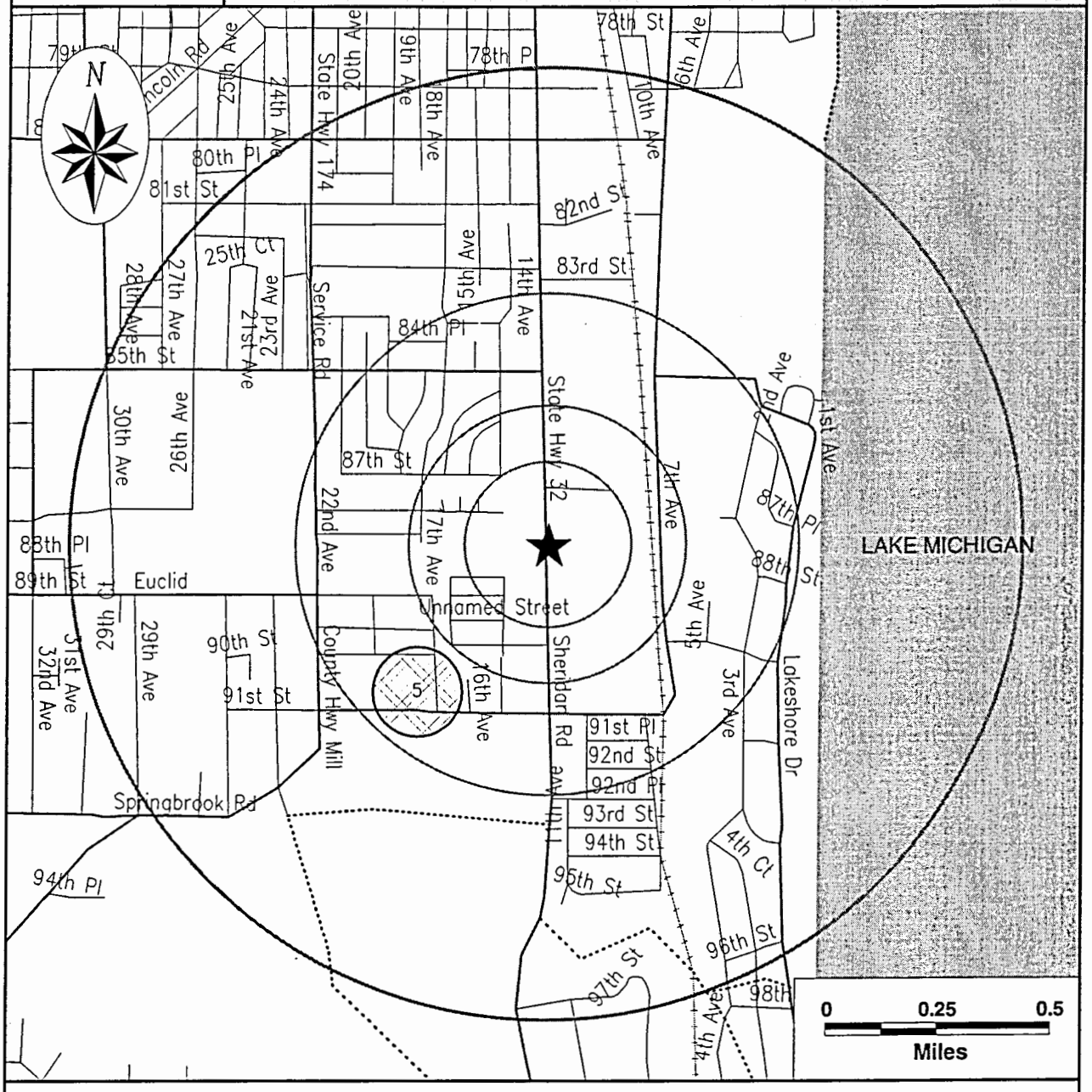


Subject Site	Category:	A	B	C	D
	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
★	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, CORRACTS (TSD)	CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS

Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

SITE ASSESSMENT REPORT

Sites Represented as Radius Buffers

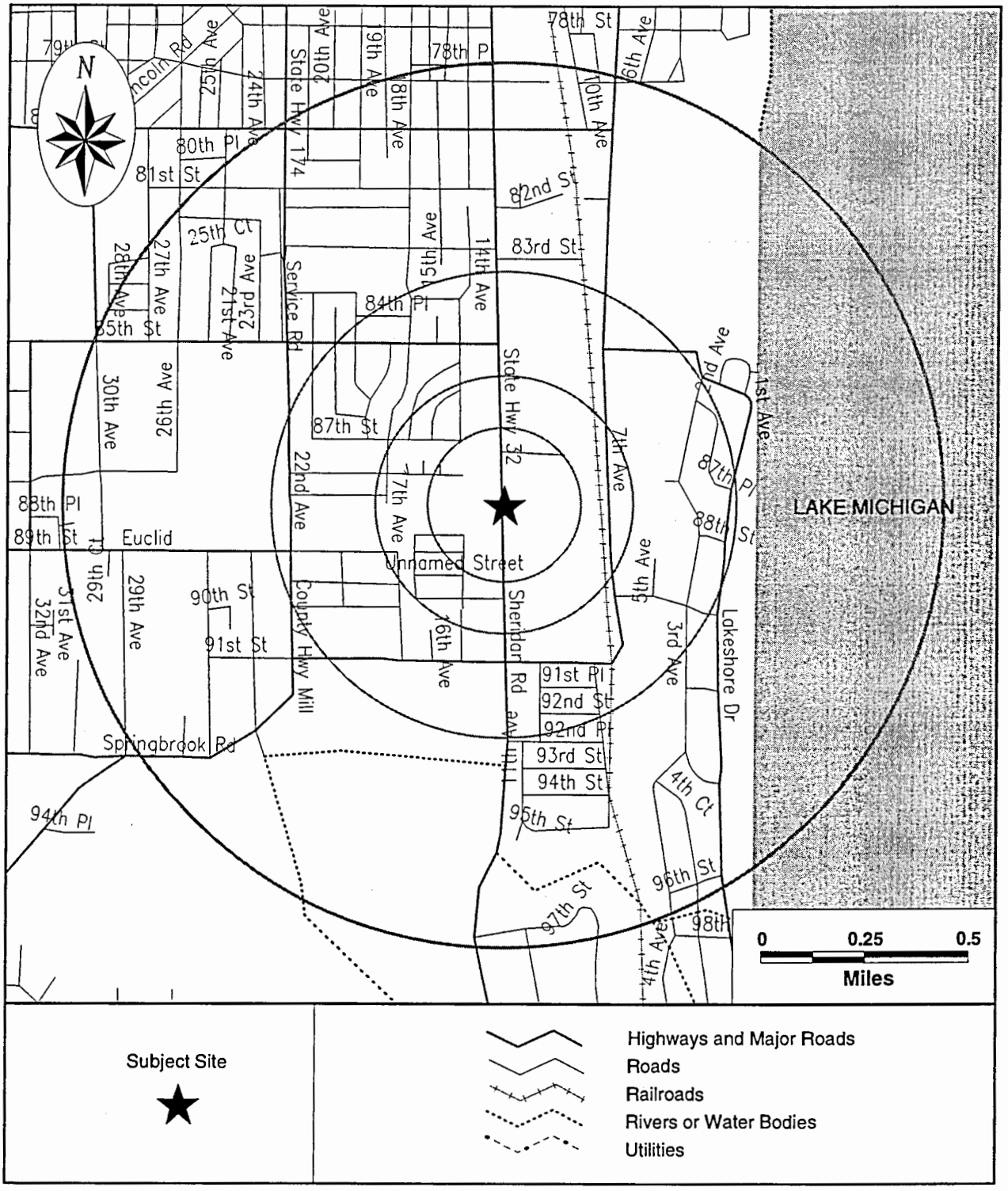


These radii are estimated from agency records or detailed street maps. The radii may be based on the furthest boundary of each property or study area from its center. For more information contact the agency referenced by source number in the site listing.

★ Subject Site	Highways and Major Roads
	Roads
	Railroads
	Rivers or Water Bodies
	Utilities

SITE ASSESSMENT REPORT

Street Map



SITE ASSESSMENT REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A			B					C	D			
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
1	MAURO CHEVY CADILLAC 8845 SHERIDAN RD KENOSHA, WI 53143	*23192* *0.00 MI* *NA*												X	
1	STEVE KREJCI 8845 SHERIDAN RD KENOSHA, WI 53143	*11592884* *0.00 MI* *NA*									X				
2A	BOTHE AND ASSOCIATES INC 8961 SHERIDAN RD KENOSHA, WI 53143	*566383* *0.00 MI* *NA*									X				
2B	G LEBLANC CORP 9009 SHERIDAN RD KENOSHA, WI 53143	*11592885* *0.00 MI* *NA*									X				
2B	MARTIN BAND INSTRUMENT CO. 9009 SHERIDAN RD. KENOSHA, WI 53143	*259804* *0.00 MI* *NA*												X	
2B	IEA INC 9037 SHERIDAN RD KENOSHA, WI 53143	*3276340* *<0.01 MI* *S*												X	
3	MAURO ENTERPRISES 8700 SHERIDAN RD KENOSHA, WI 53143	*4243149* *0.09 MI* *N*									X				
4	VISTA INTERNTIONAL PACKAGING INC 1126 88TH PLACE KENOSHA, WI 53143	*455335* *0.11 MI* *NE*												X	

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A			B					C	D			
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
No Records Found															

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID / DISTANCE / DIRECTION	A			B						C	D			
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
5	ROGERS TREE SERVICE 42.53999 -87.82971 KENOSHA, WI 53143	11682940 0.28 MI NA								X					
6	KENO DRIVE-IN 9102 SHERIDAN RD KENOSHA, WI 53143	2208950 0.34 MI S				X									
6	ROGERS TREE SERVICE 9206 SHERIDAN RD PLEASANT PRAIRIE, WI 53158	6609125 0.35 MI S				X				X					
7	HANSCHE FARM 8405 SHERIDAN RD KENOSHA, WI 53143	11026601 0.42 MI N				X									

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID / DISTANCE / DIRECTION	A			B					C	D			
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
No Records Found															

UNMAPPED SITES	VISTA ID	A			B					C	D			
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
OSILIUS PROPERTY (FORMER) 17101 HWY KR KENOSHA, WI	5339802							X						
ROADSIDE PETROLEUM INC 7511 118TH ST PLEASANT PRAIRIE, WI 53158	11835161									X				
PHILLIPS 66 COMPANY RTE 5 PLEASANT PRAIRIE, WI 53158	11589544									X				
DYNAMIC CORPORATION 3122 14TH AVE KENOSHA, WI 53141	12467166									X				
/ SHAEFER ESTATE 8600 LAKE SHORE DR PLEASANT PRAIRIE, WI 53158	11557738									X				

SITE ASSESSMENT REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	MAURO CHEVY CADILLAC 8845 SHERIDAN RD KENOSHA, WI 53143	VISTA ID#:	23192	Map ID 1
		Distance/Direction:	0.00 MI / NA	
		Plotted as:	Point	

RCRA-SmGen - RCRA-Small Generator / SRC# 15 — EPA ID: WID139772024

Agency Address:	*MAURO CHEVY CADILLAC 8845 SHERIDAN RD KENOSHA, WI 53140*
Generator Class:	*Generates less than 100 kg./month of non-acutely hazardous waste.*

VISTA Address*:	STEVE KREJCI 8845 SHERIDAN RD KENOSHA, WI 53143	VISTA ID#:	11592884	Map ID 1
		Distance/Direction:	0.00 MI / NA	
		Plotted as:	Point	

STATE UST - State Underground Storage Tank / SRC# 537 — Agency ID: 109207

Agency Address:	*SAME AS ABOVE*
Underground Tanks:	*3*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

Tank ID:	*404579U*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*USED OIL*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*BARE STEEL*
Tank Size (Units):	*1000 (GALLONS)*	**Tank Material:**	*BARE STEEL*
Tank ID:	*404580U*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*OTHER*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*BARE STEEL*
Tank Size (Units):	*1000 (GALLONS)*	**Tank Material:**	*BARE STEEL*
Tank ID:	*404581U*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*OTHER*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*BARE STEEL*
Tank Size (Units):	*1000 (GALLONS)*	**Tank Material:**	*BARE STEEL*

VISTA Address*:	BOTHE AND ASSOCIATES INC 8961 SHERIDAN RD KENOSHA, WI 53143	VISTA ID#:	566383	Map ID 2A
		Distance/Direction:	0.00 MI / NA	
		Plotted as:	Point	

STATE UST - State Underground Storage Tank / SRC# 537 — Agency ID: 58070

Agency Address:	*BOTHE ASSOCIATES INC 8961 SHERIDAN RD KENOSHA, WI 53140*
Underground Tanks:	*2*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

Tank ID:	*404429U*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*LEADED GAS*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*UNKNOWN*
Tank Size (Units):	*1000 (GALLONS)*	**Tank Material:**	*UNKNOWN*
Tank ID:	*404430U*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*UNLEADED GAS*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*UNKNOWN*
Tank Size (Units):	*1000 (GALLONS)*	**Tank Material:**	*COATED STEEL*

VISTA Address*:			
G LEBLANC CORP **9009 SHERIDAN RD** **KENOSHA, WI 53143**	VISTA ID#:	11592885	Map ID **2B**
	Distance/Direction:	0.00 MI / NA	
	Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 537	Agency ID:	153748	

Agency Address:	*SAME AS ABOVE*
Underground Tanks:	*NOT REPORTED*
Aboveground Tanks:	*1*
Tanks Removed:	*NOT REPORTED*

Tank ID:	*205623A*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*OTHER*	**Leak Monitoring:**	*NOT AVAILABLE*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*UNKNOWN*
Tank Size (Units):	*3500 (GALLONS)*	**Tank Material:**	*STEEL LINED INTERIOR*

VISTA Address*:			
MARTIN BAND INSTRUMENT CO. **9009 SHERIDAN RD.** **KENOSHA, WI 53143**	VISTA ID#:	259804	Map ID **2B**
	Distance/Direction:	0.00 MI / NA	
	Plotted as:	Point	
RCRA-SmGen - RCRA-Small Generator / SRC# 15	EPA ID:	WID102219136	

Agency Address:	*MARTIN BAND INSTRUMENT CO* *9009 W SHERIDAN RD* *KENOSHA, WI 53140*
Generator Class:	*Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste*

VISTA Address*:			
IEA INC **9037 SHERIDAN RD** **KENOSHA, WI 53143**	VISTA ID#:	3276340	Map ID **2B**
	Distance/Direction:	<0.01 MI / S	
	Plotted as:	Point	
RCRA-SmGen - RCRA-Small Generator / SRC# 15	EPA ID:	WID988611505	

Agency Address:	*SAME AS ABOVE*
Generator Class:	*Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste*

PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*:	MAURO ENTERPRISES 8700 SHERIDAN RD KENOSHA, WI 53143	VISTA ID#:	4243149
		Distance/Direction:	0.09 MI / N
		Plotted as:	Point

Map ID 3

STATE UST - State Underground Storage Tank / SRC# 537 — Agency ID: 109236

Agency Address:	*MAURO ENTERPRISES 8700 SHERIDAN RD KENOSHA, WI 53140*
Underground Tanks:	*4*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

Tank ID:	*404313U*	**Tank Status:**	*CLOSED IN PLACE*
Tank Contents:	*UNKNOWN*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*UNKNOWN*
Tank Size (Units):	*2000 (GALLONS)*	**Tank Material:**	*UNKNOWN*
Tank ID:	*404314U*	**Tank Status:**	*CLOSED IN PLACE*
Tank Contents:	*UNKNOWN*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*UNKNOWN*
Tank Size (Units):	*2000 (GALLONS)*	**Tank Material:**	*UNKNOWN*
Tank ID:	*404315U*	**Tank Status:**	*CLOSED IN PLACE*
Tank Contents:	*UNKNOWN*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*UNKNOWN*
Tank Size (Units):	*2000 (GALLONS)*	**Tank Material:**	*UNKNOWN*
Tank ID:	*404316U*	**Tank Status:**	*CLOSED IN PLACE*
Tank Contents:	*UNKNOWN*	**Leak Monitoring:**	
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*UNKNOWN*
Tank Size (Units):	*2000 (GALLONS)*	**Tank Material:**	*UNKNOWN*

VISTA Address*:	VISTA INTERNTIONAL PACKAGING INC 1126 88TH PLACE KENOSHA, WI 53143	VISTA ID#:	455335
		Distance/Direction:	0.11 MI / NE
		Plotted as:	Point

Map ID 4

RCRA-SmGen - RCRA-Small Generator / SRC# 15 — EPA ID: WID055428122

Agency Address:	*VISTA INTERNTIONAL PACKAGING INC 1126 88TH PLACE KENOSHA, WI 53141*
Generator Class:	*Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste*

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	ROGERS TREE SERVICE 42.53999 -87.82971 KENOSHA, WI 53143	VISTA ID#:	11682940	Map ID
		Distance/Direction:	0.28 MI / NA	5
		Plotted as:	Radius	
STATE SWLF - Solid Waste Landfill / SRC# 23		Agency ID:	8962.00000	

Agency Address:	*ROGERS TREE SERVICE* *42.53999 -87.82971* *WI*
Facility Type:	*NOT AVAILABLE*
Facility Status:	*NOT AVAILABLE*
Facility Life:	*NOT REPORTED*
Permit Status:	*NOT AVAILABLE*
Waste:	*NOT REPORTED*

VISTA Address*:	KENO DRIVE-IN 9102 SHERIDAN RD KENOSHA, WI 53143	VISTA ID#:	2208950	Map ID
		Distance/Direction:	0.34 MI / S	6
		Plotted as:	Point	
SCL - State Equivalent CERCLIS List / SRC# 539		Agency ID:	0230000126	

Agency Address:	*KENO DRIVE-IN* *9102 SHERIDAN RD* *PLEASANT PRAIRIE, WI*
Status:	*UNKNOWN*
Facility Type:	*NOT AVAILABLE*
Lead Agency:	*NOT AVAILABLE*
State Status:	*NOT AVAILABLE*
Pollutant 1:	*UNKNOWN*
Pollutant 2:	*UNKNOWN*
Pollutant 3:	*UNKNOWN*

VISTA Address*:	ROGERS TREE SERVICE 9206 SHERIDAN RD PLEASANT PRAIRIE, WI 53158	VISTA ID#:	6609125	Map ID
		Distance/Direction:	0.35 MI / S	6
		Plotted as:	Point	
STATE SWLF - Solid Waste Landfill / SRC# 538		Agency ID:	2410	

Agency Address:	*ROGERS TREE SERVICE* *9206 SHERIDAN RD* *PLEASANT PRAIRIE, WI*
Facility Type:	*LANDFILL*
Facility Status:	*NOT AVAILABLE*
Facility Life:	*NOT REPORTED*
Permit Status:	*NOT AVAILABLE*
Waste:	*NOT REPORTED*

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

SCL - State Equivalent CERCLIS List / SRC# 539		Agency ID:	0230000120
Agency Address:	*ROGERS TREE SERVICE* *9206 SHERIDAN RD* *PLEASANT PRAIRIE, WI*		
Status:	*UNKNOWN*		
Facility Type:	*NOT AVAILABLE*		
Lead Agency:	*NOT AVAILABLE*		
State Status:	*NOT AVAILABLE*		
Pollutant 1:	*UNKNOWN*		
Pollutant 2:	*UNKNOWN*		
Pollutant 3:	*UNKNOWN*		

STATE SWLF - Solid Waste Landfill / SRC# 810		Agency ID:	2410
Agency Address:	*ROGERS TREE SERVICE* *9206 SHERIDAN RD* *PLEASANT PRAIRIE, WI*		
Facility Type:	*LANDFILL*		
Facility Status:	*TRANSITION*		
Facility Life:	*NOT REPORTED*		
Permit Status:	*NOT AVAILABLE*		
Waste:	*NOT REPORTED*		

VISTA Address*:	**HANSCHE FARM** **8405 SHERIDAN RD** **KENOSHA, WI 53143**	VISTA ID#: Distance/Direction: Plotted as:	11026601 0.42 MI / N Point

Map ID **7**

SCL - State Equivalent CERCLIS List / SRC# 539		Agency ID:	0230201885
Agency Address:	*HANSCHE FARM* *8405 SHERIDAN RD* *KENOSHA, WI*		
Status:	*UNKNOWN*		
Facility Type:	*NOT AVAILABLE*		
Lead Agency:	*NOT AVAILABLE*		
State Status:	*NOT AVAILABLE*		
Pollutant 1:	*FUEL OIL*		
Pollutant 2:	*UNKNOWN*		
Pollutant 3:	*UNKNOWN*		

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found

UNMAPPED SITES

VISTA Address*:	**OSILIUS PROPERTY (FORMER)** **17101 HWY KR** **KENOSHA, WI**	VISTA ID#:	5339802
STATE LUST - State Leaking Underground Storage Tank / SRC# 540		EPA/Agency ID:	N/A

Agency Address:	*SAME AS ABOVE*
Facility ID:	*230140790*
Leak ID#:	*0330003847*
Substance:	*UNLEADED GAS*
Remediation Event:	*15-DEC-93 NOTIFICATION*
Remediation Event:	*15-FEB-94 RP LETTER SENT*
Remediation Event:	*01-APR-94 TANK CLOSURE/SA REPORT RECEIVE*
Remediation Event:	*11-NOV-94 SI WORKPLAN RECEIVED*
Priority:	*LOW*
Media Affected:	*SOIL CONTAMINATION*
Responsible Party:	*WISCONSIN ELECTRIC POWER CO*
Description / Comment:	*NAME OF ACTIVITY: OSILIUS PROPERTY (FORMER)RESPONSIBLE PARTY: WISCONSIN ELECTRIC POWER CO, 231 W MICHIGAN,MILWAUKEE, WI, 53201*

SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 19

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was January, 2000.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 535

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Hazard Ranking List-Substantial Risk Sites was July, 1994.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-264-6009.

CORRACTS
SRC#: 14

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

RCRA-Tsd Corracts
SRC#: 556

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 17

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was October, 1999.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List(NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activiies or events at the site, financial funding information for the events, and unrestricted enforcement activities.

NFRAP
SRC#: 18

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS-NFRAP was October, 1999.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

SCL
SRC#: 534

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Hazard Ranking List was July, 1994.

This database is provided by the Department of Natural Resources. The agency may be contacted at: 608-264-6009.

SCL
SRC#: 539

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Emergency Repair Program Database was December, 1999.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-266-2699.

The Wisconsin Hazardous Waste Sites Database was compiled from the following five lists from the State of Wisconsin: the ERP Ranking which lists the sites of concern in the state; the Environmental Fund Firms/ Projects which lists the sites of concern and the funds expended at the site; the Inventory of Sites or Facilities Which May Cause or Threaten to Cause Environmental Pollution which provides the media affected at the site, the current action at the site, and the party providing the repair funding; the Superfund Sites in Wisconsin and Wisconsin Sites Nominated/Proposed for Inclusion on the NPL Under Original HRS (Hazard Ranking Scoring System) which provides a list of current and potential NPL Superfund Sites; and the Hazard Ranking List which provides the current hazard ranking scores for most sites as well as a detailed description of those sites.

RCRA-TSD
SRC#: 12

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 23

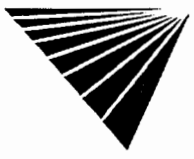
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS Solid Waste Landfill Sites was December, 1991.

This database is provided by the United States Geological Survey. The agency may be contacted at: 703-648-5613.

SWLF
SRC#: 536

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Solid Waste Incinerators List was February, 1999.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-264-8854.



SWLF
SRC#: 538

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Solid and Hazardous Waste Data System was August, 1999.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-264-6009.

SWLF
SRC#: 810

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Solid and Hazardous Waste Data System was January, 2000.

This database is provided by the Department of Natural Resources, Environmental Response and Repair Section. The agency may be contacted at: 608-264-6009.

LUST
SRC#: 540

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Active Leaking Underground Storage Tank Sites was December, 1999.

This database is provided by the Department of Natural Resources. The agency may be contacted at: 608-264-6009.

The Wisconsin Leaking Underground Storage Tank List does not include a leak 'discovery date'. The date on this report is the date the leak was reported to the agency.

C) DATABASES SEARCHED TO 1/4 MILE

UST's
SRC#: 537

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tank Database was December, 1999.

This database is provided by the Department of Commerce, Bureau of Storage Tank Regulation. The agency may be contacted at: 608-267-1384; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

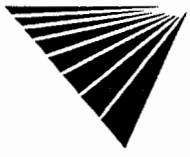
The Department of Commerce Storage Tank Section, Bureau of Petroleum Inspection have informed us that fuel oil tanks are not included in the Underground Storage Tank Database. To obtain information regarding these tanks, you must contact the agency bulletin board at (608) 267-1384.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 8

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for was August, 1999.

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. The ERNS hotline number is (202) 260-2342.



RCRA-LgGen
SRC#: 16

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen
SRC#: 15

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

SPILL
SRC#: 541

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Hazardous Substance Spill Sites Database was December, 1999.

This database is provided by the Department of Natural Resources. The agency may be contacted at: 608-267-7569.

End of Report

Safety, Buildings, and the Environment Home	Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID

Tank Detail

Tank 205623

TANK_REG_OBJECT_ID : 205623
TANK_WANG_OBJECT_ID : 300200098

Site Information

SITE_ID : 153748
SITE_FORMATTED_ADDRESS : 9009 SHERIDAN RD
: KENOSHA WI 53143-0000

SITE_COUNTY : 30 KENOSHA
SITE_FIREDEPT_ID : 3002 Kenosha
SITE_MUNICIPALITY_NAME : KENOSHA
SITE_MUNI_TYPE : City
GEO_LATITUDE :
GEO_LONGITUDE :

Owner Information

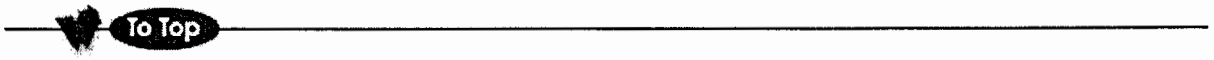
OWNER_NAME : G LEBLANC CORP
TANK_OWNER_CUST_ID : 385847
TANK_OWNER_FORMATTED_STREET_ADDR : 7001 LEBLANC BLVD
: KENOSHA WI 53141-0000
SITE_LAND_OWNER_TYPE : Private

Tank Information

REG_OBJ_TYPE_ID : AST
TANK_STATUS_CODE : Closed/Removed
TANK_STATUS_DATE :
TANK_MARKETER : N
TANK_FED_REG_UST :
TANK_CONST_MATERIAL_ID : Lined Steel
TANK_WALL_SIZE :
TANK_CORROSION_PROTECT_TYPE_ID :
TANK_OVERFILL_PROTECTION : N
TANK_SPILL_CONTAINMENT : N
TANK_LEAK_DETECTION_TYPE_ID :
TANK_CONTENTS_ID : Chemical
TANK_SIZE_GALLONS : 3500
TANK_CAS_NUMBER :
TANK_OCCUPANCY_TYPE_ID : Industrial
TANK_DATE_OF_LINING :

Piping Information

```
            UNDERGROUND_PIPING : N
      PIPING_CONST_MATERIAL_ID : Unknown
          _  ABOVEGROUND_PIPING :
ABOVEGROUND_PIPING_CONSTR_TYPE :
           PIPE_WALL_SIZE_CODE :
PIPE_CORROSION_PROTECT_TYPE_ID :
                PIPING_TYPE_ID :
 PIPING_LEAK_DETECTION_TYPE_ID :
     PIPING_CAT_LEAK_DETECT_ID :
```



This document was last revised: 04 November 1998

Safety, Buildings, and the Environment Home	Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID

Tank Detail

Tank 404579

TANK_REG_OBJECT_ID : 404579
TANK_WANG_OBJECT_ID : 300200819

Site Information

SITE_ID : 109207
SITE_FORMATTED_ADDRESS : 8845 SHERIDAN RD
: KENOSHA WI 53143

SITE_COUNTY : 30 KENOSHA
SITE_FIREDEPT_ID : 3002 Kenosha
SITE_MUNICIPALITY_NAME : KENOSHA
SITE_MUNI_TYPE : City
GEO_LATITUDE :
GEO_LONGITUDE :

Owner Information

OWNER_NAME : STEVE KREJCI
TANK_OWNER_CUST_ID : 369899
TANK_OWNER_FORMATTED_STREET_ADDR : 8845 SHERIDAN RD
: KENOSHA WI 53143-0
SITE_LAND_OWNER_TYPE : Private

Tank Information

REG_OBJ_TYPE_ID : UST
TANK_STATUS_CODE : Closed/Removed
TANK_STATUS_DATE : 4/8/91
TANK_MARKETER : N
TANK_FED_REG_UST : Federally Regulated
TANK_CONST_MATERIAL_ID : Bare Steel
TANK_WALL_SIZE : Single
TANK_CORROSION_PROTECT_TYPE_ID :
TANK_OVERFILL_PROTECTION : N
TANK_SPILL_CONTAINMENT : N
TANK_LEAK_DETECTION_TYPE_ID : Unknown
TANK_CONTENTS_ID : Waste/Used Motor Oil
TANK_SIZE_GALLONS : 1000
TANK_CAS_NUMBER :
TANK_OCCUPANCY_TYPE_ID : Other
TANK_DATE_OF_LINING :

Piping Information

```
            UNDERGROUND_PIPING : Y
      PIPING_CONST_MATERIAL_ID : Bare Steel
         - ABOVEGROUND_PIPING :
ABOVEGROUND_PIPING_CONSTR_TYPE :
          PIPE_WALL_SIZE_CODE : Single
PIPE_CORROSION_PROTECT_TYPE_ID :
                PIPING_TYPE_ID : Unknown
 PIPING_LEAK_DETECTION_TYPE_ID : Unknown
     PIPING_CAT_LEAK_DETECT_ID :
```

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This document was last revised: 04 November 1998

Safety, Buildings, and the Environment Home	Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID

Tank Detail

Tank 404580

TANK_REG_OBJECT_ID	404580
TANK_WANG_OBJECT_ID	300200820

Site Information

SITE_ID	109207
SITE_FORMATTED_ADDRESS	8845 SHERIDAN RD KENOSHA WI 53143
SITE_COUNTY	30 KENOSHA
SITE_FIREDEPT_ID	3002 Kenosha
SITE_MUNICIPALITY_NAME	KENOSHA
SITE_MUNI_TYPE	City
GEO_LATITUDE	
GEO_LONGITUDE	

Owner Information

OWNER_NAME	STEVE KREJCI
TANK_OWNER_CUST_ID	369899
TANK_OWNER_FORMATTED_STREET_ADDR	8845 SHERIDAN RD KENOSHA WI 53143-0
SITE_LAND_OWNER_TYPE	Private

Tank Information

REG_OBJ_TYPE_ID	UST
TANK_STATUS_CODE	Closed/Removed
TANK_STATUS_DATE	4/8/91
TANK_MARKETER	N
TANK_FED_REG_UST	Federally Regulated
TANK_CONST_MATERIAL_ID	Bare Steel
TANK_WALL_SIZE	Single
TANK_CORROSION_PROTECT_TYPE_ID	
TANK_OVERFILL_PROTECTION	N
TANK_SPILL_CONTAINMENT	N
TANK_LEAK_DETECTION_TYPE_ID	Unknown
TANK_CONTENTS_ID	Other
TANK_SIZE_GALLONS	1000
TANK_CAS_NUMBER	
TANK_OCCUPANCY_TYPE_ID	Other
TANK_DATE_OF_LINING	

Piping Information

```
            UNDERGROUND_PIPING : Y
      PIPING_CONST_MATERIAL_ID : Bare Steel
         _  ABOVEGROUND_PIPING :
ABOVEGROUND_PIPING_CONSTR_TYPE :
          PIPE_WALL_SIZE_CODE : Single
PIPE_CORROSION_PROTECT_TYPE_ID :
               PIPING_TYPE_ID : Unknown
 PIPING_LEAK_DETECTION_TYPE_ID : Unknown
     PIPING_CAT_LEAK_DETECT_ID :
```

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This document was last revised: 04 November 1998

Safety, Buildings, and the Environment Home	Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID

Tank Detail

Tank 404581

TANK_REG_OBJECT_ID : 404581
TANK_WANG_OBJECT_ID : 300200821

Site Information

SITE_ID : 109207
SITE_FORMATTED_ADDRESS : 8845 SHERIDAN RD
: KENOSHA WI 53143

SITE_COUNTY : 30 KENOSHA
SITE_FIREDEPT_ID : 3002 Kenosha
SITE_MUNICIPALITY_NAME : KENOSHA
SITE_MUNI_TYPE : City
GEO_LATITUDE :
GEO_LONGITUDE :

Owner Information

OWNER_NAME : STEVE KREJCI
TANK_OWNER_CUST_ID : 369899
TANK_OWNER_FORMATTED_STREET_ADDR : 8845 SHERIDAN RD
: KENOSHA WI 53143-0
SITE_LAND_OWNER_TYPE : Private

Tank Information

REG_OBJ_TYPE_ID : UST
TANK_STATUS_CODE : Closed/Removed
TANK_STATUS_DATE : 4/8/91
TANK_MARKETER : N
TANK_FED_REG_UST : Federally Regulated
TANK_CONST_MATERIAL_ID : Bare Steel
TANK_WALL_SIZE : Single
TANK_CORROSION_PROTECT_TYPE_ID :
TANK_OVERFILL_PROTECTION : N
TANK_SPILL_CONTAINMENT : N
TANK_LEAK_DETECTION_TYPE_ID : Unknown
TANK_CONTENTS_ID : Other
TANK_SIZE_GALLONS : 1000
TANK_CAS_NUMBER :
TANK_OCCUPANCY_TYPE_ID : Other
TANK_DATE_OF_LINING :

Piping Information

```
            UNDERGROUND_PIPING : Y
      PIPING_CONST_MATERIAL_ID : Bare Steel
            ABOVEGROUND_PIPING :
ABOVEGROUND_PIPING_CONSTR_TYPE :
           PIPE_WALL_SIZE_CODE : Single
PIPE_CORROSION_PROTECT_TYPE_ID :
                PIPING_TYPE_ID : Unknown
 PIPING_LEAK_DETECTION_TYPE_ID : Unknown
     PIPING_CAT_LEAK_DETECT_ID :
```

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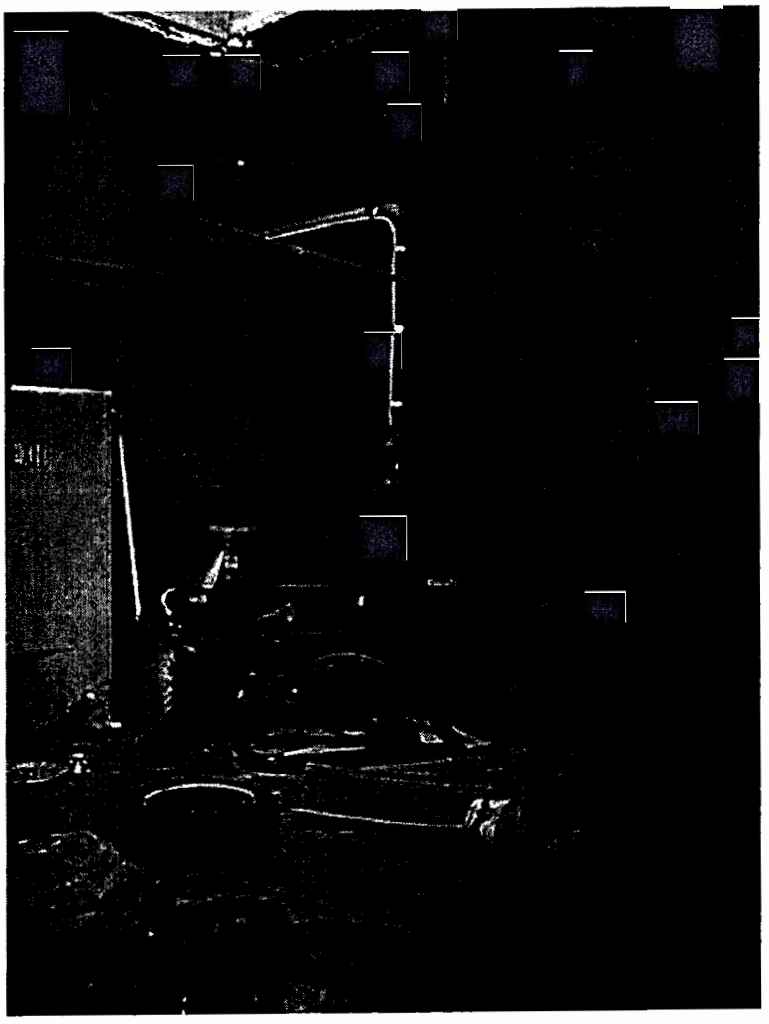
This document was last revised: 04 November 1998

APPENDIX D

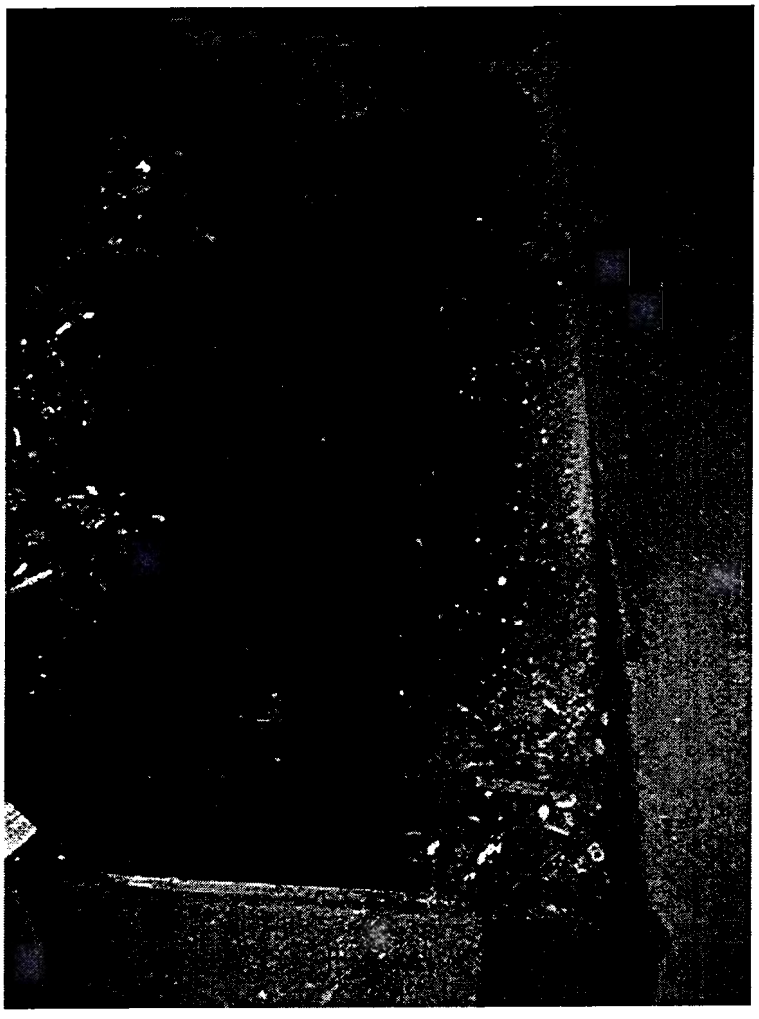
Site Photographs

C+L Industrial Cleaners, 8927 Sheridan Road, Kensoha, Wisconsin.

Oil staining on floor of work room in original building.

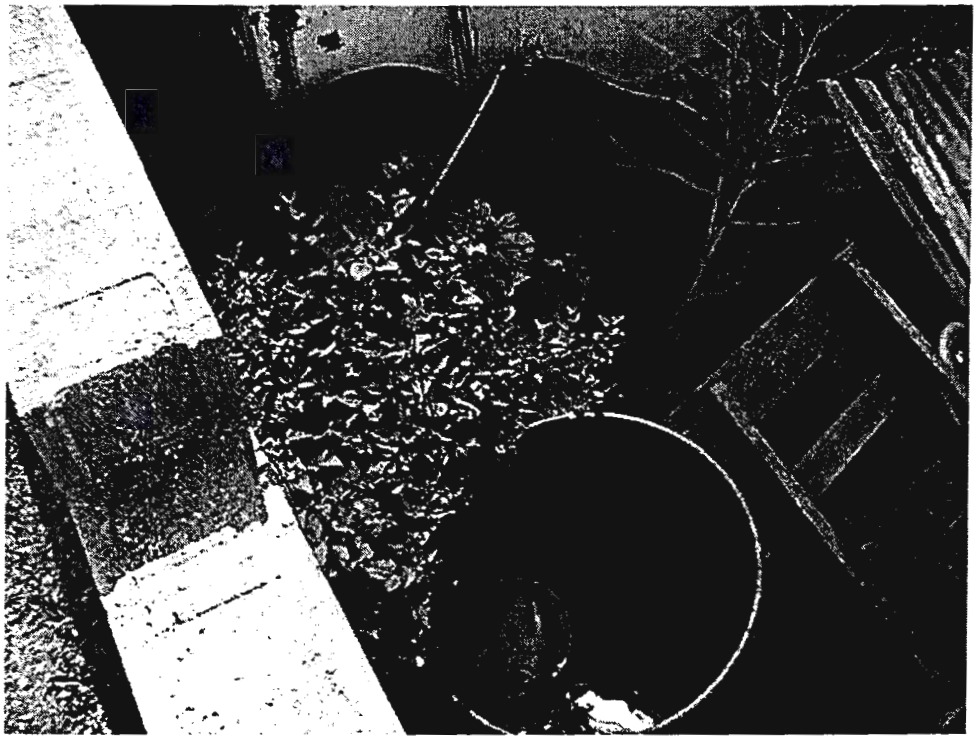


Drums in southwest corner of storage room in garage.



Pit #7 – Note the sludge-like substance in the pit.

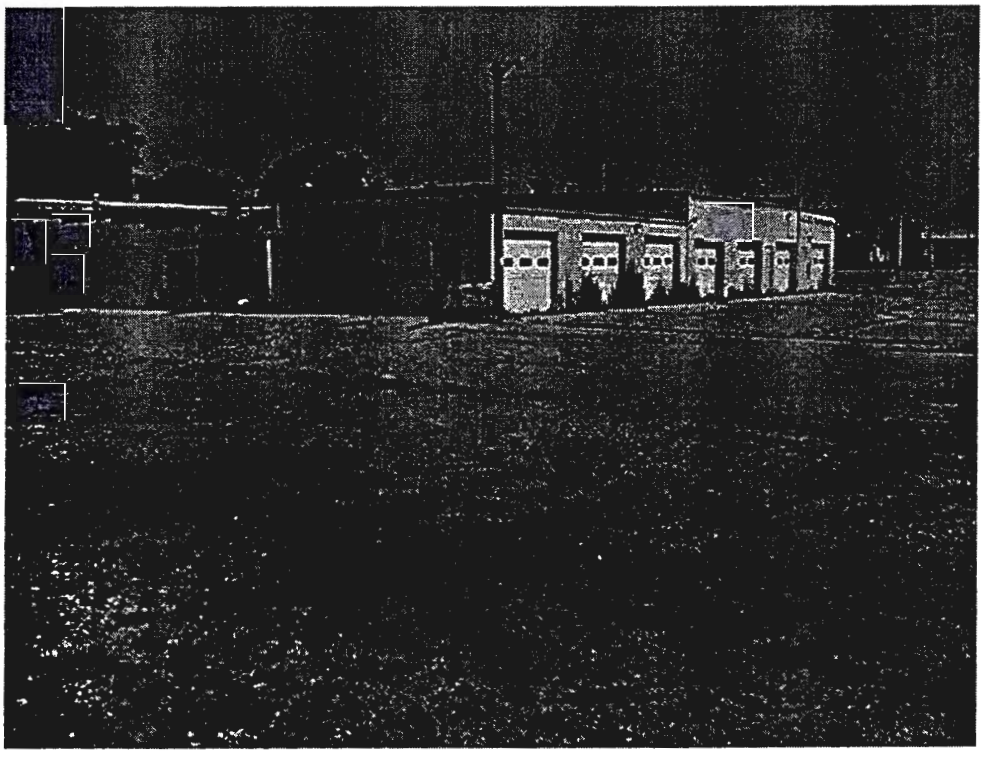
Pit #1. Note the rust-like substance in the pir.



Drums containing refuse between the shed and refrigerated trailer.

Drums containing used paint cans, concrete rubble, and miscellaneous refuse on the south side of the shed.

Pile of concrete rubble and miscellaneous debris east of buildings.



Adjacent property north of C+L Industrial Cleaners. Note the above-ground storage tank next to the corner of the building.

APPENDIX E

Professional Profiles

Thomas W. Kroeger
Principal Hydrogeologist

AREAS OF SPECIALIZATION

- *Hydrogeological Interpretation*
- *Underground Storage Tanks*
- *Site Investigations*
- *Remedial Alternative Analysis*
- *Natural Attenuation/ Flexible Closure*
- *Remedial Evaluations*
- *Real Estate Transactions*
- *Wetland Permitting*

EDUCATION

M.S., Hydrology, University of Arizona, Tucson, May 1989

B.A., Biology, University of Wisconsin, Milwaukee, June 1977

AFFILIATIONS

Association of Ground Water Scientists and Engineers-NWWA

Wisconsin Well Water Association

Society of Wetland Scientists

Representative Experience

Responsible for management of the environmental department activities in the Milwaukee, Wisconsin Regional Office, including technical and operational progress. Provides direction to project managers in developing work plans, interpreting results, and evaluation remediation alternatives. Fifteen years of construction services and environmental experience. Project experience includes:

- Responsible for oversight and technical assistance for all underground storage tank (UST) projects, including compliance with federal and local regulations, tank closure assessments and site remedial investigations. Directs project managers on numerous UST projects. Work includes client coordination, contact and negotiation with regulatory agencies, assessment of contaminant migration and conceptual design of cost-effective remediation options.
- Project coordinator for a one-half million cubic yard foundry waste landfill through the feasibility stage. Responsibilities included waste characterization, cost analysis, public relations, hydrologic analysis and design aspects. Ensured project's compliance with local, state and federal regulations.
- Project manager for numerous underground storage tank and industrial facility projects. Projects generally included remedial investigation, remedial alternative analysis and remedial action.
- Hydrogeologist on two Superfund sites in central Wisconsin. Responsibilities included clay borrow source evaluation, evaluation of landfill cover, assistance in monitoring well placement and evaluation, and general hydrogeological interpretation.
- Project Principal/Hydrogeologist for 200-acre former railroad site in the Menomonee Valley. Issues included seven acres of diesel fuel product, hazardous lead concentrations, and widespread diesel impacts to soil. Designed and interpreted site investigation and remediation approaches, including negotiation with the WDNR.

- Project Principal/Hydrogeologist on Brownfield site in Racine. Project involved former manufacturing facility with soil and groundwater impacts from solvent tanks, petroleum tanks, coal/ash storage, and general material handling. The toluene and methyl ethyl ketone tank issued involved resolution of U-listed hazardous designation. Site remediation approach involved site-specific residual contaminant level development using Sesoil™ and partitioning equations. The remediation approach included VOC "hot spot" removal and institutional controls for widespread PAH impacts. Low-flow groundwater sampling was used to reduce sample turbidity and associated PAH concentrations.
- Project Principal and Hydrogeologist on WDOT project involving PECFA and non-PECFA eligible petroleum impacts. Assisted in negotiation with WDOT and DILHR regarding PECFA issues. Performed investigation interpretation and assisted in the development, design, installation and operation of in-situ remediation. The remediation approach involved horizontal groundwater and soil vapor extraction trenches. System successfully removed over 5,000 pounds of gasoline, and is now being evaluated for closure.
- Project Principal on numerous projects involving legal issues, including property transfers and third party claims. Responsibilities include expert witness testimony, providing technical opinion, reviewing and commenting on technical reports by others and negotiation with regulatory agencies.
- Project Principal/Hydrogeologist on numerous projects involving natural attenuation of soil and groundwater impacts for both petroleum and chlorinated solvents. Responsible for providing guidance to staff on natural attenuation issues.
- Developed plan of operation for the compositing of municipal yard waste for a facility serving several Milwaukee suburbs.
- Performed research on USGS funded experimental study exploring the chemical aspects of transport of biocolloids in a saturated medium.

- Supervised soil, concrete, and asphalt inspection for all quality control and laboratory projects.
- Observed and tested on-site soil and concrete construction operations to ensure compliance with project specifications. Performed laboratory and field tests for soils and concrete.
- Evaluated feasibility and biological and hydrological impacts for a 27 acre wetland proposed in an urban setting. Also evaluated the possible effect the urban setting could have on the functions of the wetlands.
- Developed plan and prepared and obtained federal and local permits for stormwater treatment within an existing wetland.
- Developed plans and specifications for Wisconsin Department of Transportation project. The project included over 17 acres of habitat improvement and wetland establishment, including wet meadow, mesic prairie and shallow pond construction, and a rehabilitation plan for an existing degraded wetland.
- Project Principal on evaluation of 34 wetlands by the Wisconsin Rapid Assessment Method.

Kevin L. Brehm, P.E.
Senior Project Engineer

AREAS OF EXPERTISE

- *Manufactured Gas Plants: Investigation and Remediation*
- *Remedial Engineering and Remedial Design*
- *Subsurface Exploration*

EDUCATION

Continued Graduate Studies in Environmental Engineering, University of Wisconsin-Milwaukee

B.S. Civil and Environmental Engineering, University of Wisconsin-Madison, December, 1990

REGISTRATION

Professional Engineer: Wisconsin

AFFILIATIONS

American Society of Civil Engineers

AWARDS

Wisconsin Association of Consulting Engineers (WACE) 2000 Engineering Excellence Award winner

Representative Experience

As a Senior Project Engineer with STS, Mr. Brehm has over nine years of progressively responsible positions in the environmental engineering field, which includes serving as the MGP Program Coordinator for a major utility in Wisconsin. In addition, Mr. Brehm has substantial experience with ashfill/landfill engineering, Superfund sites, UST investigation and remediation, and property assessments. Relevant project experience includes the following:

- Serves as the MGP Program Coordinator for a major utility in Wisconsin. Project responsibilities include assisting the client with the management, coordination and successful closure of their former MGP sites. Requires close working relationship with the client's project team to ensure overall program scheduling, budgeting, and regulatory negotiations.
- Served as Project Manager for a soil and groundwater investigation at a manufactured gas plant in Fort Atkinson, Wisconsin. Site investigation activities and a remedial alternatives analysis have been completed. Groundwater sampling using low-flow sampling techniques was completed to minimize colloids in the samples. Data obtained during the site investigation was also used to support the selection of a remedial alternative. A risk-based approach (natural attenuation) is being evaluated, and STS is currently working with the owner in the pre-design testing phase.
- As Project Manager, Mr. Brehm assisted a client with the evaluation and implementation of a fast-track Interim Remedial Action at a manufactured gas plant in Wisconsin. Based on a pilot bioremediation study for MGP soil remediation, STS developed an in-situ approach to cost-effectively reduce the soil benzene concentration through tilling and aeration. Innovative solid/hazardous waste management strategies also resulted in a cost savings of more than $380,000.

SEMINARS

Management of Manufactured Gas Plant Sites, June 7-9, 1995, EPRI/GRI, Chicago, Illinois

Gas, Oil and Environmental Biotechnology IX, December 9-11, 1996, IGT, Colorado Springs, Colorado

Technologies for Intrinsic and Semi-Passive In-Situ Remediation of Groundwater, May 12-15, 1997, Waterloo Centre for Groundwater Research, Kitchener, Ontario, Canada

In-Situ Remediation of Contaminated Sites, May 17, 1996, The Fourth Great Lakes Geotechnical/ Geoenvironmental Conference, Chicago, Illinois

Vacuum Extraction of Soil Vapors and Groundwater,

- Served as Project Manager for a site investigation at a former manufactured gas plant in Burlington, Wisconsin. Soils and groundwater were affected, and a nearby river was also evaluated for sediment contamination. Based on the results of immuno-assay testing and the overall site characterization, STS developed a model to evaluate natural attenuation as a feasible remedial alternative. Ongoing pre-design testing continues to demonstrate that natural attenuation is a viable approach for the site, which will likely save the client several million dollars that would otherwise be spent on an active remedial system.
- Served as the Project Manager for evaluating and redesigning a remedial/containment system at a manufactured gas plant in Racine, Wisconsin. The system, originally designed by another consultant, primarily consisted of a groundwater extraction containment system. Project responsibilities included equipment troubleshooting, repair and system retrofitting. Also provided recommendations for system redesign to provide more reliable service and optimal operation.
- Serves as the Project Manager for a soil and groundwater investigation and remediation at a manufactured gas plant in Kenosha, Wisconsin. Based on the results of the investigation, STS evaluated and negotiated various remedial strategies with regulators. The site is located in the City's TIF District, and redevelopment under the Brownfield program factored into the approach. STS continues to work closely with all parties – our client, the local community, and the WDNR – to implement a closure strategy which allows site development to proceed.
- Serves as Project Manager for soil and groundwater investigation and remediation activities at a manufactured gas plant in Waukesha, Wisconsin. In addition to completing subsurface investigation and remediation activities, the project is also addressing an off-site oxide box waste disposal area.

Fall 1995, University of Wisconsin - Milwaukee, Short Course

Industrial Wastewater Pretreatment, September 20, 1995, The University of Toledo, Chicago, Illinois

Remediation of Chlorinated and Recalcitrant Compounds, May 18 - 21, 1998, Battelle International, Monterey, California

Gas, Oil and Environmental Biotechnology XI, December 7-9, 1998, IGT, Orlando, Florida

- As Project Engineer for the Spickler Superfund site in central Wisconsin, Mr. Brehm participated in the negotiations for the Administrative Order of Consent and Unilateral Administrative Order. He subsequently completed the Remedial Design/Remedial Action (RD/RA), prepared design drawings and calculations, and assisted with construction oversight and documentation.
- Project Manager, Ash Landfill Cell Liner and Leachate Collection System. Designed ash landfill liner systems and leachate collection systems. Prepared construction drawings and technical specifications.
- Project Manager, Ash Landfill Groundwater Separation Layer Rework. Prepared construction drawings, technical specifications, Construction Quality Assurance Plan and construction cost estimate for the reworking of a landfill cell liner.
- Project Manager, Landfill Gas Extraction System Construction Oversight and Documentation. Assisted a local municipality with the construction oversight and documentation of a landfill gas extraction system. Provided review of materials submittals, contractor monitoring and construction documentation.
- Project Manager, Landfill Engineering Operation Assistance. Assisted Owners with a wide variety of landfill operation difficulties including leachate collection system evaluation, leachate control and materials handling.
- Project Manager, Hydrogeological Study. Mr. Brehm served as the Project Manager for the hydrogeological study completed for permitting an industrial waste landfill in Marquette, Michigan. The site was in a very complicated bedrock environment.

Bryan J. Bergmann
Assistant Project Hydrogeologist

AREAS OF SPECIALIZATION

- *Subsurface Exploration*
- *UST Investigation and Remediation*
- *Landfill Field Activities*

EDUCATION

M.S. Geology, University of Kansas, August 1996

B.S. Geology, University of Wisconsin - Oshkosh, May 1993

CERTIFICATIONS

OSHA 1910.120 Hazardous Waste Training 40 hour Certification to Level A

Representative Experience

Mr. Bergmann is an Assistant Project Hydrogeologist in the firm's environmental group and specializes in subsurface explorations and underground storage tank projects. The following projects offer a representative list of Mr. Bergmann's project experience.

Landfills

- Field geologist for several hydrogeological investigations at landfills in Illinois and Indiana. Investigations used dual wall percussion with split-spoon sampling or rotosonic drilling methods for soil boring and groundwater monitoring well/piezometer installations in unconsolidated glacial deposits and sedimentary bedrock. Well development was conducted after completion of the monitoring wells/piezometers.

Underground/Aboveground Storage Tanks

- Conducted site investigation field work
- Provided oversight for the installation of soil borings, monitoring wells, and piezometers. Drilling methods included hollow stem auger with split-spoon sampling and air rotary.
- Collected soil and groundwater samples
- Supervised remedial soil excavations
- Assisted with the preparation of Work Plans, Site Investigation Reports, Remedial Action Reports, Construction Documentation Reports, and Closure Requests.
- Prepared PECFA claim packets

Multidisciplinary

- Constructed potentiometric surface maps, soil and groundwater contaminant concentration maps, and geologic cross-sections for various projects.

- Field work coordination and oversight.
- Reduced and interpreted soil and groundwater laboratory analytical results.
- Reduced and interpreted hydrogeologic field data.
- Assisted with Phase I and Phase II site walk-overs and report preparation.
- Completed soil boring logs, well construction reports, well abandonment forms, and well development forms.

Military Facilities

- Collected soil samples for lead, mercury, and nitroglycerine analysis from the Rocket Paste, Nitroglycerin, and Overflow Ponds at the Badger Army Ammunition Plant in Baraboo, Wisconsin.
- Collected soil and groundwater samples using cone penetrometer technologies and assisted with aquifer testing at Moody A.F.B. in Valdosta, Georgia.
- Conducted low-flow groundwater sampling at Pease A.F.B. in Portsmouth, New Hampshire.
- Installed groundwater monitoring well in shale and limestone using the rotosonic drilling method at the Former Herington Army Airfield in Herington, Kansas.