



February 7, 2020

Mr. Lee Delcore
Wisconsin Department of Natural Resources
1155 Pilgrim Road
Plymouth, WI 53073

**Re: Sample Results Notification:
Heimes Garage.
3418 – 66th St.
Kenosha, WI 53142
PECFA# 53142-3443-18
BRRTS# 03-30-409382**

Dear Mr. Delcore:

The following Sample Results Notification is being provided as required by Wisconsin Administrative Code (WAC) Chapter NR 716.14(2). On January 29, 2020, groundwater samples were collected from monitoring wells at the above-referenced site and the Kenosha Steel Castings property adjacent to the east at 3303 – 66th Street. The samples were analyzed for volatile organic compounds (VOCs). The sampling was conducted as part of the Heimes Garage environmental site investigation to determine the degree and extent of petroleum soil and groundwater contamination exceeding applicable standards that is associated with the past presence of underground and aboveground storage tanks at the site. The sampling locations are depicted on the attached Figure 1.

The groundwater sample laboratory results revealed contaminant concentrations exceeding groundwater quality standards at four of the five wells, with the remaining well exhibiting no detections. The laboratory results are summarized on the attached tables. The laboratory report is attached.

Contamination does not appear to be very severe or extensive however, additional definition of the extent groundwater contamination will be required.



In accordance with WAC Chapter NR 714.05 (5), additional information can be made and requests for site or facility specific responses can be submitted to the WDNR in accordance with procedures that can be found here: http://docs.legis.wisconsin.gov/code/admin_code/nr/700/714/05/5. Contact information for the site is as follows:

Responsible Party
Michael Zacker
Talman Ventures, LLC
4515 Washington Rd.
Kenosha, WI 53144
(262) 308-3663

Wisconsin Department of Natural Resources
Lee Delcore
1155 Pilgrim Road
Plymouth, WI 53073
(920) 893-8524

If you have any questions or need additional information please contact me at (262) 237-4351.

Sincerely,

A handwritten signature in blue ink that reads 'Sean Cranley' is written over a horizontal line.

Sean Cranley, P.G.
Principal Hydrogeologist

Cc: Michael Zacker
Talman Ventures, LLC
4515 Washington Rd.
Kenosha, WI 53144
(262) 308-3663

Gary Lento
3418 – 66th St.
Kenosha, WI 53142
(262) 349-5344

Kenosha Steel Castings
Rich Flahive
3303 – 66th St.
Kenosha, WI 53142
(262) 657-8040

FIGURE 1
HEIMES GARAGE
PROPOSED GROUNDWATER
MONITORING WELL LOCATIONS

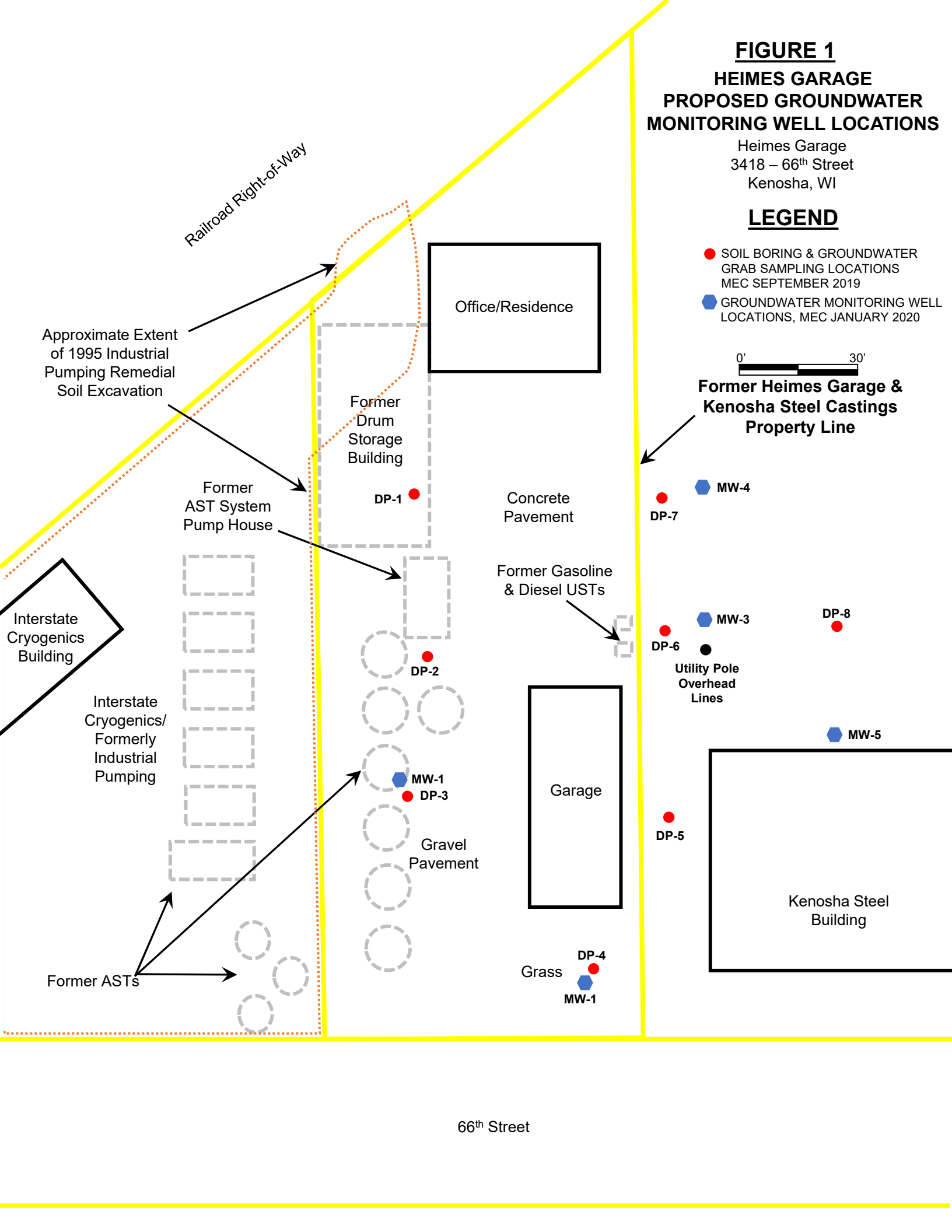
Heimes Garage
 3418 – 66th Street
 Kenosha, WI

LEGEND

- SOIL BORING & GROUNDWATER GRAB SAMPLING LOCATIONS MEC SEPTEMBER 2019
- ⬢ GROUNDWATER MONITORING WELL LOCATIONS, MEC JANUARY 2020



Former Heimes Garage & Kenosha Steel Castings Property Line



66th Street

Table 1 (Page 1 of 2)
Groundwater Analytical Results Table
Heimes Garage
3418 66th Street
Kenosha, WI

Parameters	Sample ID, Collection Date, Results								Groundwater Quality Standards	
	DP-1W	DP-2W	DP-3W	DP-4W	DP-5W	DP-6W	DP-7W	DP-8W	PAL	ES
	9/16/19	9/16/19	9/16/19	9/16/19	9/16/19	9/16/19	9/16/19	9/16/19		
VOCs (ug/l)									ug/l	ug/l
Benzene	<0.25	<u>3.7</u>	<u>11.6</u>	<i>1.4</i>	<0.50	<u>169</u>	<0.50	<0.50	0.5	5
n-Butylbenzene	<0.71	5.5	7.9	<0.71	<0.71	<2.8	<0.71	<0.71	NS	NS
sec-Butylbenzene	<0.85	3.6	9.3	<0.85	<0.85	<3.4	<0.85	<0.85	NS	NS
tert-Butylbenzene	<0.30	<0.61	0.91	<0.30	<0.30	<1.2	<0.30	<0.30	NS	NS
1,2-Dichloroethane	<0.28	<u>2.4</u>	<u>3.2</u>	<0.28	<0.28	<1.1	<0.28	<0.28	0.5	5
cis-1,2-Dichloroethene	<0.27	<0.54	<0.27	<u>13.1</u>	<0.27	<1.1	<0.27	<0.27	7	70
trans-1,2-Dichloroethene	<1.1	<2.2	<1.1	<i>1.4</i>	<1.1	<4.4	<1.1	<1.1	20	100
Diisopropyl ether	<1.9	7.6	3.1	<1.9	<1.9	<7.6	<1.9	<1.9	NS	NS
Ethylbenzene	<0.22	1.8	1.7	<0.22	<0.22	1.3J	<0.22	<0.22	140	700
Isopropylbenzene (Cumene)	<0.39	15.4	24.6	<0.39	<0.39	<1.6	<0.39	<0.39	NS	NS
p-Isopropyltoluene	<0.80	<1.6	0.98	<0.80	<0.80	<3.2	<0.80	<0.80	NS	NS
Methyl-tert-butyl-ether	<1.2	<2.5	<u>13.4</u>	<u>86.6</u>	<u>178</u>	<u>233</u>	<1.2	<1.2	12	60
Naphthalene	<1.2	<u>83.6</u>	<u>92.6</u>	<1.2	<1.2	<4.7	<1.2	<1.2	10	100
n-Propylbenzene	<0.81	43.9	35.3	<0.81	<0.81	<3.2	<0.81	<0.81	NS	NS
Toluene	<0.17	0.55	2.5	<0.17	<0.17	1.1	<0.17	<0.17	160	800
Vinyl Chloride	<0.17	<0.35	<0.17	<u>0.72</u>	<0.17	<0.70	<0.17	<0.17	0.02	0.2
Xylenes	<1.5	<3.0	2.5	<1.5	<1.5	14.6	<1.5	<1.5	400	2000

Notes:

Table includes detected analytes only, which are right justified in the columns.

Italic type indicates concentration exceeds PAL.

Bold type indicates concentration exceeds ES.

VOCs - Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

ES - NR 140 Enforcement Standard

NS - No Standard

Table 1 (Page 2 of 2)
Groundwater Analytical Results Table
Heimes Garage
3418 66th Street
Kenosha, WI

Parameters	Groundwater Quality Standards						
	MW-1	MW-2	MW-3	MW-4	MW-5	PAL	ES
	1/29/20	1/29/20	1/29/20	1/29/20	1/29/20		
VOCs (ug/l)						ug/l	ug/l
Benzene	<i>7.6</i>	0.42	<0.25	<0.25	<0.25	0.5	5
n-Butylbenzene	0.74	<0.71	<0.71	<0.71	<0.71	NS	NS
sec-Butylbenzene	0.93	<0.85	<0.85	<0.85	<0.85	NS	NS
tert-Butylbenzene	1.2	<0.30	<0.30	<0.30	<0.30	NS	NS
1,2-Dichloroethane	<i>3.4</i>	<0.28	<0.28	<0.28	<0.28	0.5	5
cis-1,2-Dichloroethene	<0.27	0.90	<0.27	<0.27	<0.27	7	70
trans-1,2-Dichloroethene	<1.1	<1.1	<1.1	<1.1	<1.1	20	100
Diisopropyl ether	3.4	<1.9	<1.9	<1.9	<1.9	NS	NS
Ethylbenzene	0.29	<0.22	<0.22	<0.22	<0.22	140	700
Isopropylbenzene (Cumene)	3.0	0.93	<0.39	<0.39	<0.39	NS	NS
p-Isopropyltoluene	<0.80	<0.80	<0.80	<0.80	<0.80	NS	NS
Methyl-tert-butyl-ether	3.6	<i>95.8</i>	<i>33.3</i>	<1.2	<i>167</i>	12	60
Naphthalene	7.5	<1.2	<1.2	<1.2	<1.2	10	100
n-Propylbenzene	3.9	<0.81	<0.81	<0.81	<0.81	NS	NS
Toluene	0.25	<0.17	<0.17	<0.17	<0.17	160	800
Vinyl Chloride	<0.17	0.38	<0.17	<0.17	<0.17	0.02	0.2
Xylenes	1.0	<0.73	<0.73	<0.73	<0.73	400	2000

Notes:

Table includes detected analytes only, which are right justified in the columns.

Italic type indicates concentration exceeds PAL.

****Bold type**** indicates concentration exceeds ES.

VOCs - Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

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NS - No Standard

SUMMARY OF DETECTION

Project: HEIMES GARAGE

Pace Project No.: 40202706

Lab Sample ID Method	Client Sample ID Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
40202706001	MW-1					
EPA 8260	Benzene	7.6	ug/L	1.0	02/05/20 08:45	
EPA 8260	n-Butylbenzene	0.74J	ug/L	2.4	02/05/20 08:45	
EPA 8260	sec-Butylbenzene	0.93J	ug/L	5.0	02/05/20 08:45	
EPA 8260	1,2-Dichloroethane	3.4	ug/L	1.0	02/05/20 08:45	
EPA 8260	Diisopropyl ether	3.4J	ug/L	6.3	02/05/20 08:45	
EPA 8260	Ethylbenzene	0.29J	ug/L	1.0	02/05/20 08:45	
EPA 8260	Isopropylbenzene (Cumene)	3.0J	ug/L	5.0	02/05/20 08:45	
EPA 8260	Methyl-tert-butyl ether	3.6J	ug/L	4.2	02/05/20 08:45	
EPA 8260	Naphthalene	7.5	ug/L	5.0	02/05/20 08:45	
EPA 8260	n-Propylbenzene	3.9J	ug/L	5.0	02/05/20 08:45	
EPA 8260	Toluene	0.25J	ug/L	5.0	02/05/20 08:45	
EPA 8260	m&p-Xylene	1.0J	ug/L	2.0	02/05/20 08:45	
40202706002	MW-2					
EPA 8260	Benzene	0.42J	ug/L	1.0	02/05/20 09:28	
EPA 8260	cis-1,2-Dichloroethene	0.90J	ug/L	1.0	02/05/20 09:28	
EPA 8260	Isopropylbenzene (Cumene)	0.93J	ug/L	5.0	02/05/20 09:28	
EPA 8260	Methyl-tert-butyl ether	95.8	ug/L	4.2	02/05/20 09:28	
EPA 8260	Vinyl chloride	0.38J	ug/L	1.0	02/05/20 09:28	
40202706003	MW-3					
EPA 8260	Methyl-tert-butyl ether	33.3	ug/L	4.2	02/05/20 09:52	
40202706005	MW-5					
EPA 8260	Methyl-tert-butyl ether	167	ug/L	4.2	02/05/20 10:39	

REPORT OF LABORATORY ANALYSIS

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