



March 13, 2019

Melvin E Kipp
5507 W Hampton Ave
Milwaukee, WI 53218

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Kipp's Auto & Towing Service, 5507 W Hampton Ave, Milwaukee, WI
DNR BRRTS Activity #: 03-41-543343
FID #: 241199530 PECFA # 53218-5041-07-A

Dear Mr. Kipp:

The Department of Natural Resources (DNR) considers Kipp's Auto & Towing Service (Kipp's) closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided and is issued under chs. NR 726 and 727, Wis. Adm. Code. The DNR reviewed the request for closure on November 1, 2018. The DNR reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued by the DNR on January 2, 2019, and documentation that the conditions in that letter were met was received on February 13, 2019.

Kipp's is an auto repair and towing service shop. Three underground petroleum storage tanks were removed along with associated pump islands and piping. The removal led to the discovery of petroleum contamination in both soil and groundwater. The facility is still in operation as an auto repair shop and towing service. The conditions of closure and continuing obligations required were based on the property being used for commercial, purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- Petroleum products are still in use at the site. If changes in property use or land use to a different commercial or to a residential exposure setting are planned, an assessment must be made of whether the closure will be protective of the proposed use.
- Remaining contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner

assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained online at dnr.wi.gov and search "RR-819".

DNR Database

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) online at dnr.wi.gov and search "BOTW", to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, at dnr.wi.gov and search "RRSM".

The DNR's approval prior to well construction or reconstruction is required in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at dnr.wi.gov and search "3300-254".

All site information is also on file at the Waukesha State Office Building, DNR office at: 141 NW Barstow Str, Room 180, Waukesha. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BOTW.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where parking lot pavement barrier is required, as shown on the attached map: Figure D.2 Location Map, dated June 9, 2017, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:
Department of Natural Resources

Mr. Melvin Kipp
RE: Final Case Closure for Kipp's Auto & Towing Service
BRRTS# 03-41-543343

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Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N Doctor Martin Luther King Jr Drive
Milwaukee WI 53212

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the attached map Figure D.2 Location Map, dated June 9, 2017. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. This continuing obligation also applies to the owners of 5431 & 5433 W. Hampton Ave., and the ROW holders for 54th & Hampton Ave.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in the center of the property where the former tank basin and pump islands were located as indicated on the attached map Figure B.2.b Residual Soil Contamination dated June 9, 2017. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal follows applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The pavement cover that exists in the location shown on the attached map Figure D.2 Location Map, dated June 9, 2017 shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single-family residence.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)
Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Compounds of Concern Still in Use: The current use of the property is auto repair facility, which uses petroleum based compounds. The operation introduces these compounds into the indoor air space. Case closure is possible based on site-specific conditions, including the continued use as a auto repair facility. Property use is restricted to non-residential settings (i.e. commercial or industrial uses).

Soil vapor beneath the building is at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building where residential exposures would apply, such as single or multiple family residences, a school, day care, senior center, hospital or other similar residential exposure settings.

Therefore, if changes in property use or occupancy to other commercial or a residential exposure setting are planned, the property owner must notify the DNR at least 45 days before a changing the use or occupancy and evaluate whether the closure is protective for the proposed use. Additional response actions may be necessary.

Future Concern: petroleum contaminated soil and groundwater remain in as shown on the attached map Figure D.2 Location Map, dated June 9, 2017, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Therefore, before a building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

Per Wisconsin Act 55 (2015 State budget), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If your final PECFA claim is not submitted within

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

Mr. Melvin Kipp
RE: Final Case Closure for Kipp's Auto & Towing Service
BRRTS# 03-41-543343

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The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Greg Michael at 262.574.2176, or at Greg.Michael@Wisconsin.gov.

Sincerely,



Pamela A. Mylotta
SER Team Supervisor
Remediation & Redevelopment Program

Attachments:

Figure D.2 Location Map, dated June 9, 2017
Figure B.2.b Residual Soil Contamination, dated June 9, 2017
Cap/Barrier Maintenance Plan, dated August 21, 2017 w/inspection log

cc: METCO, Ron Anderson, LaCrosse office, via e-mail only

D.2 LOCATION MAP

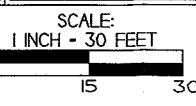
KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

709 Gillette St. Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

EXCELLENCE THROUGH EXPERIENCE

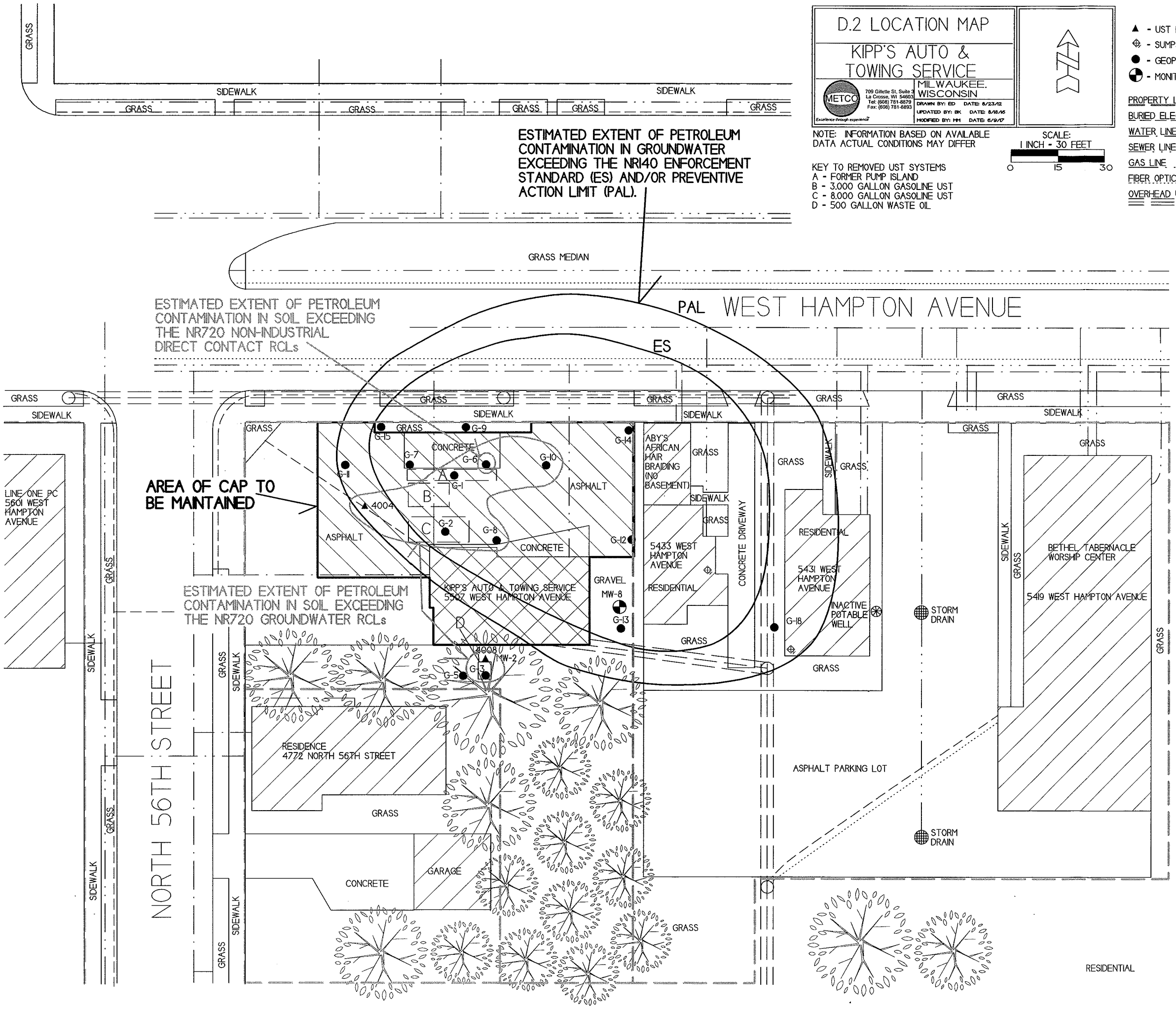
DRAWN BY: ED DATE: 8/23/12
UPDATED BY: BK DATE: 8/18/15
MODIFIED BY: MH DATE: 6/9/17



- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
 - ⊕ - SUMPS
 - - GEOPROBE BORING LOCATION
 - ⊙ - MONITORING WELL LOCATION
- PROPERTY LINE _____
- BURIED ELECTRICAL LINE _____
- WATER LINE _____
- SEWER LINE _____
- GAS LINE _____
- FIBER OPTIC/PHONE LINE _____
- OVERHEAD UTILITIES _____

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL



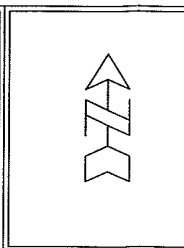
B.2.b. RESIDUAL SOIL CONTAMINATION
KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

709 Gillette St, Suite 3
 La Crosse, WI 54601
 Tel: (608) 781-8873
 Fax: (608) 781-8893

DRAWN BY: ED DATE: 4/23/12
 UPDATED BY: BK DATE: 6/18/16
 MODIFIED BY: HM DATE: 6/19/17

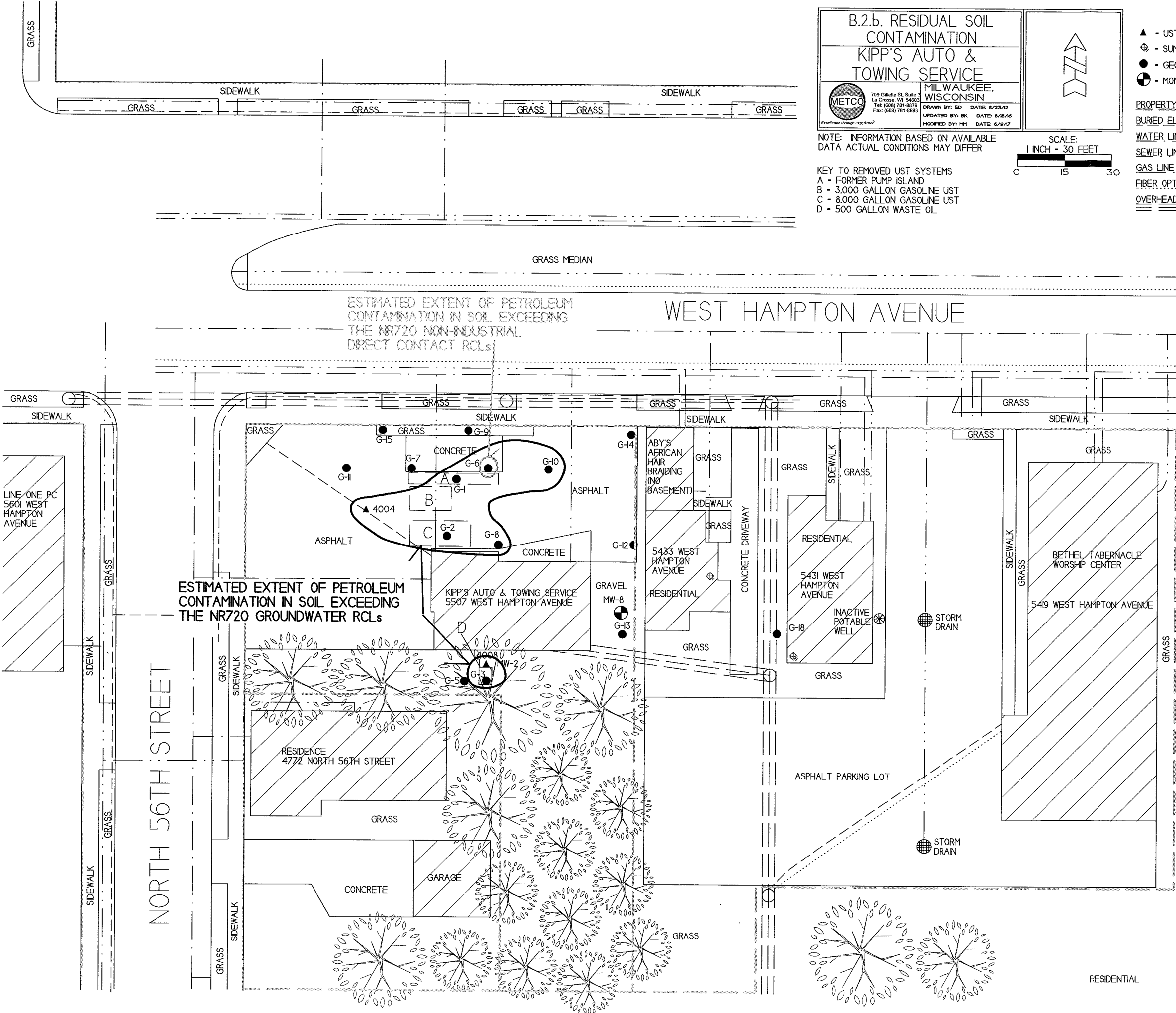
METCO
 Excellence through experience



- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
 - ⊕ - SUMPS
 - - GEOPROBE BORING LOCATION
 - ⊙ - MONITORING WELL LOCATION
- PROPERTY LINE _____
- BURIED ELECTRICAL LINE - - - - -
- WATER LINE _____
- SEWER LINE _____
- GAS LINE _____
- FIBER OPTIC/PHONE LINE - · - · -
- OVERHEAD UTILITIES = = = = =

NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL



D.1 Description of Maintenance Action(s)

CAP/BARRIER MAINTENANCE PLAN

August 21, 2017

Property Located at:
5507 West Hampton Avenue
Milwaukee, WI 53218

WDNR BRRTS# 03-41-543343

TAX KEY# 2270107100

Introduction

This document is the Maintenance Plan for an asphalt, concrete, and foundation cap/barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over the contaminated soil and groundwater on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites):
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination and
- The DNR project manager for Milwaukee County.

Description of Contamination

Soil contaminated by Petroleum Volatile Organic Compounds (PVOCs) and /or Lead is located from ground surface to a depth of approximately 5.7 feet below ground surface (bgs) in the area of the removed UST systems and former dispenser island. Groundwater contaminated by PVOCs is located at a depth of 3.83 to 6.07 feet bgs. The extent of the soil and groundwater contamination is shown on Attachment D.2.

Description of the Cap/Barrier to be Maintained

The cap/barrier consists of the asphalt (2-3 inches thick), concrete (4 inches thick), and the foundation of the on-site building (6 inches thick) covering the area of soil contamination and groundwater contamination, as shown on Attachment D.2.

Cap/Barrier Purpose

The asphalt, concrete, and foundation cap/barrier over the contaminated soil and groundwater will act as a barrier to prevent direct human contact with residual soil contamination that might

otherwise pose a threat to human health. The cap/barrier also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The asphalt, concrete, and foundation cap/barrier overlying the contaminated soil and groundwater, as depicted in Attachment D.2, will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed or where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as Form 4400-305 Continuing Obligations and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Note: The WDNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. If the case closure letter requires that, then a copy of the inspection log must be submitted to the WDNR at least annually after every inspection.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the asphalt, concrete, and foundation cap/barrier overlying the contaminated soil is removed or replaced, the replacement cap/barrier must also be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the asphalt, concrete, and foundation cap/barrier, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cap/Barrier

The following activities are prohibited on any portion of the property where the cap/barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

July 2017

Current Site Owner and Operator:

Allen Kipp
5507 W Hampton Ave.
Milwaukee, WI 53218
(414) 527-3417

Signature: 

(DNR may request signature of affected property owners, on a case-by-case basis)

Consultant:

METCO
Ron Anderson
709 Gillette Street, Suite 3
La Crosse, WI 54603
(608) 781-8879

WDNR:

Greg Michael
141 NW Barstow Street, Room 108
Waukesha, WI 53188
(715) 421-7862

D.4. Inspection Log

State of Wisconsin
 Department of Natural Resources
 dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 1 of 2

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Kipp's Auto & Towing Service	BRRTS No. 03-41-543343
-----------------------------------------------------------------	----------------------------------

Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N

BRRTS No.

Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information			
BRRTS No. 03-41-543343	VPLE No.		
Parcel ID No. 227010710			
FID No. 241199530	WTM Coordinates		
	X 684197	Y 294391	
BRRTS Activity (Site) Name Kipp's Auto & Towing Service	WTM Coordinates Represent: <input type="checkbox"/> Source Area <input checked="" type="checkbox"/> Parcel Center		
Site Address 5507 West Hampton Avenue Acres Ready For Use	City Milwaukee	State WI	ZIP Code 53218
0.33			

Responsible Party (RP) Name Allen Kipp
Company Name

Mailing Address 5507 West Hampton Avenue	City Milwaukee	State WI	ZIP Code 53218
Phone Number (414) 527-3417	Email		

Check here if the RP is the owner of the source property.

Environmental Consultant Name Ron Anderson
Consulting Firm METCO

Mailing Address 709 Gillette Street, Suite 3	City La Crosse	State WI	ZIP Code 54603
Phone Number (608) 781-8879	Email rona@metcohq.com		

Fees and Mailing of Closure Request

- Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at <http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3>. Check all fees that apply:

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input checked="" type="checkbox"/> \$300 Database Fee for Soil
<input checked="" type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)	Total Amount of Payment \$ <u>\$1,700.00</u>
	<input type="checkbox"/> Resubmittal, Fees Previously Paid
- Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The Kipp's Auto & Towing Service site, 5507 W Hampton Ave, is located at the NW 1/4, NW 1/4, Section 2, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County. The subject property is bound by West Hampton Avenue to the north, North 56th Street to the West, residential properties to the south and southeast, and commercial/residential properties to the east.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
A gas station operated on the subject property from 1951 until 1998. In 1986 a 3,000-gallon leaded gasoline UST and an 8,000-gallon unleaded gasoline UST were removed from the property. Two new 3,000 and 8,000-gallon gasoline UST's were installed in the same location. The UST's were in use until 1998, when retail gasoline sales were discontinued. A 500-gallon waste oil UST existed on the southwest corner of the building. The waste oil UST is older and may date back to the 1950's. On December 15, 2012, the 3,000 and 8,000 gallon gasoline and 500-gallon waste oil UST's were removed. Currently the property is used as an automobile repair shop.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to the City of Milwaukee GIS the subject property is currently zoned LB2-Local Business. The adjacent properties to the east and southwest are also zoned LB2-Local Business, while the adjacent property to the southeast is zoned RS5-Residential (single family).
- D. Describe how and when site contamination was discovered.
On May 6, 2005, Moraine Environmental, Inc completed one soil boring near the former pump island during an Environmental Site Assessment. A soil sample was collected at 7 feet below ground surface for DRO and GRO analysis. Laboratory analysis from the soil sample showed 15 ppm DRO and 69 ppm GRO. The petroleum contamination was subsequently reported to the WDNR, who then required that a site investigation be conducted at the subject property.
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Local soil and groundwater has been impacted by petroleum products believed to have been released from the gasoline UST systems that were removed in 1986 and the waste oil UST that was removed in 2012.
- F. Other relevant site description information (or enter Not Applicable).
Not Applicable
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
No other BRRTS activities are known to exist for the subject property.
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
No other BRRTS activities exist immediately adjacent to this site.

2. General Site Conditions

- A. Soil/Geology
- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
Unconsolidated materials in the area of the investigation generally consist of clay to sandy clay with gravel from surface to at least 16 feet bgs.
 - ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Fill material consisting of tan sand and gravel to pea gravel was found in the area of the removed UST systems.
 - iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock was not encountered during the site investigation, but dolomite bedrock is expected to exist at approximately 100 to 150 feet below ground surface.
 - iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The majority of the subject property to the north and west of the on-site building is covered with asphalt or concrete, except for small areas of grass in the northwest corner of the property and along part of the northern property boundary. The area to the east of the on-site building is covered with gravel and south of the on-site building is currently grass and trees. Please see the attached Detailed Site Map for location of current surface covers across the site.

B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

Groundwater exists at approximately 2.54 to 8.23 feet bgs depending on well location and time of year. The stratigraphic unit where the water table is found consists of clay to sandy clay with gravel. Free product has never been encountered at this site.

- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater elevations measured in the monitoring wells indicated a local groundwater flow direction to be predominately towards the east to northeast. Groundwater flow deeper in the aquifer and vertical gradient are not known for this site as no piezometers were installed.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

On September 23, 2014, METCO conducted slug tests on monitoring wells MW-1, MW-2, and MW-6. The slug test data was evaluated using the curve fitting program "Hydro-Test for Windows" Produced by Dakota Environmental, Inc. Slug test data was evaluated using the Bouwer and Rice method. Hydrogeologic parameters were estimated as the following:

Monitoring Well MW-1
Hydraulic Conductivity = 7.68E-04 cm/sec
Transmissivity = 2.25E-01 cm²/sec
Flow Velocity (V=KI/n) = 24.96094 m/yr

Monitoring Well MW-2
Hydraulic Conductivity = 5.73E-04 cm/sec
Transmissivity = 1.10E-01 cm²/sec
Flow Velocity (V=KI/n) = 18.62152 m/yr

Monitoring Well MW-6
Hydraulic Conductivity = 1.24E-04 cm/sec
Transmissivity = 4.31E-02 cm²/sec
Flow Velocity (V=KI/n) = 4.03118 m/yr

Since the thickness of the unconfined aquifer was unknown, the bottoms of monitoring wells MW-1, MW-2, and MW-6 were assumed as the lower extent of the aquifer for calculation purposes.

- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).
The subject property and surrounding properties are all served by the City of Milwaukee municipal water supply, which draws its potable water from Lake Michigan. METCO is not aware of any active private water supply wells in the area. However, one inactive private well found on the east side of the house at 5431 West Hampton Avenue. According to the property owner, this well has not been used in many years and the owner does not know if this well has been properly abandoned. METCO was granted permission to open this well and collect a sample, if possible. However, the steel cap could not be unscrewed from the top of the well.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

On December 15, 2012 Heller's Junk Removal removed a 500-gallon waste oil UST that existed on the southwest corner of the on-site building. During the project, eight soil samples were collected beneath the removed UST systems for laboratory analysis (DRO, GRO, PVOC, and Naphthalene). [Site Investigation Report - February 12, 2015]

On April 22-23, 2013, METCO personnel observed the completion of sixteen Geoprobe borings (G-1 through G-16). Fifty-one soil samples were collected for field and/or laboratory analysis (PID, DRO, GRO, VOC, PVOC, PAH, Naphthalene, Lead, and/or Cadmium). Groundwater samples were collected from all sixteen Geoprobe borings (GP-1 through GP-16) and submitted for laboratory analysis (PVOC and PAH or PVOC and Naphthalene). [Site Investigation Report - February 12, 2015]

On March 31 - April 1, 2014, METCO personnel observed the completion of two Geoprobe borings (G-17 and G-18) to 12feet bgs and seven soil borings (MW-1 through MW-7). Following completion, the soil borings were converted into monitoring wells (MW-1 through MW-7). Twenty-eight soil samples were collected for field and/or laboratory analysis

(PID, PVOC and Naphthalene or TCLP-Lead and TCLP-Benzene). [Site Investigation Report - February 12, 2015]

On September 23, 2014, METCO personnel collected groundwater samples from the seven site monitoring wells (MW-1 through MW-7) for laboratory analysis (VOC, Dissolved Lead, Dissolved Iron, Dissolved Manganese, Sulfates, and Nitrite/Nitrate). Groundwater samples from monitoring wells MW-2 and MW-7 were also submitted for PAH analysis. Groundwater samples were also collected from two sumps in the basements of the two neighboring buildings (5431 and 5433 W. Hampton Ave.) for PVOC and Naphthalene analysis. Water level, temperature, pH, ORP, dissolved oxygen and specific conductance measurements were collected from all site wells. METCO personnel also conducted slug tests on monitoring wells MW-1, MW-2, and MW-6. The monitoring wells network was surveyed to feet mean sea level (MSL). [Site Investigation Report - February 12, 2015]

On December 17, 2014, METCO personnel collected groundwater samples from the seven site monitoring wells (MW-1 through MW-7) for laboratory analysis (PVOC and PAH or PVOC and Naphthalene). A groundwater sample from monitoring well MW-1 was also submitted for Dissolved Lead analysis. Water level, temperature, pH, ORP, dissolved oxygen and specific conductance measurements were collected from all site wells. [Site Investigation Report - February 12, 2015]

On December 7, 2015, METCO personnel observed the completion of one soil boring (MW-8) to a depth of 15 feet bgs. Following completion, the soil boring was converted into a monitoring well (MW-8). Four soil samples were collected for field and/or laboratory analysis (PID, PVOC, and Naphthalene). A groundwater sample was also collected from the sump in the basement of the property located at 5433 Hampton Avenue for laboratory analysis (PVOC and Naphthalene). [Summary Report - September 20, 2016]

On December 7-8, 2015, Fehr Graham Engineering and Environmental collected two indoor air samples (IA-5431 and IA-5433) from the basement of the residences located at 5431 and 5433 West Hampton Avenue. The air samples were collected using a Suma canister with a flow regulator that allowed the air sample to be collected over a 24 hour period and were submitted for VOC (TO-15) analysis. Fehr Graham-Engineering & Environmental also installed one sub-slab vapor sampling port (SS-3) in the basement of residence 5431 West Hampton Avenue and collected a vapor sample from the sub-slab sampling port (SS-3) for laboratory analysis (VOC [TO-15]). Fehr Graham attempted to install a sub-slab vapor sampling port (SS-1) under the residence at 5433 W Hampton Ave. However after drilling through the basement slab, groundwater was encountered immediately beneath the slab and a sub-slab vapor sample could not be collected. It was discovered that the basement sump was not working. Instead, METCO personnel collected a water sample from the sump (5433) for PVOC and Naphthalene analysis. The proposed sub-slab vapor sampling port (SS-2) beneath Aby's African Hair Braiding was not conducted as there was no basement underneath this section of the building. [Summary Report - September 20, 2016]

On February 16, 2016, METCO personnel collected groundwater samples from the seven site monitoring wells (MW-1 through MW-4, MW-6, MW-7, and MW-8) for laboratory analysis (VOC or PVOC and Naphthalene). Water level, temperature, pH, ORP, dissolved oxygen and specific conductance measurements were collected from all site wells. Monitoring well MW-5 was not sampled during this round because it was covered by a pile of dirt. Monitoring well MW-8 was also surveyed to feet MSL. [Summary Report - September 20, 2016]

On May 18, 2016, METCO personnel collected groundwater samples from the eight site monitoring wells (MW-1 through MW-8) for laboratory analysis (PVOC and Naphthalene). Water level, temperature, pH, dissolved oxygen and specific conductance measurements were collected from all site wells. [Summary Report - September 20, 2016]

On February 16, 2017, METCO personnel collected groundwater samples from the three site monitoring wells (MW-1, MW-2, and MW-8) for laboratory analysis (PVOC and Naphthalene). Water level measurements were collected from all site wells and temperature, pH, ORP, dissolved oxygen and specific conductance measurements were also collected from all sampled wells. [Attachment C]

On May 10, 2017, METCO personnel collected groundwater samples from the eight site monitoring wells (MW-1 through MW-8) for laboratory analysis (PVOC and Naphthalene). Water level, temperature, pH, ORP, dissolved oxygen and specific conductance measurements were collected from all site wells. [Attachment C]

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts. Unsaturated soil contamination does not appear to extend beyond the source property boundaries.

A dissolved phase contaminant plume exceeding the NR140 ES has formed at the watertable and has migrated to the east into the right-of-way of West Hampton Avenue to the north and onto the adjacent property (5433 West Hampton Avenue) to the east. This plume is approximately 119 feet wide along the northern property boundary and extends approximately 28 feet into the right-of-way of West Hampton Avenue and is approximately 72 feet wide along the eastern property boundary and extends approximately 45 feet east of the property boundary.

- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

No structural impediments interfered with the completion of the site investigation.

B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Two areas of unsaturated soil contamination exceeding the NR720 Groundwater RCL values are present on the subject property. The first exists in the area of the removed UST systems and former dispenser island. This area appears to measure up to 68 feet long, 35 feet wide, and up to 4 feet thick. The second is present in the area of the former waste oil tank and appears to measure approximately 12 feet long, 10 feet wide, and up to 7 feet thick.

Soil contamination exceeding the NR720 Non-Industrial Direct Contact RCL's is present in the area of the former dispenser island (Geoprobe boring G-6) and measure approximately 6 feet long, 5 feet wide, and up to 4 feet thick.

The area of soil contamination appears to intersect an underground electric line and sewer lateral. These are privately owned utilities and there is no documentation of its construction. However, electric lines are typically buried within 30 inches of the ground surface and backfilled with native soil. The depth of the sewer lateral is unknown and native soil backfill is likely.

Concerning the potential for vapor intrusion into the current on-site building, based on Geoprobe boring G-8, low level soil contamination exceeding the NR720 GW RCLs extends beneath the northwestern portion of the on-site building. However, vapor intrusion into the on-site building does not appear to be likely based on the following: 1) Based on the groundwater sample from Geoprobe boring GP-8 Benzene contamination in groundwater is well below 1,000 ppb. 2) Free product has never been encountered at this site.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column. Unsaturated soil contamination within the upper four feet of the soil column exceeding the NR720 RCLs remain at the site and includes the following:
 - G-1-1: Benzene (0.510 ppm) at 3.5 feet bgs.
 - G-2-1: Benzene (0.123 ppm) at 3.5 feet bgs.
 - G-3-1: Lead (135 ppm) at 3.5 feet bgs
 - G-6-1: Ethylbenzene (6.8 ppm), Naphthalene (12.5 ppm), Trimethylbenzenes (44.41 ppm), and Xylene (5.2-5.51 ppm) at 3.5 feet bgs.
 - G-8-1: Lead (57.9 ppm) and Benzene (0.263 ppm) at 3.5 feet bgs.
 - G-10-1: Benzene (0.520 ppm) and Naphthalene (0.076 ppm) at 3.5 feet bgs.
- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

The method used to establish the soil cleanup standards for this site were the NR720 RCL's. The property is zoned LB2- Local Business, therefore non-industrial standards were used for this site.

C. Groundwater

- i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

A dissolved phase contaminant plume exceeding the NR140 Enforcement Standards and Preventive Action Limits has formed at the watertable in the area of the removed UST systems and has migrated toward the east. This plume is approximately 164 feet long and 114 feet wide.

The extent of petroleum contamination in groundwater exceeding the NR140 ES and/or PAL appears to come into contact with the sewer and water main utility corridors in West Hampton Avenue.

A sanitary sewer main (8 inch diameter) exists to the north of the subject property running along the south side of West Hampton Avenue. The sewer main exists at approximately 12 feet below ground surface and was constructed in 1940. Although the backfill that was used is not certain, given the age, native soil was most likely used. Because the sanitary sewer line is most likely backfilled with native soil (clay), it does not appear to be a potential contaminant migration pathways.

A water main (8 inch diameter) exists to the north of the subject property running along the south side of West Hampton Avenue. The water main exists at approximately 7 feet below ground surface. The water main was installed in 1959

and was backfilled with gravel. Because the water main is backfilled with gravel, there is some risk it is acting as a potential contaminant migration pathway, however there has been no evidence of contaminant migration along this corridor.

Natural gas, buried electric, and fiber optic/phone lines also exist in the area of groundwater contamination. These lines typically exist within 30 inches of ground surface and backfilled with native soil (clay). Several sewer and water lateral lines to the subject property and other nearby buildings also exist in the area of groundwater contamination, these are private utility lines and the exact depth and backfill is not known, however these private laterals are typically backfilled with native soil (clay). Due to their shallow depth and clay backfill, these do not appear to be a potential contaminant migration pathway.

The subject property and surrounding properties are all served by the City of Milwaukee municipal water supply, which draws its potable water from Lake Michigan. METCO is not aware of any active private water supply wells in the area. However, one inactive private well found on the east side of the house at 5431 West Hampton Avenue. According to the property owner, this well has not been used in many years and the owner does not know if this well has been properly abandoned. METCO was granted permission to open this well and collect a sample, if possible. However, the steel cap could not be unscrewed from the top of the well.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

Free product has never been encountered at this site.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

Concerning the potential for vapor intrusion into the current on-site building, based on Geoprobe boring G-8, low level soil contamination exceeding the NR720 GW RCLs extends beneath the northwestern portion and groundwater contamination exceeding the NR140 ES extends below the northeastern half of the on-site building. However, vapor intrusion into the on-site building does not appear to be likely based on the following: 1) Based on the groundwater sample from Geoprobe boring GP-8 Benzene contamination in groundwater is well below 1,000 ppb. 2) Free product has never been encountered at this site. It should also be mentioned that the on-site building is an active auto repair shop that uses petroleum related compounds and has cracks in the floor that would prevent samples from being representative of sub-slab conditions.

Concerning the potential for vapor intrusion into the neighboring property to the east (5431 & 5433 West Hampton Avenue). Vapor intrusion into these buildings does not appear to be likely based on the following; 1) Based on the groundwater sample from monitoring well MW-8 Benzene contamination in groundwater is well below 1,000 ppb. 2) Free product has never been encountered at this site. 3) Indoor air samples collected in the basement both buildings showed no exceedances of the WDNR Residential Indoor Air Vapor Action Levels and the sub-slab vapor sample collected from 5431 West Hampton Avenue showed no exceedances of the WDNR Residential Sub-Slab Vapor Action Levels. 4) Water samples collected from the sumps in the basements of each building showed no detects for PVOC's or Naphthalene.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

Both indoor air samples, collected from 5431 & 5433 West Hampton Avenue on December 7-8, 2015, showed no exceedances of the WDNR Residential Indoor Air Vapor Action Levels.

The sub-slab vapor sample collected from 5431 West Hampton Avenue on December 7, 2015, showed no exceedances of the WDNR Residential Sub-Slab Vapor Action Levels

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

The nearest surface water is Lincoln Creek, which exists approximately 1,500 feet to the southwest of the subject property.

- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

No surface water or sediment samples were collected as part of this site investigation.

4. Remedial Actions Implemented and Residual Levels at Closure

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.
- No remedial actions were conducted.
- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
- No immediate or interim actions occurred at this site.
- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.
- No remedial actions were conducted.
- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.
- No evaluation of the Green and Sustainable Remediation was conducted.
- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.
- Two area of unsaturated soil contamination exceeding the NR720 Groundwater RCL values are present on the subject property. The first exists in the area of the removed UST systems and former dispenser island. This area appears to measure up to 68 feet long, 35 feet wide, and up to 4 feet thick. The second is present in the area of the former waste oil tank and appears to measure approximately 12 feet long, 10 feet wide, and up to 7 feet thick.
- Soil contamination exceeding the NR720 Non-Industrial Direct Contact RCL's is present in the area of the former dispenser island (Geoprobe boring G-6) and measure approximately 6 feet long, 5 feet wide, and up to 4 feet thick.
- Unsaturated soil contamination does not appear to extend beyond the property boundaries.
- A dissolved phase contaminant plume exceeding the NR140 Enforcement Standards and Preventive Action Limits has formed at the watertable in the area of the removed UST systems and has migrated toward the east. This plume is approximately 164 feet long and 114 feet wide.
- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.
- Soil contamination within the upper four feet of the soil column exceeded the NR720 Non-Industrial Direct Contact RCLs remain at the site at the following location:
G-6-1: Naphthalene at 3.5 feet bgs.
- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.
- Unsaturated soil samples exceeding the NR720 Groundwater RCLs remain at the site and includes the following:
4071954004: MTBE and Naphthalene at 5 feet bgs.
4071954008: Ethylbenzene, Naphthalene, Trimethylbenzenes, and Xylene at 5 feet bgs.
G-1-1: Benzene at 3.5 feet bgs.
G-2-1: Benzene at 3.5 feet bgs.
G-3-1: Lead at 3.5 feet bgs
G-6-1: Ethylbenzene, Naphthalene, Trimethylbenzenes, and Xylene at 3.5 feet bgs.
G-8-1: Lead and Benzene at 3.5 feet bgs.
G-10-1: Benzene and Naphthalene at 3.5 feet bgs.
- H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.
- Any remaining exposure pathways will be addressed via a Cap Maintenance Plan and natural attenuation.
- I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).
- Groundwater contaminant levels appear to be stable to decreasing. Based on this, natural attention appears to be an effective method in reducing contaminant mass and concentration.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
- Any remaining exposure pathways will be addressed via a Cap Maintenance Plan and natural attenuation.

- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
No system hardware is anticipated to be left in place after site closure.
- L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
Based on the most recent groundwater analytical results, the following monitoring wells show NR140 ES and/or PAL exceedances:
- Monitoring Well MW-1: Benzene, Ethylbenzene, MTBE, Naphthalene, Trimethylbenzenes, and Xylene.
Monitoring Well MW-8: Benzene and Naphthalene.
- M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.
Both indoor air samples, collected from 5431 & 5433 West Hampton Avenue on December 7-8, 2015, showed no exceedances of the WDNR Residential Indoor Air Vapor Action Levels.
- The sub-slab vapor sample collected from 5431 West Hampton Avenue on December 7, 2015, showed no exceedances of the WDNR Residential Sub-Slab Vapor Action Levels
- N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.
The nearest surface water is Lincoln Creek, which exists approximately 1,500 feet to the southwest of the subject property.
- No surface water or sediment samples were collected as part of this site investigation.

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWS), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) (discuss with project manager before submitting the closure request)	Site specific

6. Underground Storage Tanks

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? Yes No
- B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? Yes No
- C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? Yes No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

- A.1. Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.
- A.2. Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- A.3. Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- A.4. Vapor Analytical Table(s):** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- A.5. Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.
- A.6. Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- A.7. Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

- B.1.a. Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- B.1.c. RR Sites Map:** From RR Sites Map ([http://dnrm.wi.gov/si/?Viewer=RR Sites](http://dnrm.wi.gov/si/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

- B.2.a. **Soil Contamination:** Figure(s) showing the location of all identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

B.3. Groundwater Figures

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
 - Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
 - Surface features, including buildings and basements, and show surface elevation changes.
 - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
 - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)
- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

- B.5. **Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - C.2. **Investigative waste** disposal documentation.
 - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.
 - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
 - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
 - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
 - Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
 - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

- No monitoring wells were installed as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
 - Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
 - One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
 - One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39, Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

- A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).
- The response action(s) for this site addresses media other than groundwater.


Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name	Title	
Signature	Date	P.E. Stamp and Number

Hydrogeologist Certification

I Ronald J. Anderson hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Ronald J. Anderson Printed Name	Senior Hydrogeologist/Project Manager Title
 Signature	2/16/18 Date

Attachment A/Data Tables

A.1 Groundwater Analytical Table(s)

A.2 Soil Analytical Results Table(s)

A.3 Residual Soil Contamination Table(s)

A.4 Vapor Analytical Table

A.5 Other Media of Concern (e.g., sediment or surface water) – No surface waters or sediments were assessed as part of the site investigation.

A.6 Water Level Elevations

A.7 Other

A.1 Groundwater Analytical Table

(Geoprobe)

Kipp's Auto & Towing Service BRRTS# 03-41-543343

Sample ID	Date	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
G-1-W	04/22/13	101	123	58	52	34	80	399
G-2-W	04/22/13	14	18.9	38	9.0	2.24	23.1	21.41
G-3-W	04/22/13	5.5	5.9	8.0	3.5	1.28	55.1	14.7
G-4-W	04/22/13	<0.27	<0.82	5.4	0.053	<0.8	<1.69	<2.41
G-5-W	04/22/13	0.42	<0.82	25.8	0.032	<0.8	<1.69	<2.41
G-6-W	04/22/13	65	1230	105	1070	13.9	803	716.3
G-7-W	04/22/13	42	580	65	350	<8	615	244.4
G-8-W	04/22/13	34	16.5	90	6.5	3.2	23.2	29.7
G-9-W	04/22/13	57	2880	78	780	28.9	3362	2620.1
G-10-W	04/22/13	5600	4700	155	630	1220	4230	13730
G-11-W	04/22/13	1.97	3.15	3.9	<1.2	1.18	2.25-3.11	7.11
G-12-W	04/22/13	46	206	10.9	103	3.3	14.6	22.24
G-13-W	04/22/13	121	1200	<3.7	460	<8	220	65-73.1
G-14-W	04/22/13	19.5	112	10.7	43	1.51	8.89	6.40-7.21
G-15-W	04/23/13	14.4	269	<1.85	208	21.6	86.4	133.1
G-16-W	04/23/13	3.3	12.7	13.6	6.7	24.3	36.7	81.2
ENFORCEMENT STANDARD ES = Bold		5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics		0.5	140	12	10	160	96	400

NS = Not Sampled

(ppb) = parts per billion

(ppm) = parts per million

A.1 Groundwater Analytical Table
 Kipp's Auto & Towing Service BRRS# 03-41-543343

Well MW-1

PVC Elevation = 660.40 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	656.01	4.39	1.5	2010	<4.4	52	370	83	591	1448
12/17/14	655.00	5.40	1.9	2010	2280	70	340	103	602	1261
02/16/16	656.13	4.27	NS	2350	2440	63	194	116	389	808
05/18/16	656.74	3.66	NS	3010	3500	<22	340	106	525	892
02/16/17	655.82	4.58	NS	2150	2980	<16.4	261	115	405	766
05/10/17	656.87	3.53	NS	2440	2980	27.6	470	114	475	770
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

PVC Elevation = 663.75 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	654.03	9.72	<0.06	0.74	<0.55	5.2	<1.7	<0.69	<3.6	<1.32
12/17/14	655.02	8.73	NS	1.39	<0.82	4	NS	<0.8	<1.69	<2.41
02/16/16	656.24	7.51	NS	0.48	<0.73	1.62	<2.6	<0.39	<1.51	<2.06
05/18/16	656.67	7.08	NS	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
02/16/17	655.84	7.91	NS	<0.17	<0.2	2.96	<2.17	<0.67	<2.05	<1.95
05/10/17	656.71	7.04	NS	0.22	<0.2	<0.82	<2.17	<0.67	<2.05	<1.95
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

PVC Elevation = 661.94 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	656.59	5.35	<0.06	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/17/14	656.11	5.83	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
02/16/16	656.46	5.48	NS	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
05/18/16	656.77	5.17	NS	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
02/16/17	655.69	6.25	NOT SAMPLED							
05/10/17	656.88	5.06	NS	<0.17	<0.2	<0.82	<2.17	<0.67	<2.05	<1.95
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
 Kipp's Auto & Towing Service BRRS# 03-41-543343

Well MW-4

PVC Elevation = 659.99 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	652.73	7.26	<0.06	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/17/14	652.35	7.64	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
02/16/16	653.25	6.74	NS	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
05/18/16	653.17	6.82	NS	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
02/16/17	653.03	6.96	NOT SAMPLED							
05/10/17	654.06	5.93	NS	<0.17	<0.2	<0.82	<2.17	<0.67	<2.05	<1.95
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = <i>Italics</i>			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-5

PVC Elevation = 658.49 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	652.73	5.76	<0.06	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/17/14	652.79	5.70	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
02/16/16	UNDER DIRT PILE									
05/18/16	653.18	5.31	NS	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
02/16/17	652.45	6.04	NOT SAMPLED							
05/10/17	653.04	5.45	NS	<0.17	<0.2	<0.82	<2.17	<0.67	<2.05	<1.95
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = <i>Italics</i>			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-6

PVC Elevation = 657.87 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	653.23	4.64	<0.06	0.57	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/17/14	653.27	4.60	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
02/16/16	653.60	4.27	NS	<0.46	<0.73	<0.49	<2.6	0.50	<1.51	<2.06
05/18/16	654.22	3.65	NS	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
02/16/17	654.01	3.86	NOT SAMPLED							
05/10/17	654.11	3.76	NS	<0.17	<0.2	<0.82	<2.17	<0.67	<2.05	<1.95
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = <i>Italics</i>			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
Kipp's Auto & Towing Service BRRTS# 03-41-543343

Well MW-7

PVC Elevation = 657.75 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
09/23/14	653.02	4.73	<0.06	<0.24	<0.55	15.8	<1.7	<0.69	<3.6	<1.32
12/17/14	654.24	3.51	NS	0.53	<0.82	3.3	NS	<0.8	<1.69	<2.41
02/16/16	655.54	2.21	NS	0.64	<0.73	3.4	<2.6	<0.39	<1.51	<2.06
05/18/16	655.50	2.25	NS	<0.44	<0.71	5.4	<1.6	<0.44	<3.1	<3.1
02/16/17	655.04	2.71	NOT SAMPLED							
05/10/17	655.01	2.74	NS	<0.17	<0.2	4.8	<2.17	<0.67	<2.05	<1.95
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			<i>1.5</i>	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-8

PVC Elevation = 660.84 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
02/16/16	655.38	5.46	NS	91	225	<1.1	192	2.5	3.13-4.73	6.1-7
05/18/16	655.82	5.02	NS	96	320	<11	272	<4.4	<31	<31
02/16/17	655.23	5.61	NS	42	94	<8.2	<21.7	<6.7	<20.5	<19.50
05/10/17	655.97	4.87	NS	68	139	<4.1	28.8	<3.35	10.9-16.6	<9.75
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			<i>1.5</i>	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

5431 Sump

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
09/23/14	NM	NM	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
12/17/14	NOT SAMPLED									
02/16/16	NOT SAMPLED									
05/18/16	NOT SAMPLED									
05/10/17	NOT SAMPLED									
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			<i>1.5</i>	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

5433 Sump

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
09/23/14	NM	NM	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
12/17/14	NOT SAMPLED									
12/07/15	NM	NM	NS	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
02/16/16	NOT SAMPLED									
05/18/16	NOT SAMPLED									
05/10/17	NOT SAMPLED									
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			<i>1.5</i>	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
Kipp's Auto & Towing Service BRRS# 03-41-543343

Well Sampling Conducted on: 09/23/14 09/23/14 09/23/14 09/23/14 09/23/14 09/23/14 09/23/14 02/16/16

VOC's Well Name	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	ENFORCE MENT STANDARD = ES - Bold		PREVENTIVE ACTION LIMIT = PAL - Italics	
Lead, dissolved/ppb	1.5 "J"	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7	NS	15		<i>1.5</i>	
Benzene/ppb	2010	<i>0.74 "J"</i>	< 0.24	< 0.24	< 0.24	<i>0.57 "J"</i>	< 0.24	91	5		<i>0.5</i>	
Bromobenzene/ppb	< 3.2	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	< 0.48	==		==	
Bromodichloromethane/ppb	< 3.7	< 0.37	< 0.37	< 0.37	< 0.37	< 0.37	< 0.37	< 0.46	0.6		<i>0.06</i>	
Bromoform/ppb	< 3.5	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.46	4.4		<i>0.44</i>	
tert-Butylbenzene/ppb	< 3.6	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 1.1	==		==	
sec-Butylbenzene/ppb	14.8	1.07	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	10.4	==		==	
n-Butylbenzene/ppb	39	<i>0.53 "J"</i>	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	18.9	==		==	
Carbon Tetrachloride/ppb	< 3.3	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.51	5		<i>0.5</i>	
Chlorobenzene/ppb	< 2.4	< 0.24	< 0.24	< 0.24	< 0.24	< 0.24	< 0.24	< 0.46	==		==	
Chloroethane/ppb	< 6.3	< 0.63	< 0.63	< 0.63	< 0.63	< 0.63	< 0.63	< 0.65	400		<i>80</i>	
Chloroform/ppb	< 2.8	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	< 0.43	6		<i>0.6</i>	
Chloromethane/ppb	< 8.1	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81	< 1.9	30		<i>3</i>	
2-Chlorotoluene/ppb	< 2.1	< 0.21	< 0.21	< 0.21	< 0.21	< 0.21	< 0.21	< 0.4	==		==	
4-Chlorotoluene/ppb	< 2.1	< 0.21	< 0.21	< 0.21	< 0.21	< 0.21	< 0.21	< 0.63	==		==	
1,2-Dibromo-3-chloropropane/ppb	< 8.8	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	< 1.4	0.2		<i>0.02</i>	
Dibromochloromethane/ppb	< 2.2	< 0.22	< 0.22	< 0.22	< 0.22	< 0.22	< 0.22	< 0.45	60		<i>6</i>	
1,4-Dichlorobenzene/ppb	< 3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.49	75		<i>15</i>	
1,3-Dichlorobenzene/ppb	< 2.8	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	< 0.52	600		<i>120</i>	
1,2-Dichlorobenzene/ppb	< 3.6	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.46	600		<i>60</i>	
Dichlorodifluoromethane/ppb	< 4.4	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	< 0.87	1000		<i>200</i>	
1,2-Dichloroethane/ppb	< 4.1	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41	< 0.48	5		<i>0.5</i>	
1,1-Dichloroethane/ppb	< 3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 1.1	850		<i>85</i>	
1,1-Dichloroethene/ppb	< 4	< 0.4	< 0.4	< 0.4	< 0.4	< 0.4	< 0.4	< 0.65	7		<i>0.7</i>	
cis-1,2-Dichloroethene/ppb	< 3.8	< 0.38	< 0.38	< 0.38	< 0.38	< 0.38	< 0.38	< 0.45	70		<i>7</i>	
trans-1,2-Dichloroethene/ppb	< 3.5	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.54	100		<i>20</i>	
1,2-Dichloropropane/ppb	< 3.2	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	< 0.43	5		<i>0.5</i>	
2,2-Dichloropropane/ppb	< 3.6	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 3.1	==		==	
1,3-Dichloropropane/ppb	< 3.3	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.42	==		==	
Di-isopropyl ether/ppb	< 2.3	< 0.23	< 0.23	< 0.23	< 0.23	< 0.23	< 0.23	< 0.44	==		==	
EDB (1,2-Dibromoethane)/ppb	< 4.4	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	< 0.63	0.05		<i>0.005</i>	
Ethylbenzene/ppb	1970	< 0.55	< 0.55	< 0.55	< 0.55	< 0.55	< 0.55	225	700		<i>140</i>	
Hexachlorobutadiene/ppb	< 15	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 2.2	==		==	
Isopropylbenzene/ppb	84	4.4	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	54	==		==	
p-Isopropyltoluene/ppb	6.7 "J"	< 0.31	< 0.31	< 0.31	< 0.31	< 0.31	< 0.31	5.3	==		==	
Methylene chloride/ppb	< 5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 1.3	5		<i>0.5</i>	
Methyl tert-butyl ether (MTBE)/ppb	52	5.2	< 0.23	< 0.23	< 0.23	< 0.23	<i>15.8</i>	< 1.1	60		<i>12</i>	
Naphthalene/ppb	370	< 1.7	< 1.7	< 1.7	< 1.7	< 1.7	< 1.7	192	100		<i>10</i>	
n-Propylbenzene/ppb	230	1.36	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	135	==		==	
1,1,2,2-Tetrachloroethane/ppb	< 4.5	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	< 0.52	0.2		<i>0.02</i>	
1,1,1,2-Tetrachloroethane/ppb	< 3.3	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.48	70		<i>7</i>	
Tetrachloroethene (PCE)/ppb	< 3.3	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.49	5		<i>0.5</i>	
Toluene/ppb	83	< 0.69	< 0.69	< 0.69	< 0.69	< 0.69	< 0.69	2.5	800		<i>160</i>	
1,2,4-Trichlorobenzene/ppb	< 9.8	< 0.98	< 0.98	< 0.98	< 0.98	< 0.98	< 0.98	< 1.7	70		<i>14</i>	
1,2,3-Trichlorobenzene/ppb	< 18	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 2.7	==		==	
1,1,1-Trichloroethane/ppb	< 3.3	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.84	200		<i>40</i>	
1,1,2-Trichloroethane/ppb	< 3.4	< 0.34	< 0.34	< 0.34	< 0.34	< 0.34	< 0.34	< 0.48	5		<i>0.5</i>	
Trichloroethene (TCE)/ppb	< 3.3	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.47	5		<i>0.5</i>	
Trichlorofluoromethane/ppb	< 7.1	< 0.71	< 0.71	< 0.71	< 0.71	< 0.71	< 0.71	< 0.87	==		==	
1,2,4-Trimethylbenzene/ppb	480	< 2.2	< 2.2	< 2.2	< 2.2	< 2.2	< 2.2	< 1.6	Total TMB's 480		<i>Total TMB's 96</i>	
1,3,5-Trimethylbenzene/ppb	111	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	3.13 "J"	0.2		<i>0.02</i>	
Vinyl Chloride/ppb	< 1.8	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.17	Total Xylenes 2000		<i>Total Xylenes 400</i>	
m&p-Xylene/ppb	1380	< 0.69	< 0.69	< 0.69	< 0.69	< 0.69	< 0.69	6.1 "J"				
o-Xylene/ppb	68	< 0.63	< 0.63	< 0.63	< 0.63	< 0.63	< 0.63	< 0.9				

NS = not sampled, NM = Not Measured
Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.
= = No Exceedences
(ppb) = parts per billion
(ppm) = parts per million
"J" Flag: Analyte detected between LOD and LOQ LOD Limit of Detection LOQ Limit of Quantitation

A.1 Groundwater Analytical Table
(PAH)
Kipp's Auto & Towing Service BRRTS# 03-41-543343

Well MW-1

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/23/14	NOT SAMPLED																	
12/17/14	NOT SAMPLED																	
ENFORCE MENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/23/14	<0.018	<0.02	<0.018	<0.023	<0.02	<0.019	<0.024	<0.027	<0.018	<0.028	<0.022	<0.022	<0.027	<0.021	<0.024	0.046	<0.018	<0.022
12/17/14	SAMPLE BOTTLE RECEIVED BROKEN																	
ENFORCE MENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/23/14	NOT SAMPLED																	
12/17/14	NOT SAMPLED																	
ENFORCE MENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-4

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/23/14	NOT SAMPLED																	
12/17/14	NOT SAMPLED																	
ENFORCE MENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
(PAH)
Kipp's Auto & Towing Service BRRS# 03-41-543343

Well MW-5

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/23/14	NOT SAMPLED																	
12/17/14	NOT SAMPLED																	
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-6

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/23/14	NOT SAMPLED																	
12/17/14	NOT SAMPLED																	
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-7

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/23/14	<0.018	<0.02	<0.018	0.037	0.034	0.076	0.042	0.032	0.059	<0.028	0.126	<0.022	0.03	<0.021	<0.024	0.027	0.045	0.096
12/17/14	SAMPLE BOTTLE RECEIVED BROKEN																	
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

A.2. Soil Analytical Results Table
(PAH)
Kipp's Auto & Towing Service BRRTS# 03-41-543343

Sample	Depth (feet)	Saturation U/S	Date	Acenaphthene (ppm)	Acenaphthylene (ppm)	Anthracene (ppm)	Benzo(a)anthracene (ppm)	Benzo(a)pyrene (ppm)	Benzo(b)fluoranthene (ppm)	Benzo(g,h,i)perylene (ppm)	Benzo(k)fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h)anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd)pyrene (ppm)	1-Methylnaphthalene (ppm)	2-Methylnaphthalene (ppm)	Naphthalene (ppm)	Phenanthrene (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED			
																						Exceedance Count	Hazard Index	Cumulative Cancer Risk	
G-3-1	3.5	U	04/22/13	<0.0218	<0.0192	<0.0195	0.063	0.094	0.163	0.370	0.049	0.082	0.0231	0.085	<0.0222	0.114	<0.0207	0.0207	<0.0221	0.035	0.126	0	3.43E-01	1.30E-06	
G-4-1	3.5	U	04/22/13	<0.0218	<0.0192	<0.0195	0.0246	0.0297	0.059	0.047	0.023	0.038	<0.0223	0.0269	<0.0222	0.034	<0.0207	<0.0206	<0.0221	<0.0224	0.0316	0	1.70E-03	3.60E-07	
G-5-1	3.5	U	04/22/13	<0.0218	<0.0192	<0.0195	<0.0229	<0.0174	<0.0196	0.0241	<0.0216	<0.0181	<0.0223	<0.0211	<0.0222	<0.239	<0.0207	<0.0206	<0.0221	<0.0224	<0.0231	0	1.87E-04	0	
Groundwater RCL				---	---	197	---	0.47	0.4793	---	---	0.145	---	88.8	14.8	---	---	---	0.6582	---	54.5				
Non-Industrial Direct Contact RCL				3590	---	17900	1.140	0.1150	1.150	---	11.50	115	0.1150	2390	2390	1.150	17.6	239	5.52	---	1790		1.00E+00	1.00E-05	
Industrial Direct Contact RCL				(45200)	---	(100000)	(20.8)	(2.11)	(21.1)	---	(211)	(2110)	(2.11)	(30100)	(30100)	(21.1)	(72.7)	(3010)	(24.1)	---	(22600)		1.00E+00	1.00E-05	
Soil Saturation Concentration (C-sat)*						---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---				

Bold = Groundwater RCL Exceedance
Bold & Underline = Industrial Direct Contact RCL Exceedance
Bold & Asteric * = C-sat Exceedance
NS = Not Sampled
(ppm) = parts per million
PAH = Polynuclear Aromatic Hydrocarbons
PID = Photoionization Detector
VOC's = Volatile Organic Compounds

A.2. Soil Analytical Results Table
 Kipp's Auto & Towing Service BRRS# 03-41-543343

Sampling Conducted on April 22, 2013

VOC's		Bold = Groundwater RCL	<u>Underline & Bold = Non- Industrial Direct Contact RCL</u>	(Parenthesis & Bold) = Industrial Direct Contact RCL	Asteric * & Bold =Soil Saturation (C-sat) RCL
Sample ID#	G-6-1				
Sample Depth/ft.	3.5				
Solids Percent	78.4	==	==	==	==
Lead/ppm	10.0	27	<u>400</u>	(800)	==
Gasoline Range Organics/ppm	630	==	==	==	==
Benzene/ppb	<0.092	0.00512	<u>1.6</u>	(7.07)	1820*
Bromobenzene/ppb	<0.130	==	<u>342</u>	(679)	==
Bromodichloromethane/ppb	<0.270	0.000326	<u>0.418</u>	(1.83)	==
Bromoform/ppb	<0.300	0.00233	<u>25.4</u>	(113)	==
tert-Butylbenzene/ppb	<0.200	==	<u>183</u>	(183)	183*
sec-Butylbenzene/ppb	2.09	==	<u>145</u>	(145)	145*
n-Butylbenzene/ppb	7.1	==	<u>108</u>	(108)	108*
Carbon Tetrachloride/ppb	<0.250	0.00388	<u>0.916</u>	(4.03)	==
Chlorobenzene/ppb	<0.160	==	<u>370</u>	(761)	761*
Chloroethane/ppb	<0.420	0.227	==	==	==
Chloroform/ppb	<0.490	0.0033	<u>0.454</u>	(1.98)	==
Chloromethane/ppb	<1.810	0.0155	<u>159</u>	(669)	==
2-Chlorotoluene/ppb	<0.160	==	==	==	==
4-Chlorotoluene/ppb	<0.140	==	==	==	==
1,2-Dibromo-3-chloropropane/ppb	<0.480	0.000173	<u>0.008</u>	(0.092)	==
Dibromochloromethane/ppb	<0.140	0.032	<u>8.28</u>	(38.9)	==
1,4-Dichlorobenzene/ppb	<0.330	0.144	<u>3.74</u>	(16.4)	==
1,3-Dichlorobenzene/ppb	<0.300	1.1528	<u>297</u>	(193)	297*
1,2-Dichlorobenzene/ppb	<0.380	1.168	<u>376</u>	(376)	376*
Dichlorodifluoromethane/ppb	<0.570	3.0863	<u>126</u>	(530)	==
1,2-Dichloroethane/ppb	<0.360	0.00284	<u>0.652</u>	(2.87)	540*
1,1-Dichloroethane/ppb	<0.190	0.4834	<u>5.06</u>	(22.2)	==
1,1-Dichloroethene/ppb	<0.210	0.00502	<u>320</u>	(1190)	1190*
cis-1,2-Dichloroethene/ppb	<0.240	0.0412	<u>156</u>	(2340)	==
trans-1,2-Dichloroethene/ppb	<0.290	0.626	<u>1560</u>	(1850)	==
1,2-Dichloropropane/ppb	<0.095	0.00332	<u>0.406</u>	(1.78)	==
2,2-Dichloropropane/ppb	<0.460	==	<u>527</u>	(527)	527*
1,3-Dichloropropane/ppb	<0.210	==	<u>1490</u>	(1490)	1490*
Di-isopropyl ether/ppb	<0.110	==	<u>2260</u>	(2260)	2260*
EDB (1,2-Dibromoethane)/ppb	<0.200	0.0000282	<u>0.05</u>	(0.221)	==
Ethylbenzene/ppb	6.8	1.57	<u>8.02</u>	(35.4)	480*
Hexachlorobutadiene/ppb	<0.950	==	<u>1.63</u>	(7.19)	==
Isopropylbenzene/ppb	2.62	==	==	==	==
p-Isopropyltoluene/ppb	1.3	==	<u>162</u>	(162)	162*
Methylene chloride/ppb	<0.570	0.00256	<u>61.8</u>	(1150)	==
Methyl tert-butyl ether (MTBE)/ppb	<0.300	0.027	<u>63.8</u>	(282)	8870*
Naphthalene/ppb	<u>12.5</u>	0.6582	<u>5.52</u>	(24.1)	==
n-Propylbenzene/ppb	12	==	==	==	==
1,1,2,2-Tetrachloroethane/ppb	<0.120	0.000156	<u>0.81</u>	(3.6)	==
1,1,1,2-Tetrachloroethane/ppb	<0.230	0.0534	<u>2.78</u>	(12.3)	==
Tetrachloroethene (PCE)/ppb	<0.490	0.00454	<u>33</u>	(145)	==
Toluene/ppb	<0.200	1.11	<u>818</u>	(818)	818*
1,2,4-Trichlorobenzene/ppb	<0.790	0.408	<u>24</u>	(113)	==
1,2,3-Trichlorobenzene/ppb	<1.290	==	<u>62.6</u>	(934)	==
1,1,1-Trichloroethane/ppb	<0.380	0.1402	==	==	==
1,1,2-Trichloroethane/ppb	<0.230	0.00324	<u>1.59</u>	(7.01)	==
Trichloroethene (TCE)/ppb	<0.280	0.00358	<u>1.3</u>	(8.41)	==
Trichlorofluoromethane/ppb	<0.860	2.2387	<u>1230</u>	(1230)	1230*
1,2,4-Trimethylbenzene/ppb	44	1.38	<u>219</u>	(219)	219*
1,3,5-Trimethylbenzene/ppb	0.410	==	<u>182</u>	(182)	182*
Vinyl Chloride/ppb	<0.210	0.000138	<u>0.07</u>	(2.08)	==
m&p-Xylene/ppb	5.2	3.96	<u>260</u>	(260)	258*
o-Xylene/ppb	<0.310				

NS = not sampled, NM = Not Measured
 (ppm) = parts per million
 DRO = Diesel Range Organics
 GRO = Gasoline Range Organics
 == No Exceedences

A.3 Residual Soil Contamination Table
 Kipp's Auto & Towing Service BRRTS# 03-41-543343

Sample ID	Depth (feet)	Saturation U/S	Date	PID	Cadmium, Total (ppm)	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naphthalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppm)	DIRECT CONTACT PVOC & PAH COMBINED		
																		Exceedance Count	Hazard Index	Cumulative Cancer Risk
4071954004	5.0	U	12/15/12	NS	NS	NS	NS	152	<0.025	0.555	0.0652	0.983	<0.025	0.692		0.478	NS			
4071954008	5.0	U	12/15/12	NS	NS	NS	4140	847	<0.250	3.12	<0.250	1.14	<0.025	85.89		7.7	NS			
G-1-1	3.5	U	04/22/13	0	NS	1.48	NS	35	0.510	0.076	<0.025	0.266	0.035	0.069	0.228	0.273	NS	0	7.52E-03	3.50E-07
G-2-1	3.5	U	04/22/13	30	NS	4.68	NS	11.0	0.123	<0.025	<0.025	0.164	<0.025	0.032	0.077	0.108	NS	0	2.53E-03	1.10E-07
G-2-3	12.0	S	04/22/13	50	NS	NS	NS	<10	0.034	0.063	0.070	0.930	<0.025	<0.025	<0.025	<0.075	NS			
G-3-1	3.5	U	04/22/13	0	<0.08	135	401	NS	<0.025	<0.025	<0.025	<0.025	0.075	0.043	0.0289	0.156	NS	0	3.43E-01	1.30E-06
G-3-2	8.0	S	04/22/13	20	NS	NS	<10	NS	0.077	0.034	<0.025	0.051	<0.025	<0.025	<0.025	<0.075	NS			
G-5-2	8.0	S	04/22/13	0	NS	NS	<10	NS	0.031	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-6-1	3.5	U	04/22/13	420	NS	10.0	NS	630	<0.092	6.8	<0.300	12.5	<0.200	44	0.41	5.2-5.51	SEE VOC SPREAD-SHEET	1	6.93E+00	3.11E-06
G-6-2	8.0	S	04/22/13	200	NS	NS	NS	74	0.400	8.1	<0.025	3.9	0.065	0.171	0.570	1.118	NS			
G-6-3	12.0	S	04/22/13	100	NS	NS	NS	<10	0.035	<0.025	0.053	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-7-2	8.0	S	04/22/13	270	NS	NS	NS	162	1.14	5.5	<0.025	4.6	0.257	1.06	1.93	1.65	NS			
G-8-1	3.5	U	04/22/13	0	NS	57.9	NS	<10	0.263	0.210	<0.025	<0.025	0.140	0.294	0.141	0.894	NS	0	1.50E-01	1.90E-07
G-8-2	8.0	S	04/22/13	100	NS	NS	NS	101	1.93	0.460	<0.025	1.3	0.147	0.154	0.231	0.912	NS			
G-8-3	12.0	S	04/22/13	40	NS	NS	NS	<10	0.032	<0.025	0.181	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-9-2	8.0	S	04/22/13	300	NS	NS	NS	199	0.860	10.9	<0.025	4.5	0.128	11	1.38	8.415	NS			
G-10-1	3.5	U	04/22/13	0	NS	13.6	NS	<10	0.520	0.194	<0.025	0.076	0.0276	0.043	0.035	0.139	NS	0	5.77E-03	3.60E-07
G-10-2	8.0	S	04/22/13	280	NS	NS	NS	96	1.01	5.2	<0.025	2.3	0.177	7	2.54	4.22	NS			
G-10-3	12.0	S	04/22/13	90	NS	NS	NS	<10	0.092	0.292	0.218	0.266	0.038	0.690	0.268	0.911	NS			
G-11-2	8.0	S	04/22/13	0	NS	NS	NS	<10	0.079	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-11-3	12.0	S	04/22/13	0	NS	NS	NS	<10	<0.025	<0.025	0.087	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-12-2	6.0	S	04/22/13	210	NS	NS	NS	470	6.2	1.83	<0.025	5.1	0.301	0.089	0.510	3.21	NS			
G-13-2	8.0	S	04/22/13	300	NS	NS	NS	173	1.55	5.2	<0.025	5.8	0.089	0.520	1	0.740	NS			
G-14-2	8.0	S	04/22/13	260	NS	NS	NS	540	10.6	13.1	<0.025	4.6	0.710	0.111	1.56	2.67	NS			
G-15-2	7.0	S	04/23/13	170	NS	NS	NS	286	1.41	4.7	<0.025	3.7	0.185	0.301	0.530	1.599	NS			
G-18-2	8.0	S	03/31/14	160	NS	NS	NS	NS	7.5	1.54	<0.025	1.29	0.530	19.1	7.1	7.02	NS			
MW-8-2	8.0	S	12/07/15	550	NS	NS	NS	NS	4.1	4.0	<0.025	4.4	0.41	0.41	1.08	1.89	NS			
Groundwater RCL					0.752	27	-	-	0.00512	1.57	0.027	0.6582	1.11	1.38		3.96	-			
Non-Industrial Direct Contact RCL					<u>71.1</u>	<u>400</u>	-	-	<u>1.6</u>	<u>8.02</u>	<u>63.8</u>	<u>5.52</u>	<u>818</u>	<u>219</u>	<u>182</u>	<u>260</u>	-		1.00E+00	1.00E-05
Industrial Direct Contact RCL					(985)	(800)	-	-	(7.07)	(35.4)	(282)	(24.1)	(818)	(219)	(182)	(258)	-		1.00E+00	1.00E-05
Soil Saturation Concentration (C-sat)*					-	-	-	-	1820*	480*	8870*	-	818*	219*	182*	258*	-			

Bold = Groundwater RCL Exceedance

Bold & Underline = Non Industrial Direct Contact RCL Exceedance

Bold & Asteric * = C-sat Exceedance

(ppm) = parts per million

NS = Not Sampled

NM = Not Measured VOC's = Volatile Organic Compounds

(ppm) = parts per million

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

PID = Photoionization Detector

PVOC's = Petroleum Volatile Organic Compounds

A.3 Residual Soil Contamination Table

Kipp's Auto & Towing Service BRRTS# 03-41-543343

Sampling Conducted on April 22, 2013

VOC's		Bold = Groundwater RCL	<u>Underline &</u> Bold = Direct <u>Contact RCL</u>	Asteric * & Bold =Soil Saturation (C-sat) RCL
Sample ID#	G-6-1			
Sample Depth/ft.	3.5			
Solids Percent	78.4			
Lead/ppm	10.0	27	400	==
Gasoline Range Organics/ppm	630	==	==	==
Benzene/ppb	<0.092	0.00512	1.6	1820
Bromobenzene/ppb	<0.130	==	342	==
Bromodichloromethane/ppb	<0.270	0.000326	0.418	==
Bromoform/ppb	<0.300	0.00233	25.4	==
tert-Butylbenzene/ppb	<0.200	==	183	183
sec-Butylbenzene/ppb	2.09	==	145	145
n-Butylbenzene/ppb	7.1	==	108	108
Carbon Tetrachloride/ppb	<0.250	0.00388	0.916	==
Chlorobenzene/ppb	<0.160	==	370	==
Chloroethane/ppb	<0.420	0.227	==	==
Chloroform/ppb	<0.490	0.0033	0.454	==
Chloromethane/ppb	<1.810	0.0155	159	==
2-Chlorotoluene/ppb	<0.160	==	==	==
4-Chlorotoluene/ppb	<0.140	==	==	==
1,2-Dibromo-3-chloropropane/ppb	<0.480	0.000173	0.008	==
Dibromochloromethane/ppb	<0.140	0.032	8.28	==
1,4-Dichlorobenzene/ppb	<0.330	0.144	3.74	==
1,3-Dichlorobenzene/ppb	<0.300	1.15	297	297
1,2-Dichlorobenzene/ppb	<0.380	1.17	376	376
Dichlorodifluoromethane/ppb	<0.570	3.08	126	==
1,2-Dichloroethane/ppb	<0.360	0.00284	0.652	540
1,1-Dichloroethane/ppb	<0.190	0.484	5.06	==
1,1-Dichloroethene/ppb	<0.210	0.00502	320	==
cis-1,2-Dichloroethene/ppb	<0.240	0.0412	156	==
trans-1,2-Dichloroethene/ppb	<0.290	0.0588	1560	==
1,2-Dichloropropane/ppb	<0.095	0.00332	0.406	==
2,2-Dichloropropane/ppb	<0.460	==	191	527
1,3-Dichloropropane/ppb	<0.210	==	1490	1490
Di-isopropyl ether/ppb	<0.110	==	2260	2260
EDB (1,2-Dibromoethane)/ppb	<0.200	0.0000282	0.05	==
Ethylbenzene/ppb	6.8	1.57	8.02	480
Hexachlorobutadiene/ppb	<0.950	==	1.63	==
Isopropylbenzene/ppb	2.62	==	==	==
p-Isopropyltoluene/ppb	1.3	==	162	162
Methylene chloride/ppb	<0.570	0.00256	61.8	==
Methyl tert-butyl ether (MTBE)/ppb	<0.300	0.027	63.8	8870
Naphthalene/ppb	12.5	0.659	5.52	==
n-Propylbenzene/ppb	12	==	==	==
1,1,2,2-Tetrachloroethane/ppb	<0.120	0.000156	0.81	==
1,1,1,2-Tetrachloroethane/ppb	<0.230	0.0533	2.78	==
Tetrachloroethene (PCE)/ppb	<0.490	0.00454	33	==
Toluene/ppb	<0.200	1.11	818	818
1,2,4-Trichlorobenzene/ppb	<0.790	0.408	24	==
1,2,3-Trichlorobenzene/ppb	<1.290	==	62.6	==
1,1,1-Trichloroethane/ppb	<0.380	0.14	640	==
1,1,2-Trichloroethane/ppb	<0.230	0.00324	1.59	==
Trichloroethene (TCE)/ppb	<0.280	0.00358	1.3	==
Trichlorofluoromethane/ppb	<0.860	==	1230	==
1,2,4-Trimethylbenzene/ppb	44	1.38	218	219
1,3,5-Trimethylbenzene/ppb	0.410		182	182
Vinyl Chloride/ppb	<0.210	0.000138	0.067	==
m&p-Xylene/ppb	5.2	3.94	260	258
o-Xylene/ppb	<0.310			

NS = not sampled, NM = Not Measured

(ppm) = parts per million

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

== No Exceedences

A.3 Residual Soil Contamination Table
(PAH)

Kipp's Auto & Towing Service BRRS# 03-41-543343

Sample	Depth (feet)	Saturation U/S	Date	Acenaph-thene (ppm)	Acenaph-thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,i) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd) pyrene (ppm)	1-Methyl-naphthalene (ppm)	2-Methyl-naphthalene (ppm)	Naph-thalene (ppm)	Phenan-threne (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED			
																						Exceedance Count	Hazard Index	Cumulative Cancer Risk	
G-3-1	3.5	U	04/22/13	<0.0218	<0.0192	<0.0195	0.063	0.094	0.163	0.370	0.049	0.082	0.0231	0.085	<0.0222	0.114	<0.0207	0.0207	<0.0221	0.035	0.126	0	3.43E-01	1.30E-06	
G-4-1	3.5	U	04/22/13	<0.0218	<0.0192	<0.0195	0.0246	0.0297	0.059	0.047	0.023	0.038	<0.0223	0.0269	<0.0222	0.034	<0.0207	<0.0206	<0.0221	<0.0224	0.0316	0	1.70E-03	3.60E-07	
G-5-1	3.5	U	04/22/13	<0.0218	<0.0192	<0.0195	<0.0229	<0.0174	<0.0196	0.0241	<0.0216	<0.0181	<0.0223	<0.0211	<0.0222	<0.239	<0.0207	<0.0206	<0.0221	<0.0224	<0.0231		1.87E-04	0	
Groundwater RCL				---	---	197	---	0.47	0.4793	---	---	0.145	---	88.8	14.8	---	---	---	0.6582	---	54.5				
Non-Industrial Direct Contact RCL				3590	---	17900	1.140	0.1150	1.150	---	11.50	115	0.1150	2390	2390	1.150	17.6	239	5.52	---	1790		1.00E+00	1.00E-05	
Industrial Direct Contact RCL				(45200)	---	(100000)	(20.8)	(2.11)	(21.1)	---	(211)	(2110)	(2.11)	(30100)	(30100)	(21.1)	(72.7)	(3010)	(24.1)	---	(22600)		1.00E+00	1.00E-05	
Soil Saturation Concentration (C-sat)*						---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---				

Bold = Groundwater RCL Exceedance

Bold & Underline = Industrial Direct Contact RCL Exceedance

Bold & Asteric * = C-sat Exceedance

NS = Not Sampled

(ppm) = parts per million

PAH = Polynuclear Aromatic Hydrocarbons

PID = Photoionization Detector

VOC's = Volatile Organic Compounds

A.4 Vapor Analytical Table
 Sub-Slab Sampling Data Table for Kipp's Auto & Towing
 BY METCO

Sub-Slab Sampling conducted on December 7, 2015

Sample ID	WDNR		Quick Look-Up Table Updated June, 2017 (ug/m ³)	Quick Look-Up Table Updated June, 2017 (ug/m ³)	
	Residential Sub-Slab Vapor Action Levels for	Small Commercial Sub-Slab Vapor Action Levels for			
SS-3					
Benzene – ug/m ³	0.81	120		530	c
Carbon Tetrachloride – ug/m ³	<0.32	160		670	c
Chloroform – ug/m ³	<0.32	40		180	c
Chloromethane – ug/m ³	<0.18	3100		13000	n
Dichlorodifluoromethane – ug/m ³	2.3	3300		15000	n
1,1-Dichloroethane (1,1-DCA) – ug/m ³	<0.26	600		2600	c
1,2-Dichloroethane (1,2-DCA) – ug/m ³	<0.34	37		160	c
1,1-Dichloroethylene (1,1-DCE) – ug/m ³	<0.40	7000		29000	n
1,2-Dichloroethylene (cis and mixed) - ug/m ³	<1.06	NA		NA	n
Ethylbenzene – ug/m ³	2.3	370		1600	c
Methylene chloride – ug/m ³	<0.91	21000		87000	n
Methyl Tert-Butyl Ether (MTBE) – ug/m ³	<0.51	3700		16000	c
Naphthalene – ug/m ³	3.9J	28		120	c
Tetrachloroethylene -ug/m ³	5.2	1400		6000	n
Toluene – ug/m ³	3.1	170000		730000	n
1,1,1-Trichloroethane – ug/m ³	<0.41	170000		730000	n
Trichloroethylene – ug/m ³	<0.46	70		290	n
Trichlorofluoromethane (Halcarbon 11) – ug/m ³	1.5J	NA		NA	n
Trimethylbenzene (1,2,4) – ug/m ³	14.5	2100		8700	n
Trimethylbenzene (1,3,5) – ug/m ³	3.7	2100		8700	n
Vinyl chloride – ug/m ³	<0.33	57		930	c
Xylene (total) -ug/m ³	16.7	3300		15000	n

ug/m³ = Micrograms per cubic meter.

< = Less than the reporting limit indicated in parentheses.

Bold = Exceedence of state standards

c = Carcinogen

Underline = Sub-Slab Standard Exceedance

J = between Limit of Detection (LOD) and Limit of Quantitation (LOQ)

* Please note that other VOCs were detected that are not on the WDNR Sub-Slab Vapor Action Levels Quick Look-Up Table.

B = Compound was found in th blank and sample

A.4 Vapor Analytical Table
 Indoor Air Sampling Data Table for Kipp's Auto & Towing Service
 BY METCO

Indoor Air Sampling conducted Conducted on: 12/7-8/15 12/7-8/15

WDNR
Residential
Indoor Air Vapor
Action Levels for
Various VOCs
Quick Look-Up Table
Updated June, 2017

Sample ID	IA-5431	IA-5433	(ug/m ³)	
Benzene – ug/m ³	0.85	1.4	3.6	c
Carbon Tetrachloride – ug/m ³	<0.49	<0.27	4.7	c
Chloroform – ug/m ³	<0.48	<0.26	1.2	c
Chloromethane – ug/m ³	<0.27	<0.15	94	n
Dichlorodifluoromethane – ug/m ³	2.1J	2.0	100	n
1,1-Dichloroethane (1,1-DCA) – ug/m ³	<0.40	<0.33	18	c
1,2-Dichloroethane (1,2-DCA) - ug/m ³	<0.52	<0.28	1.1	c
1,1-Dichloroethylene (1,1-DCE) – ug/m ³	<0.60	<0.33	210	n
1,2-Dichloroethylene (cis and trans) - ug/m ³	<1.59	<0.87	NA	n
Ethylbenzene – ug/m ³	<1.1	0.69J	11	c
Methylene chloride – ug/m ³	5.2J	2.7J	630	n
Methyl Tert-Butyl Ether (MTBE) – ug/m ³	<0.76	<0.42	110	c
Naphthalene – ug/m ³	<0.77	<0.42	0.83	c
Tetrachloroethylene -ug/m ³	<0.70	<0.39	42	n
Toluene – ug/m ³	4.5	3.3	5200	n
1,1,1-Trichloroethane – ug/m ³	<0.62	<0.34	5200	n
Trichloroethylene – ug/m ³	<0.70	<0.38	2.1	n
Trichlorofluoromethane (Halcarbon 11) – ug/m ³	1.5J	1.7	NA	n
Trimethylbenzene (1,2,4) – ug/m ³	3.2	2.4	63	n
Trimethylbenzene (1,3,5) – ug/m ³	<0.46	<0.25	63	n
Vinyl chloride – ug/m ³	<0.49	<0.27	1.7	c
Xylene (total) -ug/m ³	<2.88	3.32	100	n

ug/m³ = Micrograms per cubic meter.

< = Less than the reporting limit indicated in parentheses.

Bold = Exceedence of state standards

c = Carcinogen

Underline = Indoor Residential Air Standard Exceedance

J = between Limit of Detection (LOD) and Limit of Quantitaion (LOQ)

* Please note that other VOCs were detected that are not on the WDNR Indoor Air Vapor Action Levels Quick Look-Up Table.

B = Compound was found in th blank and sample

A.6 Water Level Elevations
Kipp's Auto & Towing Service BRRTS# 03-41-543343
Milwaukee, Wisconsin

	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8
Ground Surface (feet msl)	660.70	660.90	662.30	660.58	658.80	658.25	658.08	661.30
PVC top (feet msl)	660.40	663.75	661.94	659.99	658.49	657.87	657.75	660.84
Well Depth (feet)	15.00	15.00	15.00	15.00	15.00	16.00	14.00	15
Top of screen (feet msl)	655.40	658.75	656.94	654.99	653.49	651.87	653.75	655.84
Bottom of screen (feet msl)	645.40	648.75	646.94	644.99	643.49	641.87	643.75	645.84

Depth to Water From Top of PVC (feet)

09/23/14	4.39	9.72	5.35	7.26	5.76	4.64	4.73	NI
12/17/14	5.40	8.73	5.83	7.64	5.70	4.60	3.51	NI
02/16/16	4.27	7.51	5.48	6.74	CNL	4.27	2.21	5.46
05/18/16	3.66	7.08	5.17	6.82	5.31	3.65	2.25	5.02
02/16/17	4.58	7.91	6.25	6.96	6.04	3.86	2.71	5.61
05/10/17	3.53	7.04	5.06	5.93	5.45	3.76	2.74	4.87

Depth to Water From Ground Surface (feet)

09/23/14	4.69	6.87	5.71	7.85	6.07	5.02	5.06	NI
12/17/14	5.70	5.88	6.19	8.23	6.01	4.98	3.84	NI
02/16/16	4.57	4.66	5.84	7.33	CNL	4.65	2.54	5.92
05/18/16	3.96	4.23	5.53	7.41	5.62	4.03	2.58	5.48
02/16/17	4.88	5.06	6.61	7.55	6.35	4.24	3.04	6.07
05/10/17	3.83	4.19	5.42	6.52	5.76	4.14	3.07	5.33

Groundwater Elevation (feet msl)

09/23/14	656.01	654.03	656.59	652.73	652.73	653.23	653.02	NI
12/17/14	655.00	655.02	656.11	652.35	652.79	653.27	654.24	NI
02/16/16	656.13	656.24	656.46	653.25	CNL	653.60	655.54	655.38
05/18/16	656.74	656.67	656.77	653.17	653.18	654.22	655.50	655.82
02/16/17	655.82	655.84	655.69	653.03	652.45	654.01	655.04	655.23
05/10/17	656.87	656.71	656.88	654.06	653.04	654.11	655.01	655.97

Note: Elevations are presented in feet mean sea level (msl).

CNL = Could Not Locate

NM = Not Measured

NI = Not Installed

A.7 Other

Groundwater NA Indicator Results

Kipp's Auto & Towing Service BRRS# 03-41-543343

Well MW-1

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.06	6.09	20	18.4	1629	0.21	11.7	0.32	621
12/17/14	2.18	5.47	86	7.1	1	NS	NS	NS	NS
02/16/16	2.12	7.28	16	7.6	611	NS	NS	NS	NS
05/18/16	2.84	7.28	not working	12.9	1286	NS	NS	NS	NS
02/16/17	0.27	7.1	5	7.5	1971	NS	NS	NS	NS
05/10/17	0.38	7.17	11	11.5	1636	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES – Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	<i>60</i>

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.11	6.98	51	15.6	962	0.21	121	<0.06	1160
12/17/14	2.78	6.07	204	8.5	.8	NS	NS	NS	NS
02/16/16	3.16	7.18	97	7.1	1410	NS	NS	NS	NS
05/18/16	3.73	6.99	not working	12.0	645	NS	NS	NS	NS
02/16/17	0.27	6.99	260	9.3	2087	NS	NS	NS	NS
05/10/17	0.34	7.05	117	13.1	1645	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES – Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	<i>60</i>

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.82	6.02	176	18.6	1846	9.33	88.5	<0.06	437
12/17/14	3.16	7.09	206	9.0	2310	NS	NS	NS	NS
02/16/16	4.17	6.02	168	7.8	1844	NS	NS	NS	NS
05/18/16	4.71	6.96	not working	12.4	839	NS	NS	NS	NS
02/16/17	NOT SAMPLED					NS	NS	NS	NS
05/10/17	0.22	7.09	285	11.9	1813	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES – Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	<i>60</i>

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

A.7 Other

Groundwater NA Indicator Results

Kipp's Auto & Towing Service BRRTS# 03-41-543343

Well MW-4

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.09	6.21	162	18.4	5.19	0.98	87.2	<0.06	477
12/17/14	3.04	7.18	241	9.3	1010	NS	NS	NS	NS
02/16/16	4.92	6.79	181	7.6	1245	NS	NS	NS	NS
05/18/16	5.30	6.67	not working	12.3	916	NS	NS	NS	NS
02/16/17	NOT SAMPLED					NS	NS	NS	NS
05/10/17	1.91	6.96	173	12.4	1021	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES – Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

Well MW-5

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.36	6.98	239	18.6	1056	18.7	48.2	<0.06	183
12/17/14	3.39	6.06	228	9.4	885	NS	NS	NS	NS
02/16/16	UNDER DIRT PILE					NS	NS	NS	NS
05/18/16	4.89	6.57	not working	12.5	418	NS	NS	NS	NS
02/16/17	NOT SAMPLED					NS	NS	NS	NS
05/10/17	2.07	7.44	287	12.7	870	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES – Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

Well MW-6

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.38	6.72	259	19.0	1152	0.78	71.8	<0.06	219
12/17/14	2.63	13.84	247	10.0	1.1	NS	NS	NS	NS
02/16/16	4.33	6.89	171	7.9	1011	NS	NS	NS	NS
05/18/16	4.11	6.73	not working	12.1	897	NS	NS	NS	NS
02/16/17	NOT SAMPLED					NS	NS	NS	NS
05/10/17	0.36	7.1	305	13.2	947	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES – Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

A.7 Other

Groundwater NA Indicator Results

Kipp's Auto & Towing Service BRRTS# 03-41-543343

Well MW-7

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.40	7.01	183	18.1	1044	<0.15	104	<0.06	338
12/17/14	2.94	7.56	221	8.5	1	NS	NS	NS	NS
02/16/16	4.09	6.91	146	7.4	1487	NS	NS	NS	NS
05/18/16	4.03	6.82	not working	12.4	738	NS	NS	NS	NS
02/16/17	NOT SAMPLED					NS	NS	NS	NS
05/10/17	0.24	7.14	280	12.3	873	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

Well MW-8

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
02/16/16	2.80	7.06	29	7.6	819	NS	NS	NS	NS
05/18/16	3.10	7.13	not working	12.7	916	NS	NS	NS	NS
02/16/17	0.58	6.94	158	7.5	3605	NS	NS	NS	NS
05/10/17	0.68	7.13	75	12.8	1703	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million

ns = not sampled nm = not measured

Note: Elevations are presented in feet mean sea level (msl).

A.7. Other - Slug Test Calculations

Kipp's Auto & Towing Service BRRTS# 03-41-543343

MW-1

	ft/s	cm/s	m/yr
K	2.52E-05	7.68E-04	242.23
	sq ft/s	sq cm/s	
T	2.42E-04	2.25E-01	

MW-2

	ft/s	cm/s	m/yr
K	1.88E-05	5.73E-04	180.71
	sq ft/s	sq cm/s	
T	1.18E-04	1.10E-01	

MW-6

	ft/s	cm/s	m/yr
K	4.07E-06	1.24E-04	39.12
	sq ft/s	sq cm/s	
T	4.64E-05	4.31E-02	

Date	Elv. (High)	Elv. (Low)	Distance (ft)	Hyd Grad (l)
9/23/2014	656.00	653.00	89	0.0337079
12/17/2014	656.00	653.00	119	0.0252101
2/16/2016	655.54	653.60	54	0.0359259
5/18/2016	656.74	653.18	108	0.0329630
2/16/2017	655.23	652.45	99	0.0280808
5/10/2017	655.97	653.04	99	0.0295960

Average	0.0309139
----------------	------------------

	K (m/yr)	l	n	Flow Velocity (m/yr)
MW-1	242.23	0.0309139	0.3	24.96094
MW-2	180.71	0.0309139	0.3	18.62152
MW-6	39.12	0.0309139	0.3	4.03118

Attachment B/Maps and Figures

B.1 Location Maps

B.1.a Location Map

B.1.b Detailed Site Map

B.1.c RR Sites Map

B.2 Soil Figures

B.2.a Soil Contamination

B.2.b Residual Soil Contamination

B.3 Groundwater Figures

B.3.a Geologic Cross-Section Figure(s)

B.3.b Groundwater Isoconcentration

B.3.c Groundwater Flow Direction

B.3.d Monitoring Wells

B.4 Vapor Maps and Other Media

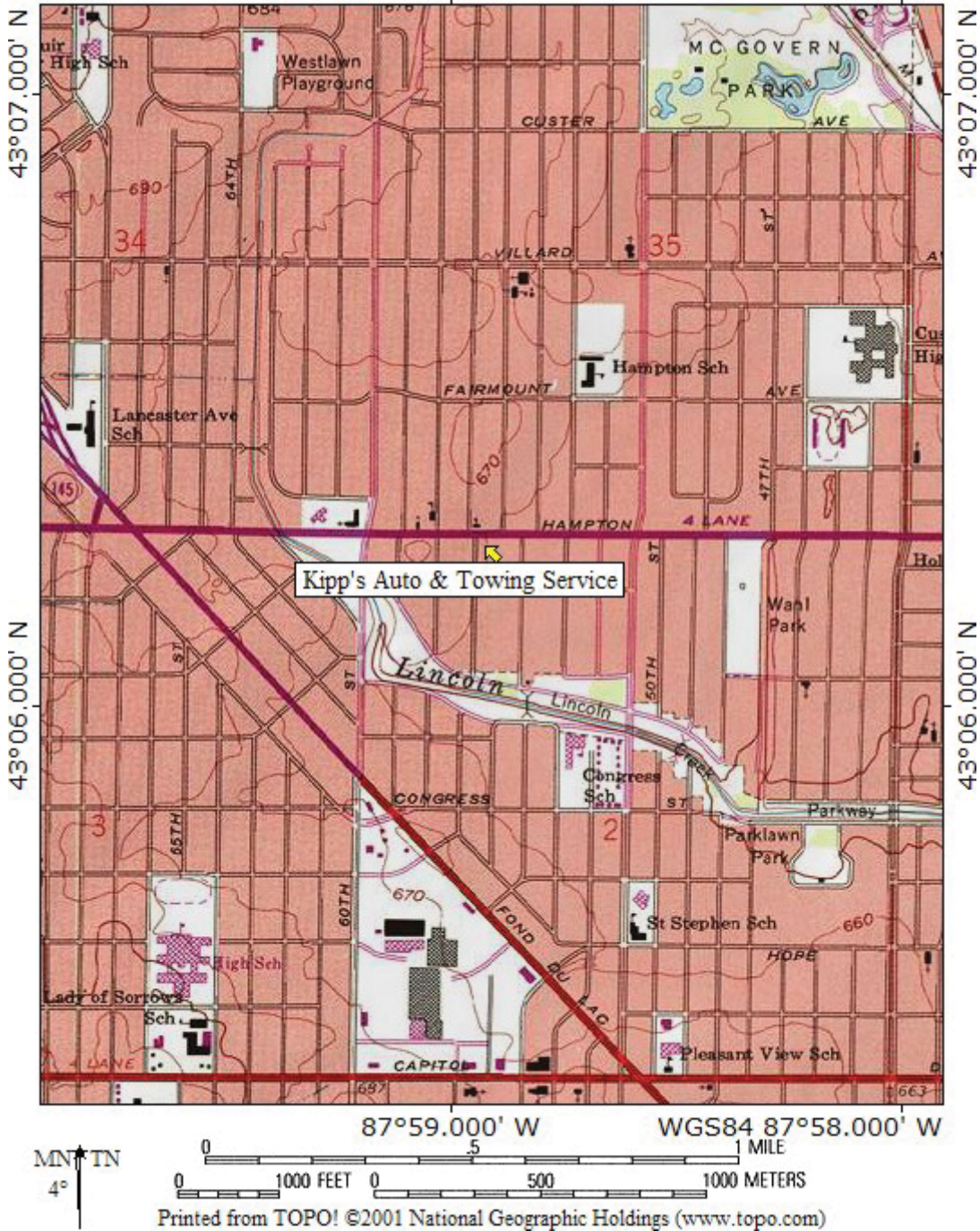
B.4.a Vapor Intrusion Map

B.4.b Other media of concern (e.g., sediment or surface water) – No surface waters or sediments were sampled as part of this site investigation.

B.4.c Other – No other relevant maps and/or figures are being included.

B.5 Structural Impediment Photos – No structural impediments interfered with the investigation, therefore no photos are being included.

TOPO! map printed on 08/24/12 from "wisconsin.tpo" and "Untitled.tpg"
87°59.000' W WGS84 87°58.000' W



B.1.a. LOCATION MAP CONTOUR INTERVAL 10 FEET
KIPP'S AUTO & TOWING SERVICE – MILWAUKEE, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

B.I.b. DETAILED SITE MAP

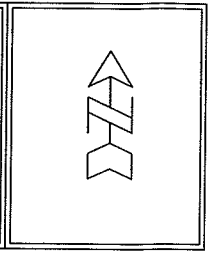
KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

709 Gillette St. Suite 3
 13100 W. Greenfield Ave.
 Tel: (608) 781-8893
 Fax: (608) 781-8893

DRAWN BY: ED DATE: 6/23/12
 UPDATED BY: BK DATE: 6/16/16

METCO
 Excellence through experience

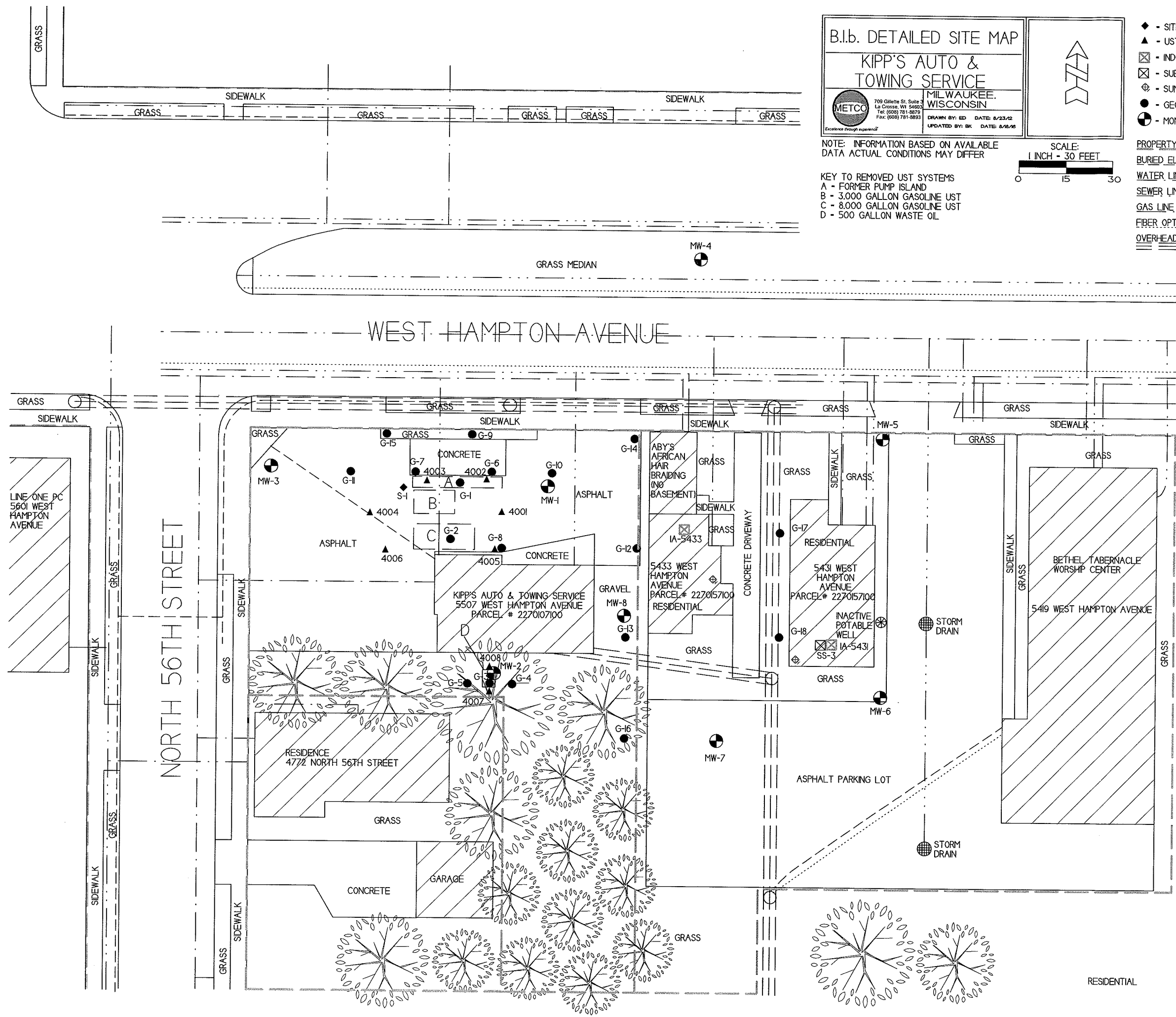


- ◆ - SITE ASSESSMENT SOIL SAMPLING LOCATION (5/6/05)
- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
- ☒ - INDOOR AIR SAMPLE LOCATION
- ☒ - SUB-SLAB VAPOR SAMPLE LOCATION
- ⊕ - SUMPS
- - GEOPROBE BORING LOCATION
- ⊙ - MONITORING WELL LOCATION

NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL

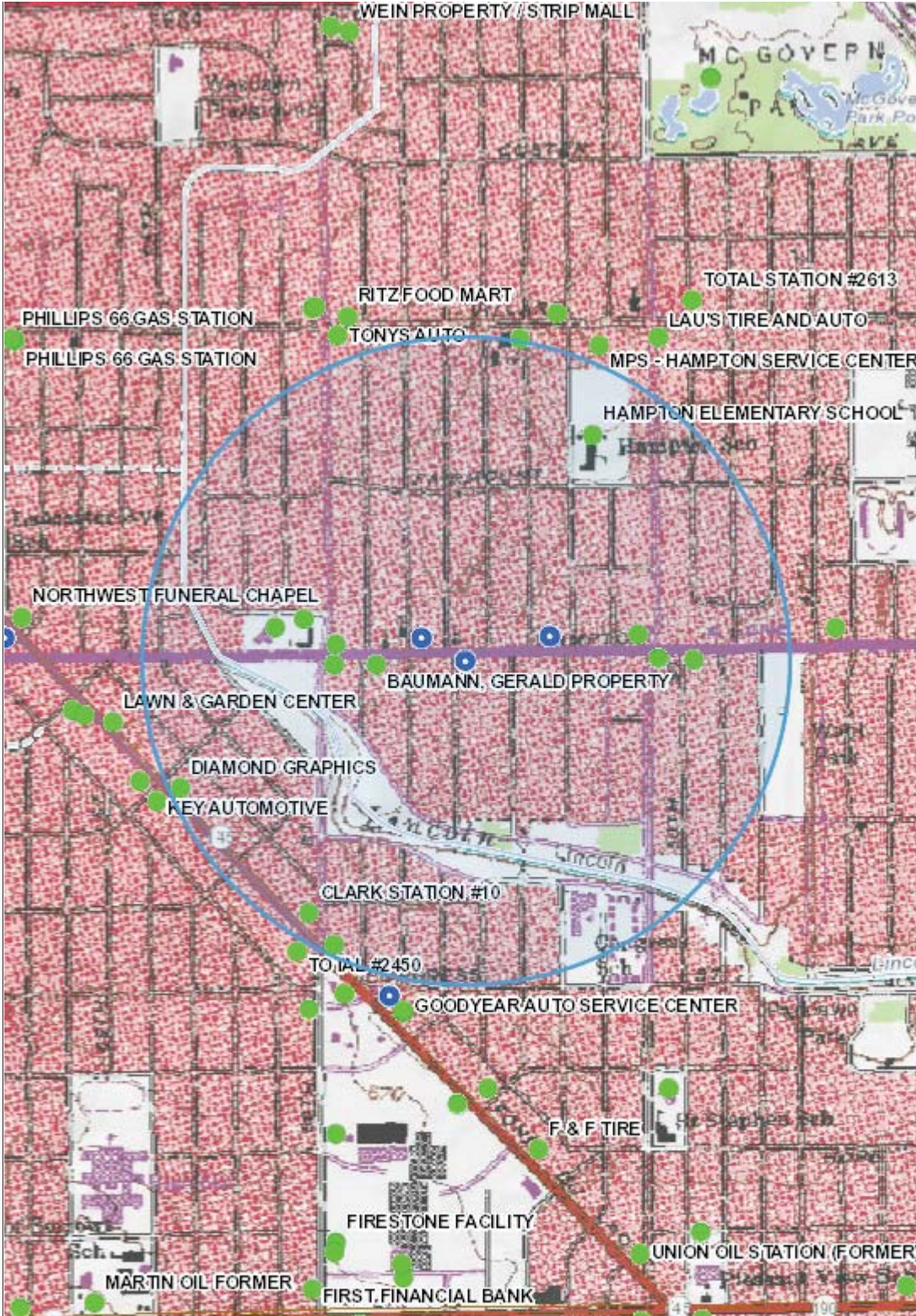
- PROPERTY LINE
- BURIED ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- OVERHEAD UTILITIES



RESIDENTIAL



B.1.c. RR Sites Map



Legend

- Open Site (ongoing cleanup)
- Closed Site (completed cleanup)
- Municipality
- State Boundaries
- County Boundaries

Major Roads

- Interstate Highway
- State Highway
- US Highway

County and Local Roads

- County HWY
- Local Road

- + Railroads
- Tribal Lands

0.5 0 Distance / 2 0.5 Miles

1: 15,840



NAD_1983_HARN_Wisconsin_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

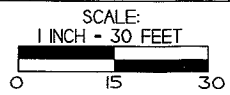
Note: Not all sites are mapped.

Notes

B.2.a. SOIL CONTAMINATION
KIPP'S AUTO & TOWING SERVICE

METCO
 709 Gillette St. Suite 3
 La Crosse, WI 54601
 Tel: (608) 781-8879
 Fax: (608) 781-8899

MILWAUKEE, WISCONSIN
 DRAWN BY: ED DATE: 8/23/12
 UPDATED BY: BK DATE: 8/16/15
 MODIFIED BY: HH DATE: 6/9/17

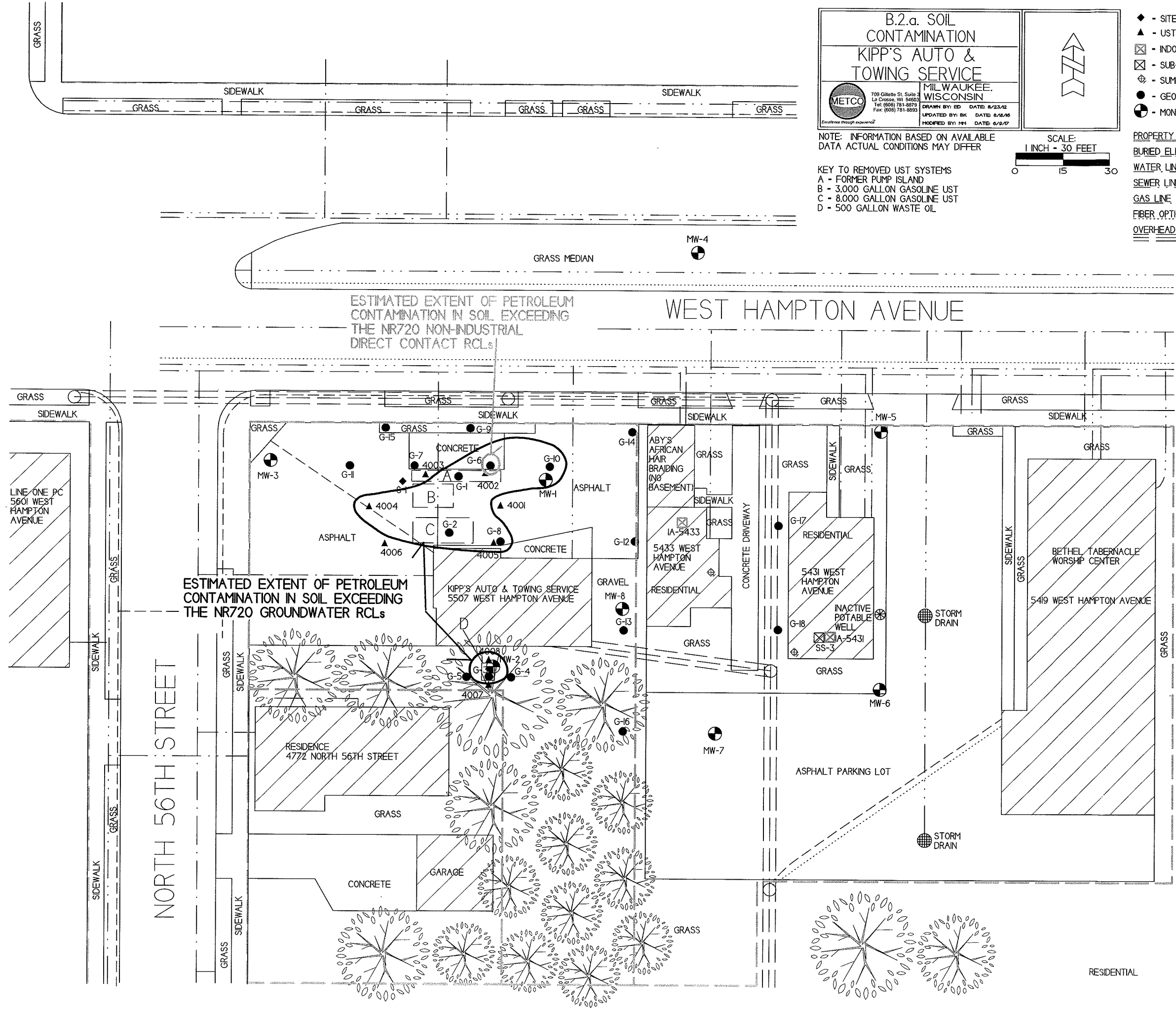


- ◆ - SITE ASSESSMENT SOIL SAMPLING LOCATION (5/6/05)
- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
- ☒ - INDOOR AIR SAMPLE LOCATION
- ☒ - SUB-SLAB VAPOR SAMPLE LOCATION
- ⊕ - SUMPS
- - GEOPROBE BORING LOCATION
- ⊙ - MONITORING WELL LOCATION

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL

- PROPERTY LINE _____
- BURIED ELECTRICAL LINE _____
- WATER LINE _____
- SEWER LINE _____
- GAS LINE _____
- FIBER OPTIC/PHONE LINE _____
- OVERHEAD UTILITIES _____



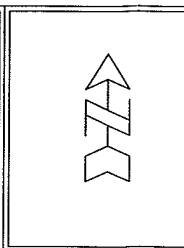
B.2.b. RESIDUAL SOIL CONTAMINATION
KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

709 Gillette St, Suite 3
 La Crosse, WI 54601
 Tel: (608) 781-8873
 Fax: (608) 781-8893

DRAWN BY: ED DATE: 4/23/12
 UPDATED BY: BK DATE: 6/18/16
 MODIFIED BY: HM DATE: 6/19/17

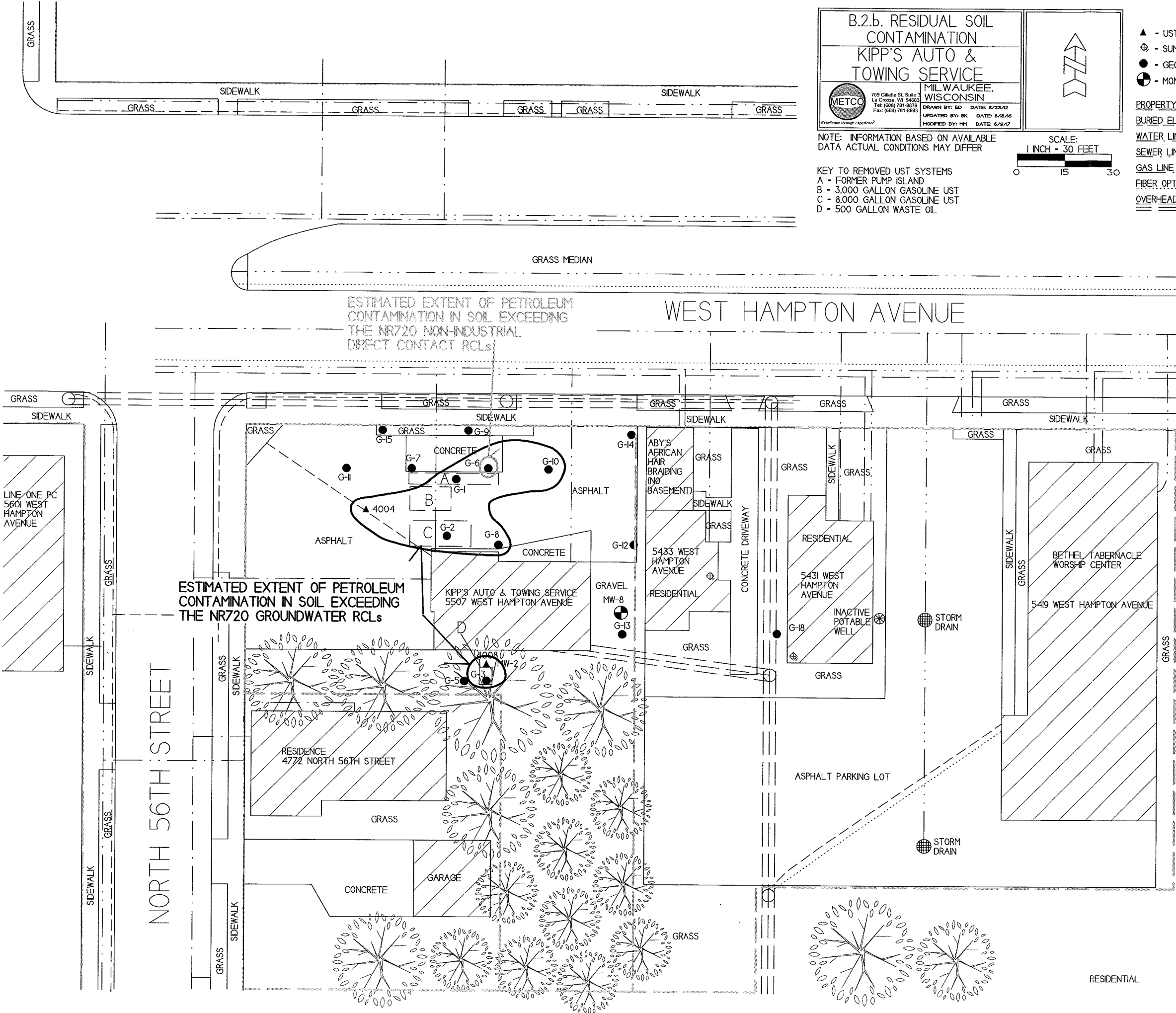
METCO
 Excellence through experience



- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
 - ⊕ - SUMPS
 - - GEOPROBE BORING LOCATION
 - ⊙ - MONITORING WELL LOCATION
- PROPERTY LINE _____
- BURIED ELECTRICAL LINE - - - - -
- WATER LINE _____
- SEWER LINE _____
- GAS LINE _____
- FIBER OPTIC/PHONE LINE - · - · -
- OVERHEAD UTILITIES = = = = =

NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL



LINE ONE PC
 5601 WEST
 HAMPTON
 AVENUE

NORTH 56TH STREET

WEST HAMPTON AVENUE

ESTIMATED EXTENT OF PETROLEUM
 CONTAMINATION IN SOIL EXCEEDING
 THE NR720 NON-INDUSTRIAL
 DIRECT CONTACT RCLs

ESTIMATED EXTENT OF PETROLEUM
 CONTAMINATION IN SOIL EXCEEDING
 THE NR720 GROUNDWATER RCLs

RESIDENCE
 4772 NORTH 56TH STREET

KIPP'S AUTO & TOWING SERVICE
 5507 WEST HAMPTON AVENUE

ABY'S
 AFRICAN
 HAIR
 BRAIDING
 (NO
 BASEMENT)

5433 WEST
 HAMPTON
 AVENUE

RESIDENTIAL
 5431 WEST
 HAMPTON
 AVENUE

BETHEL TABERNACLE
 WORSHIP CENTER
 5419 WEST HAMPTON AVENUE

ASPHALT PARKING LOT

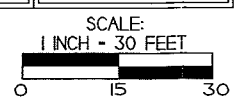
STORM DRAIN

STORM DRAIN

RESIDENTIAL

B.3.a. GEOLOGIC CROSS-SECTION FIGURE
KIPP'S AUTO & TOWING SERVICE
 MILWAUKEE, WISCONSIN
 709 Gillette St. Suite 3
 La Crosse, WI 54601
 Tel: (608) 781-8878
 Fax: (608) 781-8893
 METCO
 Established through experience

- ◆ - SITE ASSESSMENT SOIL SAMPLING LOCATION (5/6/05)
- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (2/15/12)
- ☒ - INDOOR AIR SAMPLE LOCATION
- ☒ - SUB-SLAB VAPOR SAMPLE LOCATION
- ⊕ - SUMPS
- - GEOPROBE BORING LOCATION
- ⊙ - MONITORING WELL LOCATION

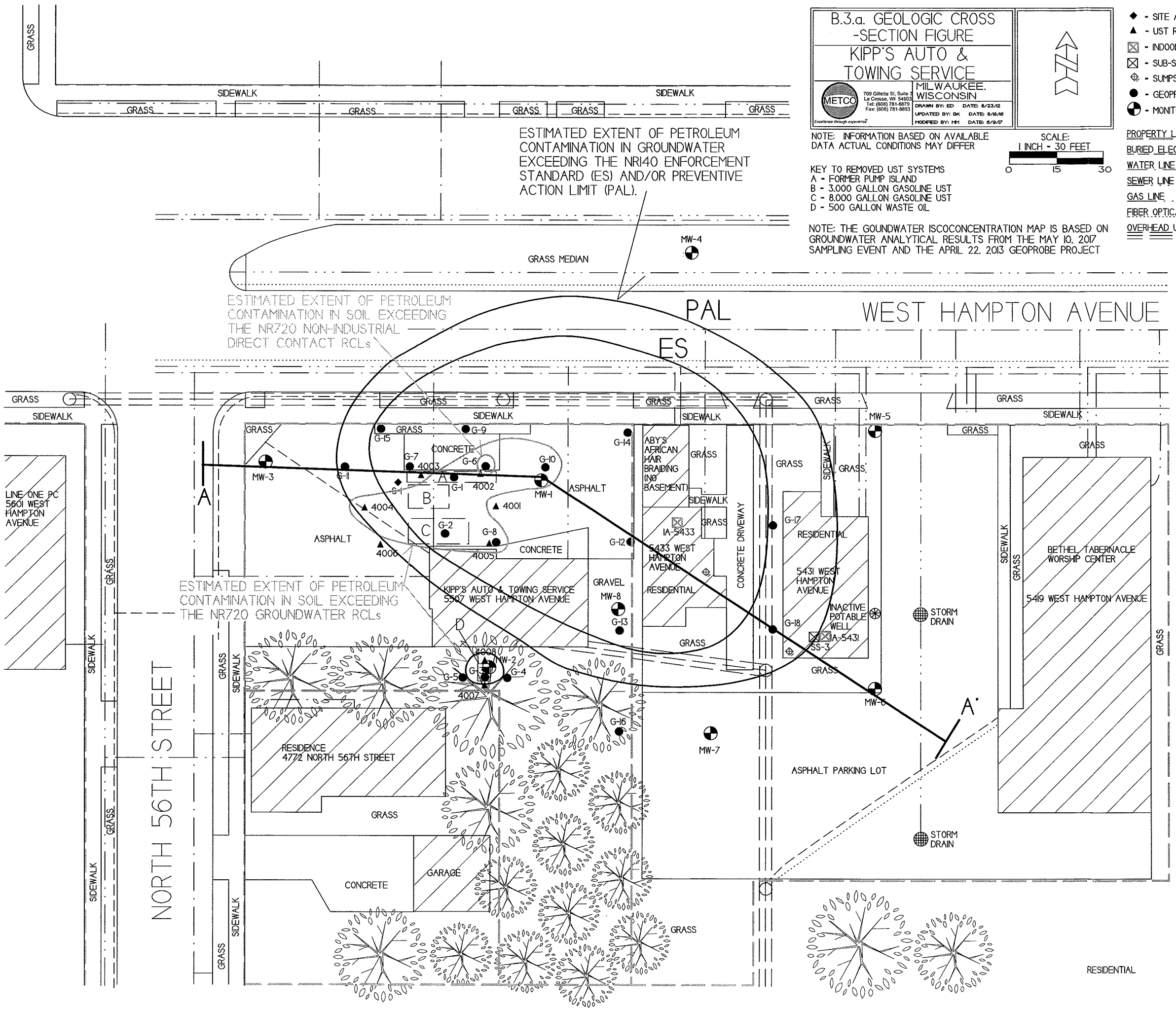


NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- KEY TO REMOVED UST SYSTEMS**
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL

NOTE: THE GROUNDWATER ISOCOCONCENTRATION MAP IS BASED ON GROUNDWATER ANALYTICAL RESULTS FROM THE MAY 10, 2017 SAMPLING EVENT AND THE APRIL 22, 2013 GEOPROBE PROJECT

- PROPERTY LINE
- BURIED ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- OVERHEAD UTILITIES



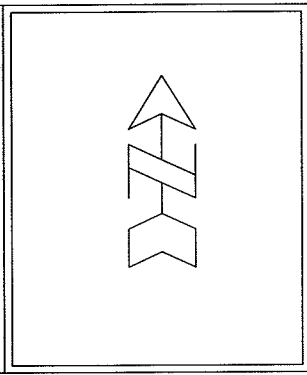
B.3.a. GEOLOGIC CROSS-SECTION FIGURE
KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

709 Gillette St, Suite 3
 La Crosse, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8893

EXCELLENCE THROUGH EXPERIENCE™

DRAWN BY: ED DATE: 8/23/12
 UPDATED BY: BK DATE: 8/18/16
 MODIFIED BY: MM DATE: 6/9/17

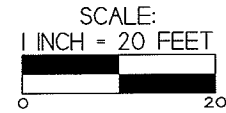


- ◆ = SITE ASSESSMENT SOIL SAMPLING LOCATION (5/6/05)
- ▲ = UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
- ☒ = INDOOR AIR SAMPLE LOCATION
- ☒ = SUB-SLAB VAPOR SAMPLE LOCATION
- ⊕ = SUMPS
- = GEOPROBE BORING LOCATION
- ⊗ = MONITORING WELL LOCATION

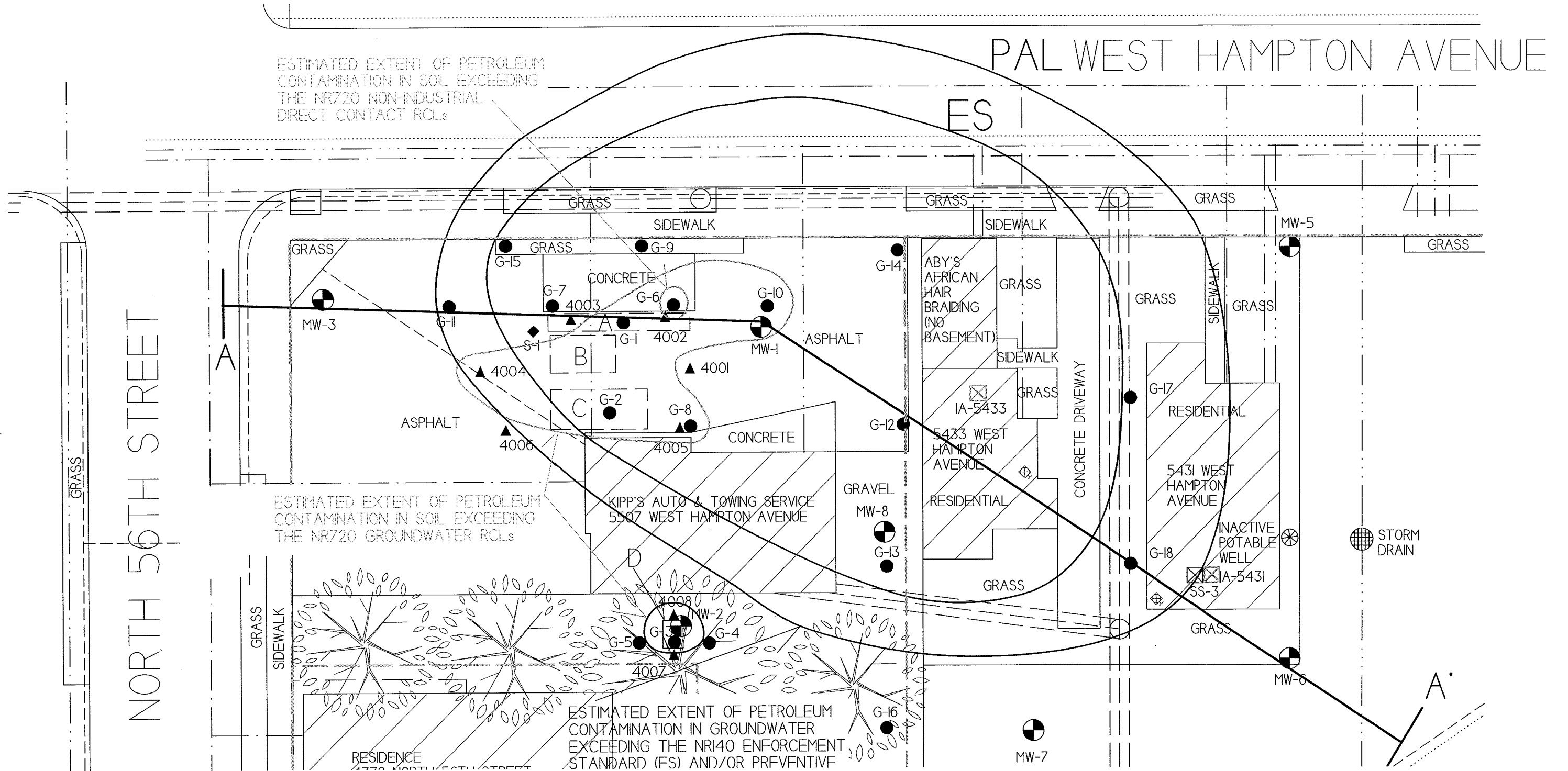
- PROPERTY LINE
- BURIED ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- ===== OVERHEAD UTILITIES

- KEY TO REMOVED UST SYSTEMS
- A = FORMER PUMP ISLAND
 - B = 3,000 GALLON GASOLINE UST
 - C = 8,000 GALLON GASOLINE UST
 - D = 500 GALLON WASTE OIL

NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER



NOTE: THE GROUNDWATER ISOCOCONCENTRATION MAP IS BASED ON GROUNDWATER ANALYTICAL RESULTS FROM THE MAY 10, 2017 SAMPLING EVENT AND THE APRIL 22, 2013 GEOPROBE PROJECT

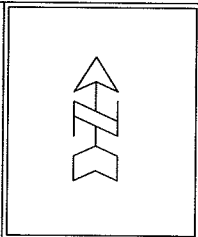


B.3.a.3 GEOLOGIC CROSS SECTION FIGURE

KIPP'S AUTO & TOWING SERVICE

709 Gillette St., Suite 3
La Crosse, WI 54603
Tel: (608) 781-8870
Fax: (608) 781-8883

MILWAUKEE, WISCONSIN
DRAWN BY: JJ 2/3/15



HORIZONTAL SCALE:
1 INCH = 20 FEET

VERTICAL SCALE:
1 INCH = 5 FEET

- ⊕ - MONITORING WELL LOCATION
- ⊙ - SOIL SAMPLING LOCATION
- - GEOPROBE BORING LOCATION
- ✕ - SOIL SAMPLING LOCATION
- ▼ - WATERTABLE

NOTE: SOIL AND GROUNDWATER SAMPLE DATA IS BASED ON LABORATORY RESULTS FROM SAMPLES COLLECTED DURING THE FOLLOWING EVENTS:

- GEOPROBE PROJECT (4/22/13)
- DRILLING PROJECT (3/31/14)
- ROUND 2 GROUNDWATER SAMPLING (12/17/14)

PID - PHOTO IONIZATION DETECTOR
GRO - GASOLINE RANGE ORGANICS
PVOC - PETROLEUM VOLATILE ORGANIC COMPOUNDS
B - BENZENE
E - ETHYLBENZENE
MTBE - METHYL-TERT-BUTYL-ETHER
N - NAPHTHALENE
T - TOLUENE
TMB - TRIMETHYLBENZENE
X - XYLENE

INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

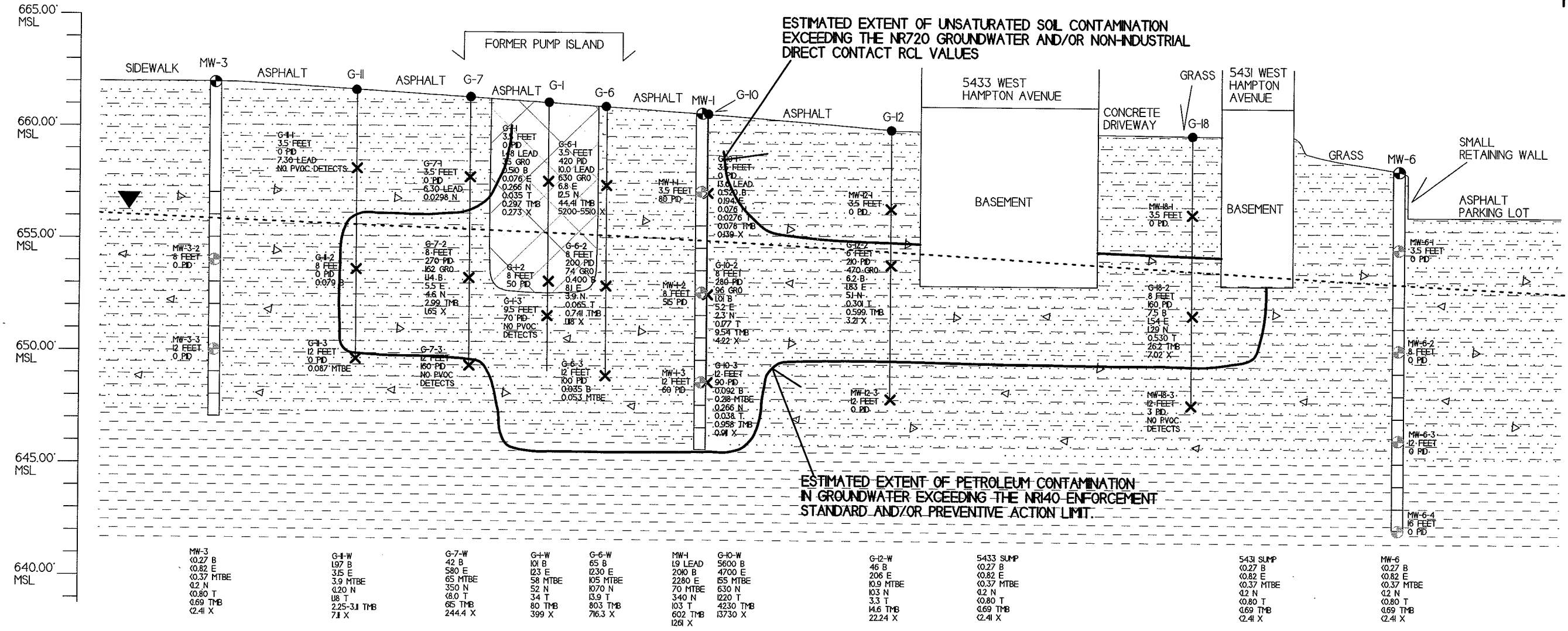
SOIL SAMPLE RESULTS ARE PRESENTED IN PARTS PER MILLION (PPM).

GROUNDWATER SAMPLE RESULTS ARE PRESENTED IN PARTS PER BILLION (PPB).

GROUNDWATER FLOW IS TOWARD THE EAST.

NOTE: SOIL RESULTS SHOW DETECTS AND EXCEEDANCES THAT HAVE BEEN DOCUMENTED ON THE MAP. SEE DATA TABLES AND/OR LABORATORY REPORTS FOR ALL RESULTS

- TAN SAND AND PEA GRAVEL (FILL MATERIAL)
- TAN TO GRAY TO GREEN TO BROWN SANDY CLAY TO CLAY
- TAN TO GRAY TO GREEN TO BROWN SANDY CLAY TO CLAY WITH GRAVEL
- TAN TO GRAY CLAY



ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION EXCEEDING THE NR720 GROUNDWATER AND/OR NON-INDUSTRIAL DIRECT CONTACT RCL VALUES

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING THE NR140 ENFORCEMENT STANDARD AND/OR PREVENTIVE ACTION LIMIT.

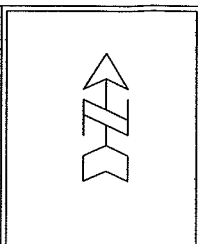
B.3.b. GROUNDWATER ISOCONCENTRATION
KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

799 Gillette St., Suite 2
 La Crosse, WI 54601
 Tel: (608) 781-8875
 Fax: (608) 781-8893

DRAWN BY: ED DATE: 8/23/12
 UPDATED BY: BK DATE: 8/18/15
 MODIFIED BY: M1 DATE: 6/9/17

Evidence through experience?



- ◆ - SITE ASSESSMENT SOIL SAMPLING LOCATION (5/6/05)
- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (2/15/12)
- ⊠ - INDOOR AIR SAMPLE LOCATION
- ⊞ - SUB-SLAB VAPOR SAMPLE LOCATION
- ⊕ - SUMPS
- - GEOPROBE BORING LOCATION
- ⊙ - MONITORING WELL LOCATION

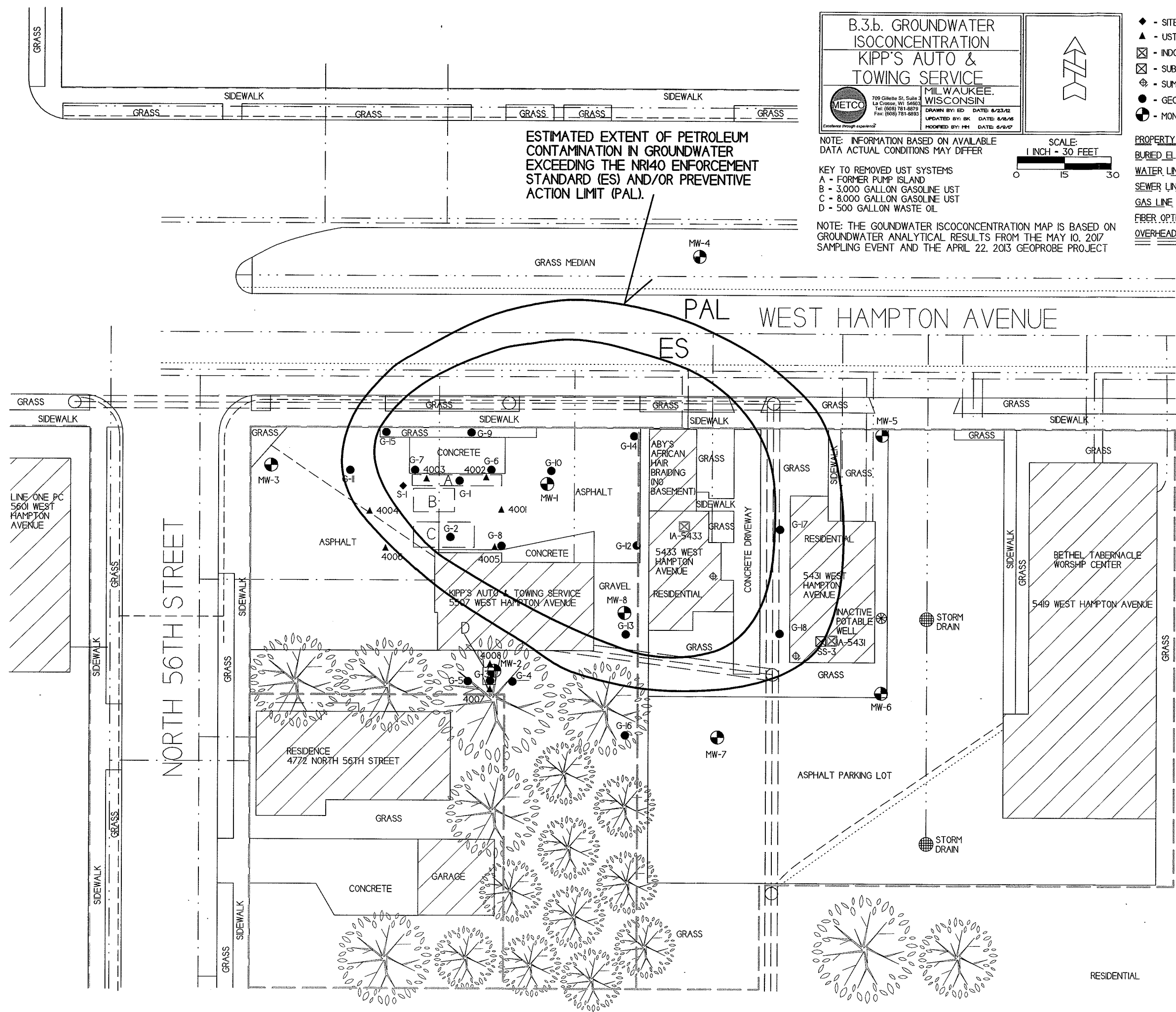
NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

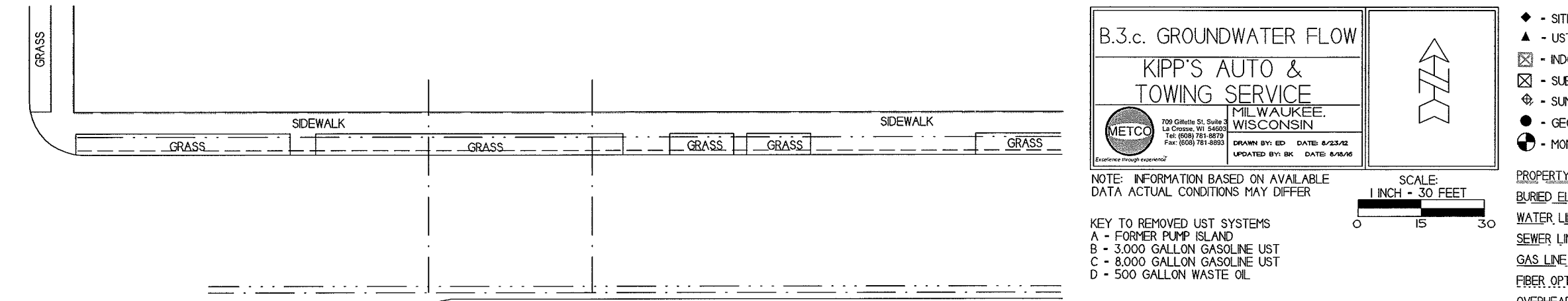
- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL

NOTE: THE GROUNDWATER ISOCONCENTRATION MAP IS BASED ON GROUNDWATER ANALYTICAL RESULTS FROM THE MAY 10, 2017 SAMPLING EVENT AND THE APRIL 22, 2013 GEOPROBE PROJECT

- _____ PROPERTY LINE
- BURIED ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- ===== OVERHEAD UTILITIES

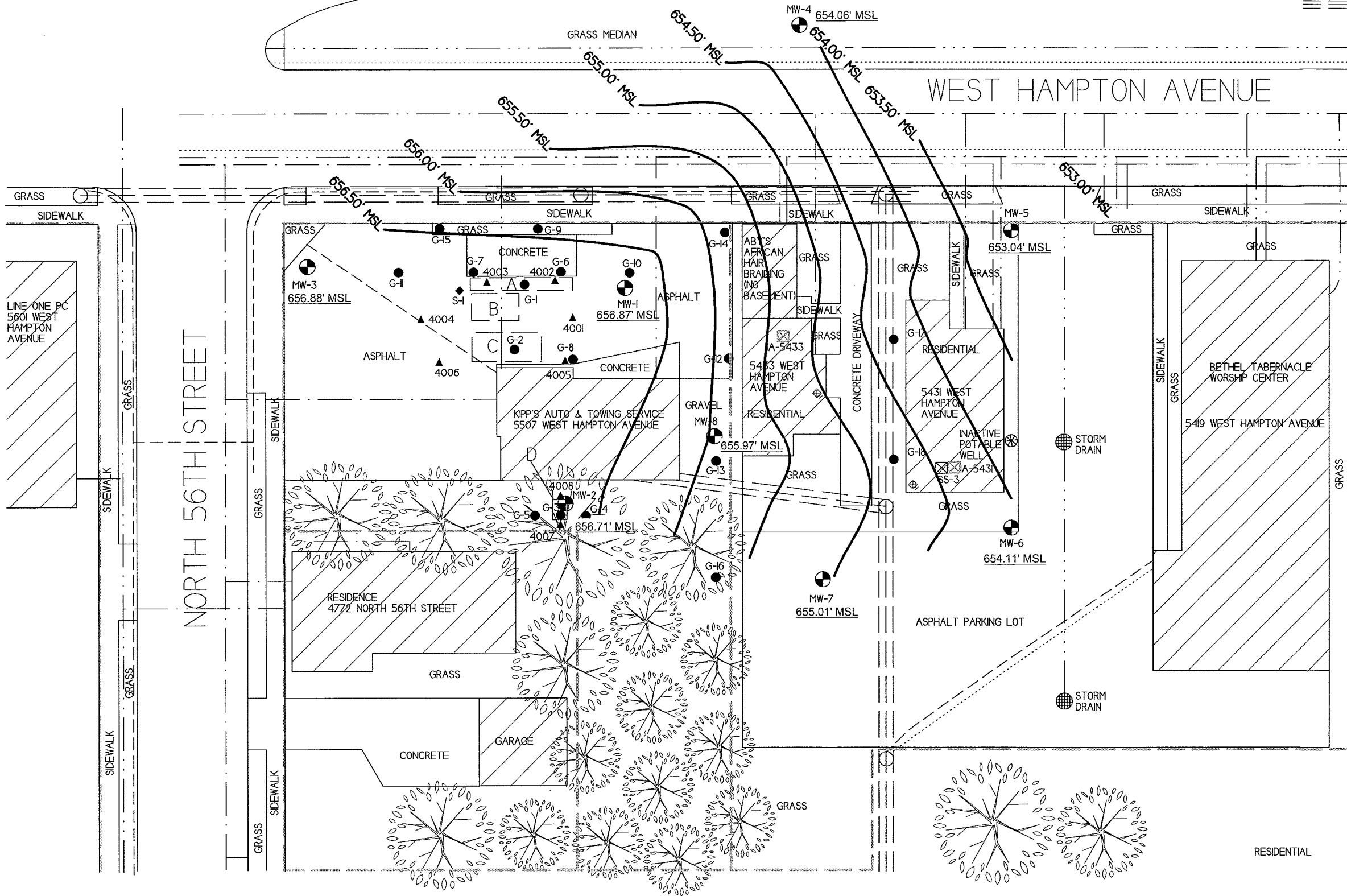
ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING THE NRI40 ENFORCEMENT STANDARD (ES) AND/OR PREVENTIVE ACTION LIMIT (PAL).





- ◆ - SITE ASSESSMENT SOIL SAMPLING LOCATION (5/6/05)
- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
- ☒ - INDOOR AIR SAMPLE LOCATION
- ☒ - SUB-SLAB VAPOR SAMPLE LOCATION
- ⊕ - SUMPS
- - GEOPROBE BORING LOCATION
- ⊙ - MONITORING WELL LOCATION

- PROPERTY LINE
- BURIED ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- OVERHEAD UTILITIES



NOTES:
 1) THE GROUNDWATER FLOW DIRECTION MAP IS BASED ON GROUNDWATER ELEVATION DATA COLLECTED DURING THE MAY 10, 2017 SAMPLING EVENT.
 2) ELEVATION DATA IS PRESENTED IN FEET MEAN SEA LEVEL (MSL).

B.3.d. MONITORING WELLS

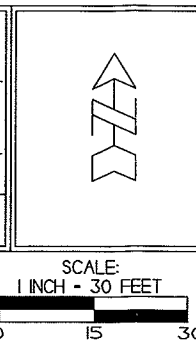
KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

709 Gillette St. Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

DRAWN BY: ED DATE: 8/23/12
UPDATED BY: BK DATE: 8/16/16

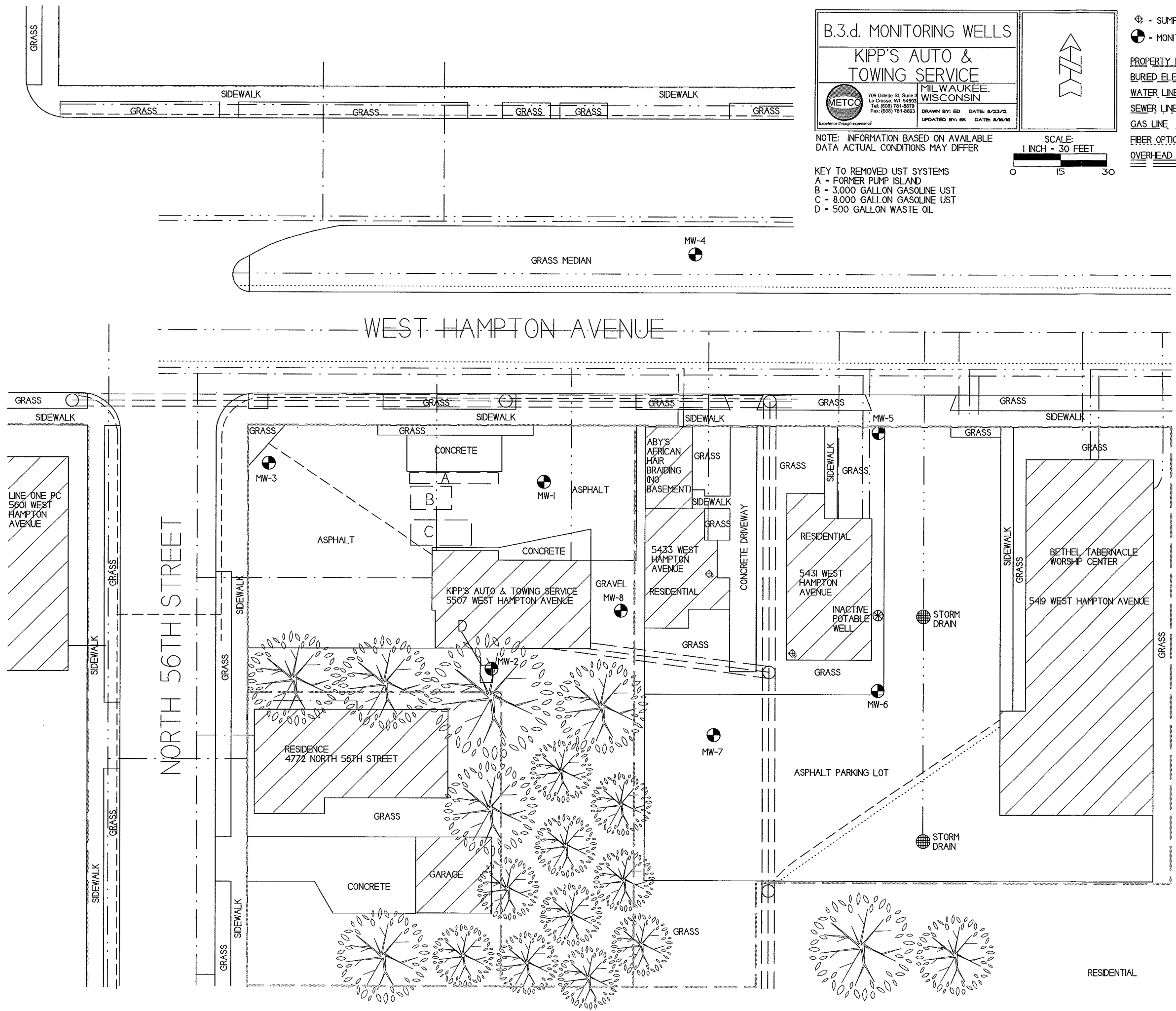
METCO
Evidence through experience

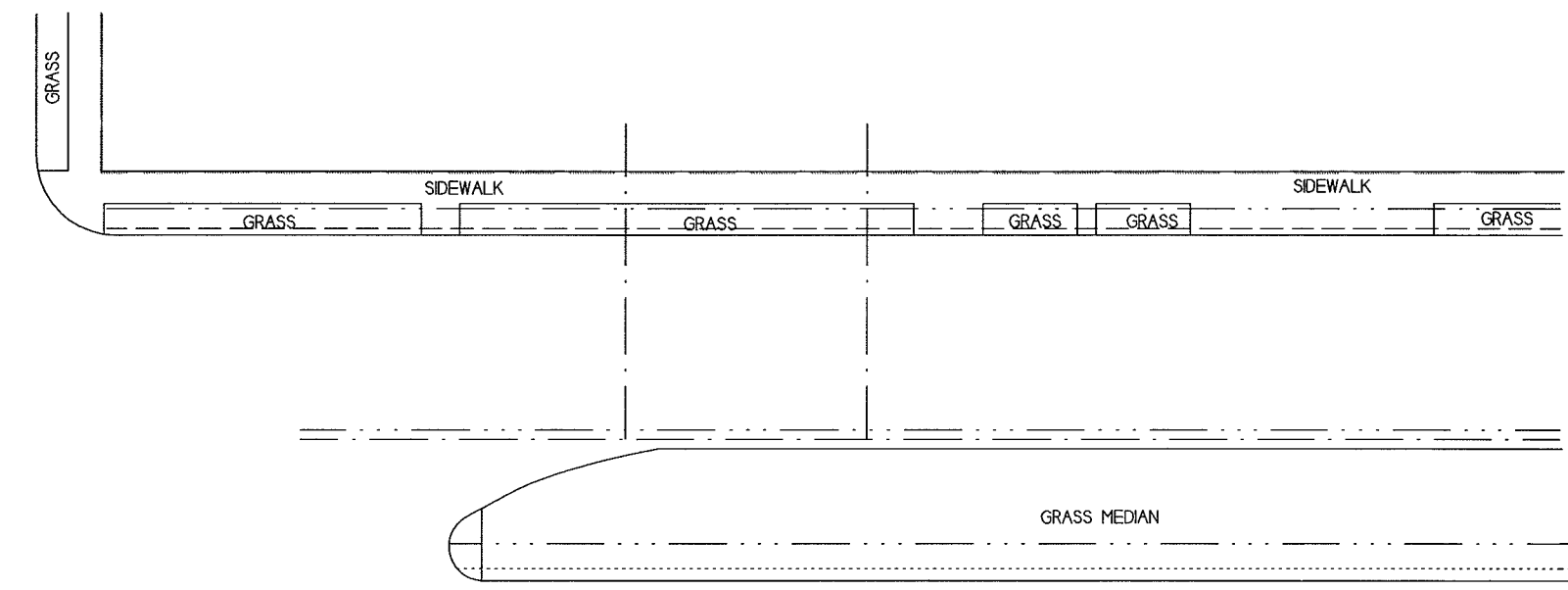


- ⊕ - SUMPS
- ⊙ - MONITORING WELL LOCATION (TO BE ABANDONED)
- PROPERTY LINE
- BURIED ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- OVERHEAD UTILITIES

NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL





B.4.a. VAPOR INTRUSION MAP
KIPP'S AUTO & TOWING SERVICE

709 Gillette St. Suite 3
 La Crosse, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8853

MILWAUKEE, WISCONSIN

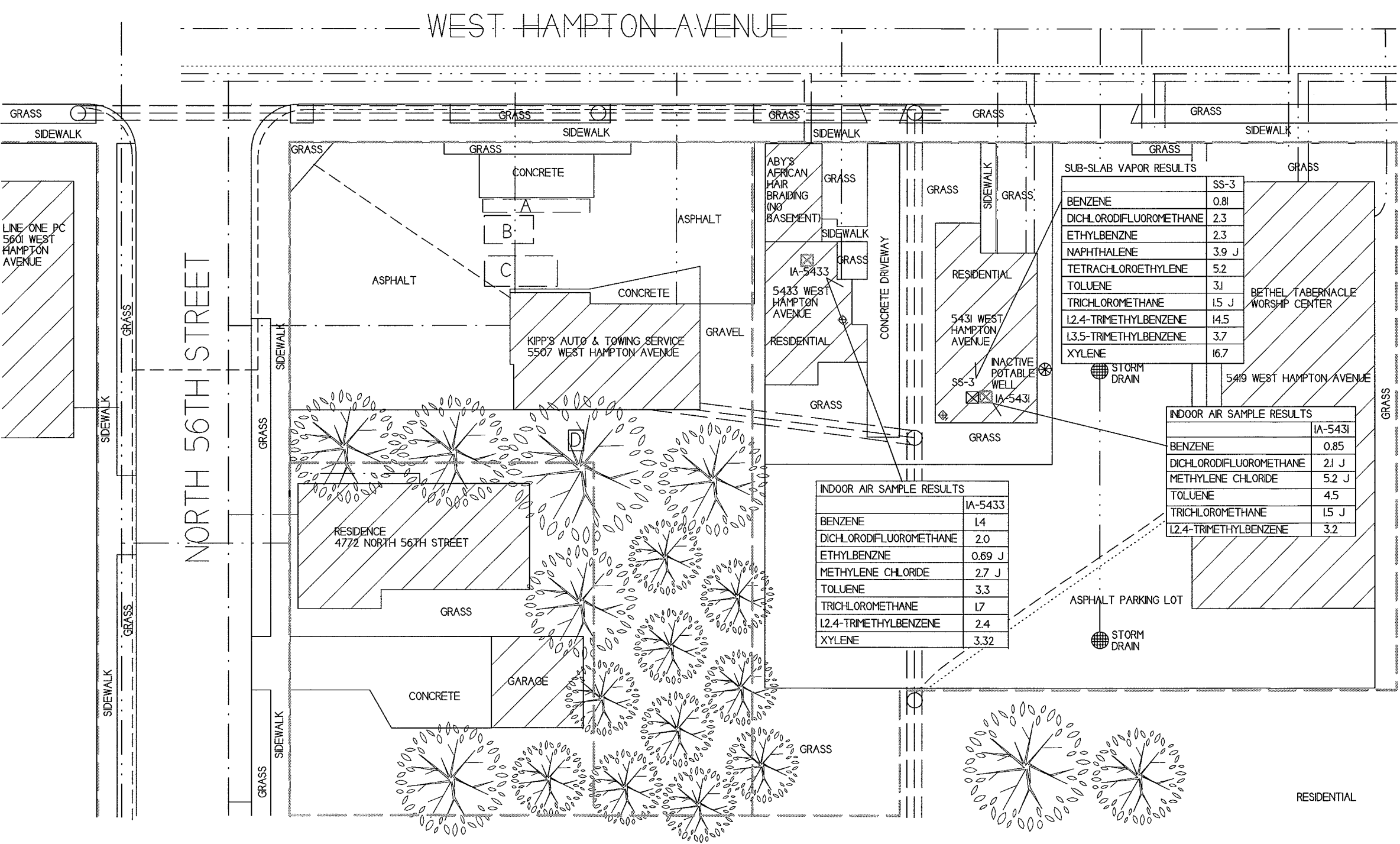
DRAWN BY: ED DATE: 8/23/12
 UPDATED BY: BK DATE: 8/18/16

- ☒ - INDOOR AIR SAMPLE LOCATION
- ☒ - SUB-SLAB VAPOR SAMPLE LOCATION
- ⊕ - SUMPS
- PROPERTY LINE
- BURIED ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- ===== OVERHEAD UTILITIES

NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

SCALE:
 1 INCH = 30 FEET

KEY TO REMOVED UST SYSTEMS
 A - FORMER PUMP ISLAND
 B - 3,000 GALLON GASOLINE UST
 C - 8,000 GALLON GASOLINE UST
 D - 500 GALLON WASTE OIL



SUB-SLAB VAPOR RESULTS

	SS-3
BENZENE	0.81
DICHLORODIFLUOROMETHANE	2.3
ETHYLBENZENE	2.3
NAPHTHALENE	3.9 J
TETRACHLOROETHYLENE	5.2
TOLUENE	3.1
TRICHLOROMETHANE	1.5 J
1,2,4-TRIMETHYLBENZENE	14.5
1,3,5-TRIMETHYLBENZENE	3.7
XYLENE	16.7

INDOOR AIR SAMPLE RESULTS

	IA-5431
BENZENE	0.85
DICHLORODIFLUOROMETHANE	2.1 J
METHYLENE CHLORIDE	5.2 J
TOLUENE	4.5
TRICHLOROMETHANE	1.5 J
1,2,4-TRIMETHYLBENZENE	3.2

INDOOR AIR SAMPLE RESULTS

	IA-5433
BENZENE	1.4
DICHLORODIFLUOROMETHANE	2.0
ETHYLBENZENE	0.69 J
METHYLENE CHLORIDE	2.7 J
TOLUENE	3.3
TRICHLOROMETHANE	1.7
1,2,4-TRIMETHYLBENZENE	2.4
XYLENE	3.32

RESIDENCE
 4772 NORTH 56TH STREET

KIPP'S AUTO & TOWING SERVICE
 5507 WEST HAMPTON AVENUE

ABY'S AFRICAN HAIR BRAIDING (NO BASEMENT)

RESIDENTIAL
 5431 WEST HAMPTON AVENUE

BETHEL TABERNACLE WORSHIP CENTER

5419 WEST HAMPTON AVENUE

ASPHALT PARKING LOT

RESIDENTIAL

Attachment C/Documentation of Remedial Action

C.1 Site Investigation documentation – Site investigation activities are documented in the following reports:

- Site Investigation Report – February 12, 2015
- Summary Report – September 20, 2016

Site Investigation documentation for the following groundwater sampling events is included as part of this closure request:

- February 16, 2017
- May 10, 2017

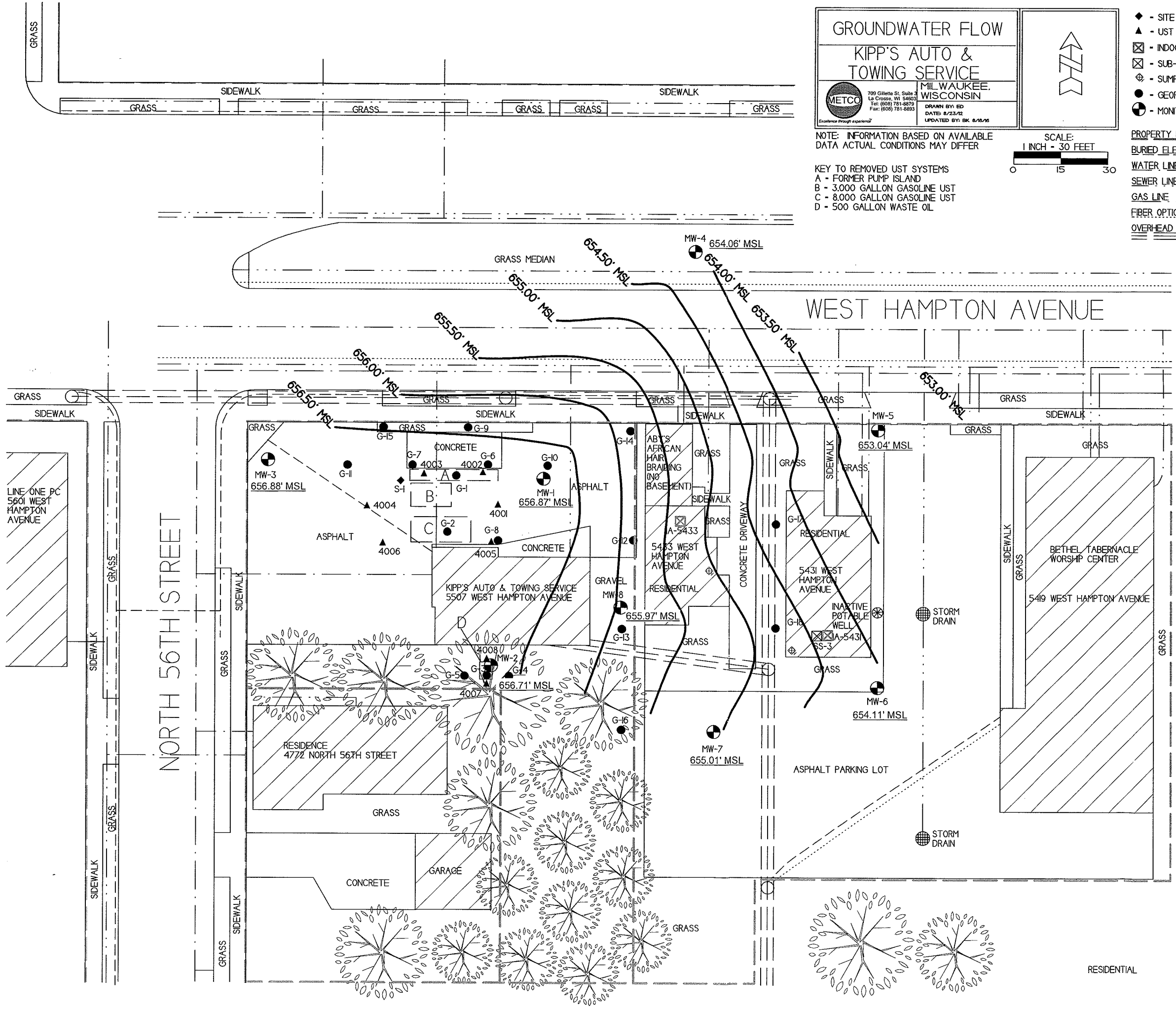
C.2 Investigative waste

C.3 Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/brownfields.Professionals.html> - Residual Contaminant Levels (RCLs) were established in accordance with NR720.10 and NR720.12. Soil RCLs for the protection of the groundwater pathway and for non-industrial direct contact were taken from the RR programs RCL spreadsheet.

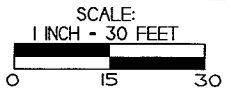
C.4 Construction documentation – No Remedial actions and/or interim actions specified in s.NR724.01(1) occurred at this site.

C.5 Decommissioning of Remedial Systems – No remedial systems were installed as part of this site investigation.

C.6 Other – Not applicable



GROUNDWATER FLOW
KIPP'S AUTO & TOWING SERVICE
 MILWAUKEE, WISCONSIN
 METCO 709 Gillette St. Suite 3 La Crosse, WI 54603
 Tel: (608) 781-8879 Fax: (608) 781-8893
 DRAWN BY: ED DATE: 8/23/12
 UPDATED BY: BK 8/16/16



- ◆ - SITE ASSESSMENT SOIL SAMPLING LOCATION (5/6/05)
- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
- ☒ - INDOOR AIR SAMPLE LOCATION
- ☒ - SUB-SLAB VAPOR SAMPLE LOCATION
- ⊕ - SUMPS
- - GEOPROBE BORING LOCATION
- ⊙ - MONITORING WELL LOCATION

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

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 C - 8,000 GALLON GASOLINE UST
 D - 500 GALLON WASTE OIL

- _____ PROPERTY LINE
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- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- ===== OVERHEAD UTILITIES

NOTES:
 1) THE GROUNDWATER FLOW DIRECTION MAP IS BASED ON GROUNDWATER ELEVATION DATA COLLECTED DURING THE MAY 10, 2017 SAMPLING EVENT.
 2) ELEVATION DATA IS PRESENTED IN FEET MEAN SEA LEVEL (MSL).

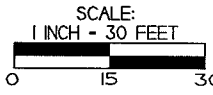
GROUNDWATER FLOW

KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

759 Gillette St. Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

DATE: 6/23/12
DRAWN BY: ED
UPDATED BY: BK 6/16/16



- ◆ - SITE ASSESSMENT SOIL SAMPLING LOCATION (5/6/05)
- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (2/15/12)
- ☒ - INDOOR AIR SAMPLE LOCATION
- ☒ - SUB-SLAB VAPOR SAMPLE LOCATION
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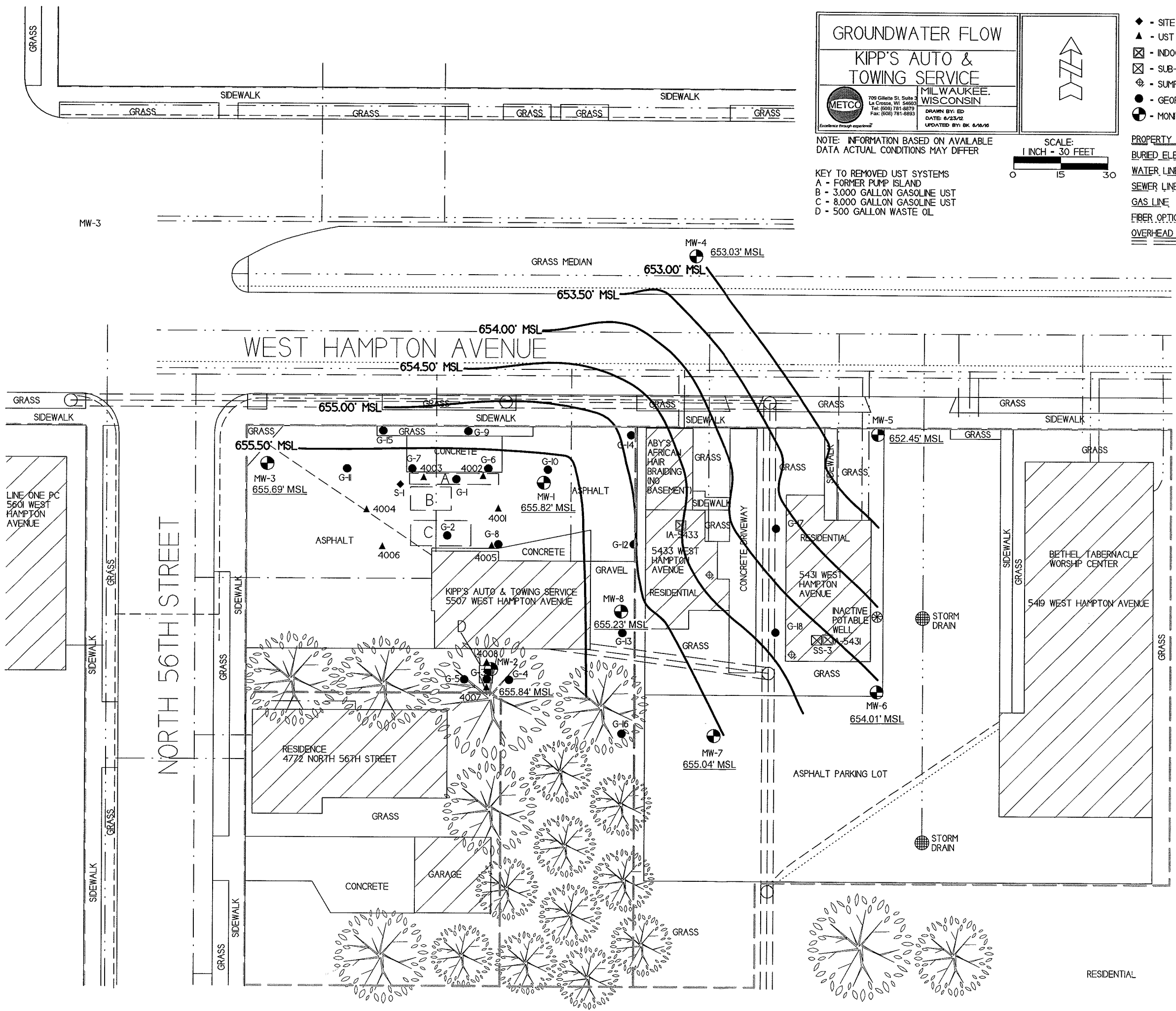
NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL

- PROPERTY LINE
- BURIED ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC/PHONE LINE
- OVERHEAD UTILITIES

NOTES:

- 1) THE GROUNDWATER FLOW DIRECTION MAP IS BASED ON GROUNDWATER ELEVATION DATA COLLECTED DURING THE FEBRUARY 16, 2017 SAMPLING EVENT.
- 2) ELEVATION DATA IS PRESENTED IN FEET MEAN SEA LEVEL (MSL).



MW-3

LINE ONE PC
5601 WEST
HAMPTON
AVENUE

NORTH 56TH STREET

WEST HAMPTON AVENUE

KIPP'S AUTO & TOWING SERVICE
5507 WEST HAMPTON AVENUE

RESIDENCE
4772 NORTH 56TH STREET

ASPHALT PARKING LOT

RESIDENTIAL

5431 WEST HAMPTON AVENUE

INACTIVE POTABLE WELL
SS-3

5433 WEST HAMPTON AVENUE

RESIDENTIAL

5433 WEST HAMPTON AVENUE

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

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RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

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RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

Synergy Environmental Lab,

1990 Prospect Ct., Appleton, WI 54914 *P 920-830-2455 * F 920-733-0631

ALLEN KIPP
KIPPS AUTO & TOWING
5507 W. HAMPTON AVENUE
MILWAUKEE, WI 53218

Report Date 23-Feb-17

Project Name KIPP'S AUTO&TOWING
Project #

Invoice # E32490

Lab Code 5032490A
Sample ID MW-2
Sample Matrix Water
Sample Date 2/16/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	< 0.17	ug/l	0.17	0.55	1	8260B		2/22/2017	CJR	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		2/22/2017	CJR	1
Methyl tert-butyl ether (MTBE)	2.96	ug/l	0.82	2.6	1	8260B		2/22/2017	CJR	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		2/22/2017	CJR	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		2/22/2017	CJR	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		2/22/2017	CJR	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		2/22/2017	CJR	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		2/22/2017	CJR	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		2/22/2017	CJR	1

Lab Code 5032490B
Sample ID MW-8
Sample Matrix Water
Sample Date 2/16/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	42	ug/l	1.7	5.5	10	8260B		2/22/2017	CJR	1
Ethylbenzene	94	ug/l	2	6.3	10	8260B		2/22/2017	CJR	1
Methyl tert-butyl ether (MTBE)	< 8.2	ug/l	8.2	26	10	8260B		2/22/2017	CJR	1
Naphthalene	< 21.7	ug/l	21.7	69	10	8260B		2/22/2017	CJR	1
Toluene	< 6.7	ug/l	6.7	21.3	10	8260B		2/22/2017	CJR	1
1,2,4-Trimethylbenzene	< 11.4	ug/l	11.4	36.3	10	8260B		2/22/2017	CJR	1
1,3,5-Trimethylbenzene	< 9.1	ug/l	9.1	29	10	8260B		2/22/2017	CJR	1
m&p-Xylene	< 15.6	ug/l	15.6	49.5	10	8260B		2/22/2017	CJR	1
o-Xylene	< 3.9	ug/l	3.9	12.5	10	8260B		2/22/2017	CJR	1

Project #

Lab Code 5032490C
 Sample ID MW-1
 Sample Matrix Water
 Sample Date 2/16/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	2150	ug/l	3.4	11	20	8260B		2/22/2017	CJR	1
Ethylbenzene	2980	ug/l	4	12.6	20	8260B		2/22/2017	CJR	1
Methyl tert-butyl ether (MTBE)	< 16.4	ug/l	16.4	52	20	8260B		2/22/2017	CJR	1
Naphthalene	261	ug/l	43.4	138	20	8260B		2/22/2017	CJR	1
Toluene	115	ug/l	13.4	42.6	20	8260B		2/22/2017	CJR	1
1,2,4-Trimethylbenzene	315	ug/l	22.8	72.6	20	8260B		2/22/2017	CJR	1
1,3,5-Trimethylbenzene	90	ug/l	18.2	58	20	8260B		2/22/2017	CJR	1
m&p-Xylene	740	ug/l	31.2	99	20	8260B		2/22/2017	CJR	1
o-Xylene	26	ug/l	7.8	25	20	8260B		2/22/2017	CJR	1

Lab Code 5032490D
 Sample ID TB
 Sample Matrix Water
 Sample Date 2/16/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	< 0.17	ug/l	0.17	0.55	1	8260B		2/22/2017	CJR	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		2/22/2017	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.82	ug/l	0.82	2.6	1	8260B		2/22/2017	CJR	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		2/22/2017	CJR	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		2/22/2017	CJR	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		2/22/2017	CJR	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		2/22/2017	CJR	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		2/22/2017	CJR	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		2/22/2017	CJR	1

"J" Flag: Analyte detected between LOD and LOQ

LOD Limit of Detection

LOQ Limit of Quantitation

Code Comment

1 Laboratory QC within limits.

All solid sample results reported on a dry weight basis unless otherwise indicated. All LOD's and LOQ's are adjusted for dilutions but not dry weight. Subcontracted results are denoted by SUB in the analyst field.

Authorized Signature

Michael Ricker

CHAIN OF CUSTODY RECORD

Synergy

Environmental Lab, Inc.

Chain # No 290

Page 1 of 1

Lab I.D. # _____

Account No. : _____ Quote No.: _____

Project #: _____

Sampler: (signature) *Bryce Kipp*

1990 Prospect Ct. • Appleton, WI 54914
 920-830-2455 • FAX 920-733-0631

Sample Handling Request

Rush Analysis Date Required _____
 (Rushes accepted only with prior authorization)

K Normal Turn Around

Project (Name / Location): *Kipp's Auto & Towing*

Reports To: *Allen Kipp* Invoice To: *Allen Kipp*

Company _____ Company *c/o METCO*

Address *5507 W. Hampton Ave.* Address *709 Gillette Street, Suite 3*

City State Zip *Milwaukee, WI 53218* City State Zip *La Crosse, WI 54603*

Phone _____ Phone _____

FAX _____ FAX _____

Analysis Requested												Other Analysis					
DRO (Mod DRO Sep 95)	GRO (Mod GRO Sep 95)	LEAD	NITRATE/NITRITE	OIL & GREASE	PAH (EPA 8270)	PCB	PVOC (EPA 8021)	PVOC + NAPHTHALENE	SULFATE	TOTAL SUSPENDED SOLIDS	VOC DW (EPA 542.2)	VOC (EPA 8260)	8-PCRA METALS	PID/ FID			

Lab I.D.	Sample I.D.	Collection Date	Time	Comp	Grab	Filtered Y/N	No. of Containers	Sample Type (Matrix)*	Preservation	DRO (Mod DRO Sep 95)	GRO (Mod GRO Sep 95)	LEAD	NITRATE/NITRITE	OIL & GREASE	PAH (EPA 8270)	PCB	PVOC (EPA 8021)	PVOC + NAPHTHALENE	SULFATE	TOTAL SUSPENDED SOLIDS	VOC DW (EPA 542.2)	VOC (EPA 8260)	8-PCRA METALS	PID/ FID
<i>50324901</i>	<i>MW-2</i>	<i>2/16/17</i>	<i>930</i>				<i>3</i>	<i>GW</i>	<i>HCL</i>										<i>X</i>					
<i>B</i>	<i>MW-8</i>		<i>850</i>				<i>↓</i>	<i>↓</i>	<i>↓</i>										<i>X</i>					
<i>C</i>	<i>MW-1</i>		<i>1000</i>				<i>↓</i>	<i>↓</i>	<i>↓</i>										<i>X</i>					
<i>D</i>	<i>TB</i>						<i>1</i>		<i>↓</i>										<i>X</i>					

Comments/Special Instructions (*Specify groundwater "GW", Drinking Water "DW", Waste Water "WW", Soil "S", Air "A", Oil, Sludge etc.)

Lab to send copy of report to METCO / Jason P. (Invoice to METCO)

** U + C rates apply*

** Agent Status*

Sample Integrity - To be completed by receiving lab.

Method of Shipment: *Sea*

Temp. of Temp. Blank _____ °C On Ice: *X*

Cooler seal intact upon receipt? Yes No

Relinquished By: (sign) *Bryce Kipp* Time *8:00 AM* Date *2/17/17*

Received By: (sign) _____ Time _____ Date _____

Received in Laboratory By: *[Signature]* Time: *10:00* Date: *2/18/17*

Synergy Environmental Lab,

1990 Prospect Ct., Appleton, WI 54914 *P 920-830-2455 * F 920-733-0631

ALLEN KIPP
KIPPS AUTO & TOWING
5507 W. HAMPTON AVENUE
MILWAUKEE, WI 53218

Report Date 22-May-17

Project Name KIPPS AUTO & TOWING
Project #

Invoice # E32908

Lab Code 5032908A
Sample ID MW-6
Sample Matrix Water
Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	< 0.17	ug/l	0.17	0.55	1	8260B		5/16/2017	TCC	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		5/16/2017	TCC	1
Methyl tert-butyl ether (MTBE)	< 0.82	ug/l	0.82	2.6	1	8260B		5/16/2017	TCC	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		5/16/2017	TCC	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		5/16/2017	TCC	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		5/16/2017	TCC	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		5/16/2017	TCC	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		5/16/2017	TCC	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		5/16/2017	TCC	1

Lab Code 5032908B
Sample ID MW-5
Sample Matrix Water
Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	< 0.17	ug/l	0.17	0.55	1	8260B		5/16/2017	TCC	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		5/16/2017	TCC	1
Methyl tert-butyl ether (MTBE)	< 0.82	ug/l	0.82	2.6	1	8260B		5/16/2017	TCC	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		5/16/2017	TCC	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		5/16/2017	TCC	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		5/16/2017	TCC	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		5/16/2017	TCC	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		5/16/2017	TCC	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		5/16/2017	TCC	1

Project #

Lab Code 5032908C
 Sample ID MW-4
 Sample Matrix Water
 Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	< 0.17	ug/l	0.17	0.55	1	8260B		5/16/2017	TCC	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		5/16/2017	TCC	1
Methyl tert-butyl ether (MTBE)	< 0.82	ug/l	0.82	2.6	1	8260B		5/16/2017	TCC	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		5/16/2017	TCC	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		5/16/2017	TCC	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		5/16/2017	TCC	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		5/16/2017	TCC	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		5/16/2017	TCC	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		5/16/2017	TCC	1

Lab Code 5032908D
 Sample ID MW-3
 Sample Matrix Water
 Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	< 0.17	ug/l	0.17	0.55	1	8260B		5/16/2017	TCC	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		5/16/2017	TCC	1
Methyl tert-butyl ether (MTBE)	< 0.82	ug/l	0.82	2.6	1	8260B		5/16/2017	TCC	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		5/16/2017	TCC	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		5/16/2017	TCC	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		5/16/2017	TCC	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		5/16/2017	TCC	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		5/16/2017	TCC	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		5/16/2017	TCC	1

Lab Code 5032908E
 Sample ID MW-7
 Sample Matrix Water
 Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	< 0.17	ug/l	0.17	0.55	1	8260B		5/16/2017	TCC	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		5/16/2017	TCC	1
Methyl tert-butyl ether (MTBE)	4.8	ug/l	0.82	2.6	1	8260B		5/16/2017	TCC	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		5/16/2017	TCC	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		5/16/2017	TCC	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		5/16/2017	TCC	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		5/16/2017	TCC	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		5/16/2017	TCC	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		5/16/2017	TCC	1

Project #

Lab Code 5032908F
 Sample ID MW-2
 Sample Matrix Water
 Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	0.22 "J"	ug/l	0.17	0.55	1	8260B		5/16/2017	TCC	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		5/16/2017	TCC	1
Methyl tert-butyl ether (MTBE)	< 0.82	ug/l	0.82	2.6	1	8260B		5/16/2017	TCC	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		5/16/2017	TCC	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		5/16/2017	TCC	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		5/16/2017	TCC	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		5/16/2017	TCC	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		5/16/2017	TCC	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		5/16/2017	TCC	1

Lab Code 5032908G
 Sample ID MW-8
 Sample Matrix Water
 Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	68	ug/l	0.85	2.75	5	8260B		5/16/2017	TCC	1
Ethylbenzene	139	ug/l	1	3.15	5	8260B		5/16/2017	TCC	1
Methyl tert-butyl ether (MTBE)	< 4.1	ug/l	4.1	13	5	8260B		5/16/2017	TCC	1
Naphthalene	28.8 "J"	ug/l	10.85	34.5	5	8260B		5/16/2017	TCC	1
Toluene	< 3.35	ug/l	3.35	10.65	5	8260B		5/16/2017	TCC	1
1,2,4-Trimethylbenzene	< 5.7	ug/l	5.7	18.15	5	8260B		5/16/2017	TCC	1
1,3,5-Trimethylbenzene	10.9 "J"	ug/l	4.55	14.5	5	8260B		5/16/2017	TCC	1
m&p-Xylene	< 7.8	ug/l	7.8	24.75	5	8260B		5/16/2017	TCC	1
o-Xylene	< 1.95	ug/l	1.95	6.25	5	8260B		5/16/2017	TCC	1

Lab Code 5032908H
 Sample ID MW-1
 Sample Matrix Water
 Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	2440	ug/l	3.4	11	20	8260B		5/20/2017	TCC	1
Ethylbenzene	2980	ug/l	4	12.6	20	8260B		5/20/2017	TCC	1
Methyl tert-butyl ether (MTBE)	27.6 "J"	ug/l	16.4	52	20	8260B		5/20/2017	TCC	1
Naphthalene	470	ug/l	43.4	138	20	8260B		5/20/2017	TCC	1
Toluene	114	ug/l	13.4	42.6	20	8260B		5/20/2017	TCC	1
1,2,4-Trimethylbenzene	370	ug/l	22.8	72.6	20	8260B		5/20/2017	TCC	1
1,3,5-Trimethylbenzene	105	ug/l	18.2	58	20	8260B		5/20/2017	TCC	1
m&p-Xylene	740	ug/l	31.2	99	20	8260B		5/20/2017	TCC	1
o-Xylene	30	ug/l	7.8	25	20	8260B		5/20/2017	TCC	1

Project Name KIPP'S AUTO & TOWING
 Project #

Invoice # E32908

Lab Code 50329081
 Sample ID TB
 Sample Matrix Water
 Sample Date 5/10/2017

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
PVOC + Naphthalene										
Benzene	< 0.17	ug/l	0.17	0.55	1	8260B		5/16/2017	TCC	1
Ethylbenzene	< 0.2	ug/l	0.2	0.63	1	8260B		5/16/2017	TCC	1
Methyl tert-butyl ether (MTBE)	< 0.82	ug/l	0.82	2.6	1	8260B		5/16/2017	TCC	1
Naphthalene	< 2.17	ug/l	2.17	6.9	1	8260B		5/16/2017	TCC	1
Toluene	< 0.67	ug/l	0.67	2.13	1	8260B		5/16/2017	TCC	1
1,2,4-Trimethylbenzene	< 1.14	ug/l	1.14	3.63	1	8260B		5/16/2017	TCC	1
1,3,5-Trimethylbenzene	< 0.91	ug/l	0.91	2.9	1	8260B		5/16/2017	TCC	1
m&p-Xylene	< 1.56	ug/l	1.56	4.95	1	8260B		5/16/2017	TCC	1
o-Xylene	< 0.39	ug/l	0.39	1.25	1	8260B		5/16/2017	TCC	1

"J" Flag: Analyte detected between LOD and LOQ

LOD Limit of Detection

LOQ Limit of Quantitation

Code *Comment*

1 Laboratory QC within limits.

All solid sample results reported on a dry weight basis unless otherwise indicated. All LOD's and LOQ's are adjusted for dilutions but not dry weight. Subcontracted results are denoted by SUB in the analyst field.

Authorized Signature

Michael Ricker

Environmental Lab, Inc.

1990 Prospect Ct. • Appleton, WI 54914
 920-830-2455 • FAX 920-733-0631

Sample Handling Request
 Rush Analysis Date Required _____
 (Rushes accepted only with prior authorization)
 Normal Turn Around

Lab I.D. # _____
 Account No.: _____ Quote No.: _____
 Project #: _____
 Sampler: (signature) Bongu Uyien

Project (Name / Location): Kippis Auto & Towing
 Reports To: Allen Kipp Invoice To: Allen Kipp
 Company: _____ Company: c/o METCO
 Address: 5507 W. Hampton Ave. Address: 709 Gillette Street, Suite 3
 City State Zip: Milwaukee, WI 53218 City State Zip: La Crosse, WI 54603
 Phone: _____ Phone: _____
 FAX: _____ FAX: _____

Analysis Requested		Other Analysis	
DRO (Mod DRO Sep 95)	GRO (Mod GRO Sep 95)	PID/ FID	
LEAD			
NITRATE/NITRITE			
OIL & GREASE			
PAH (EPA 8270)			
PCB			
PVOC (EPA 8021)			
PVOC + NAPHTHALENE			
SULFATE			
TOTAL SUSPENDED SOLIDS			
VOC DW (EPA 542.2)			
VOC (EPA 8260)			
8-RCRA METALS			

Lab I.D.	Sample I.D.	Collection Date	Time	Comp	Grab	Filtered Y/N	No. of Containers	Sample Type (Matrix)*	Preservation
<u>5032108 D</u>	<u>MW-6</u>	<u>5/10/17</u>	<u>1245</u>			<u>N</u>	<u>3</u>	<u>GW</u>	<u>HCl</u>
<u>B</u>	<u>MW-5</u>		<u>115</u>						
<u>C</u>	<u>MW-4</u>		<u>140</u>						
<u>D</u>	<u>MW-3</u>		<u>205</u>						
<u>E</u>	<u>MW-7</u>		<u>235</u>						
<u>F</u>	<u>MW-2</u>		<u>255</u>						
<u>G</u>	<u>MW-8</u>		<u>320</u>						
<u>H</u>	<u>MW-1</u>		<u>355</u>						
<u>I</u>	<u>TB</u>						<u>1</u>		

Comments/Special Instructions ("Specify groundwater "GW", Drinking Water "DW", Waste Water "WW", Soil "S", Air "A", Oil, Sludge etc.)

Lab to send copy of report to METCO/Jason P. (Invoice to METCO)
* U+C rates Apply
* Agent Status

Sample Integrity - To be completed by receiving lab.
 Method of Shipment: STANDARD
 Temp. of Temp. Blank: _____ °C On Ice: 5
 Cooler seal intact upon receipt: Yes No

Relinquished By: (sign) Bongu Uyien Time 8:00 AM Date 5/12/17
 Received By: (sign) _____ Time _____ Date _____

Received in Laboratory By: [Signature] - SEC Time: 9:00 AM Date: 5-13-17

C.2 Investigative Waste

DKS Transport

Services, LLC

N7349 548th Street
Menomonie, WI 54751

715-556-2604

INVOICE

63 20 14

CUSTOMER

Melvin Kipp # MBR20
789 Gillette ST
La Crosse WI 54603

JOB NAME

Kips Auto
Milwaukee

CASH CHECK # IN-HOUSE ACCOUNT

QUANTITY		DESCRIPTION	QTY.	UNIT PRICE	AMOUNT
DATE	SHIPPED				
	1	Mobilization	1	274-	274-
	5	Haul soil drums to Advanced Disposal	5	103-	515-
		Thank You			
TOTAL					789 -

Due upon receipt of invoice.
1.5% per month Service Charge (18% Annual Percentage Rate) will be added to past due accounts.

SIGNATURE _____

92

C.2 Investigative Waste
DKS Transport

INVOICE

4-28

20 16

Services, LLC

CUSTOMER

JOB NAME

N7349 548th Street
Menomonie, WI 54751

Melvin Kipp % Matteo
709 Gillette Street St 3
La Crosse WI 54603

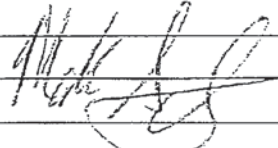
Kipp Auto & Tonic
Menomonie WI

715-556-2604

CASH CHECK # _____ IN-HOUSE ACCOUNT

QUANTITY		DESCRIPTION	QTY.	UNIT PRICE		AMOUNT	
DATE	SHIPPED						
	1	Mobilization	1	287	70	287	70
	1	Haul soil from to Advanced Disposal - CD	1	108	15	108	15
						TOTAL	395 85

Thank you




154

Due upon receipt of invoice.

1.5% per month Service Charge (18% Annual Percentage Rate) will be added to past due accounts.

SIGNATURE _____

*In Waste Disposal
Reviewed 4/29/16
OK*



Attachment D/Maintenance Plan(s)

D.1 Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required

D.2 Location map(s) which show(s)

D.3 Photographs

D.4 Inspection log

D.1 Description of Maintenance Action(s)

CAP/BARRIER MAINTENANCE PLAN

August 21, 2017

Property Located at:
5507 West Hampton Avenue
Milwaukee, WI 53218

WDNR BRRTS# 03-41-543343

TAX KEY# 2270107100

Introduction

This document is the Maintenance Plan for an asphalt, concrete, and foundation cap/barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over the contaminated soil and groundwater on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites):
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination and
- The DNR project manager for Milwaukee County.

Description of Contamination

Soil contaminated by Petroleum Volatile Organic Compounds (PVOCs) and /or Lead is located from ground surface to a depth of approximately 5.7 feet below ground surface (bgs) in the area of the removed UST systems and former dispenser island. Groundwater contaminated by PVOCs is located at a depth of 3.83 to 6.07 feet bgs. The extent of the soil and groundwater contamination is shown on Attachment D.2.

Description of the Cap/Barrier to be Maintained

The cap/barrier consists of the asphalt (2-3 inches thick), concrete (4 inches thick), and the foundation of the on-site building (6 inches thick) covering the area of soil contamination and groundwater contamination, as shown on Attachment D.2.

Cap/Barrier Purpose

The asphalt, concrete, and foundation cap/barrier over the contaminated soil and groundwater will act as a barrier to prevent direct human contact with residual soil contamination that might

otherwise pose a threat to human health. The cap/barrier also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The asphalt, concrete, and foundation cap/barrier overlying the contaminated soil and groundwater, as depicted in Attachment D.2, will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed or where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as Form 4400-305 Continuing Obligations and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Note: The WDNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. If the case closure letter requires that, then a copy of the inspection log must be submitted to the WDNR at least annually after every inspection.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the asphalt, concrete, and foundation cap/barrier overlying the contaminated soil is removed or replaced, the replacement cap/barrier must also be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the asphalt, concrete, and foundation cap/barrier, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cap/Barrier

The following activities are prohibited on any portion of the property where the cap/barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

July 2017

Current Site Owner and Operator:

Allen Kipp
5507 W Hampton Ave.
Milwaukee, WI 53218
(414) 527-3417

Signature: 

(DNR may request signature of affected property owners, on a case-by-case basis)

Consultant:

METCO
Ron Anderson
709 Gillette Street, Suite 3
La Crosse, WI 54603
(608) 781-8879

WDNR:

Greg Michael
141 NW Barstow Street, Room 108
Waukesha, WI 53188
(715) 421-7862

D.2 LOCATION MAP

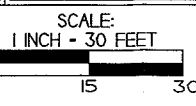
KIPP'S AUTO & TOWING SERVICE

MILWAUKEE, WISCONSIN

709 Gillette St. Suite 3
La Crosse, WI 54603
Tel: (608) 781-8878
Fax: (608) 781-8893

EXCELLENCE THROUGH EXPERIENCE

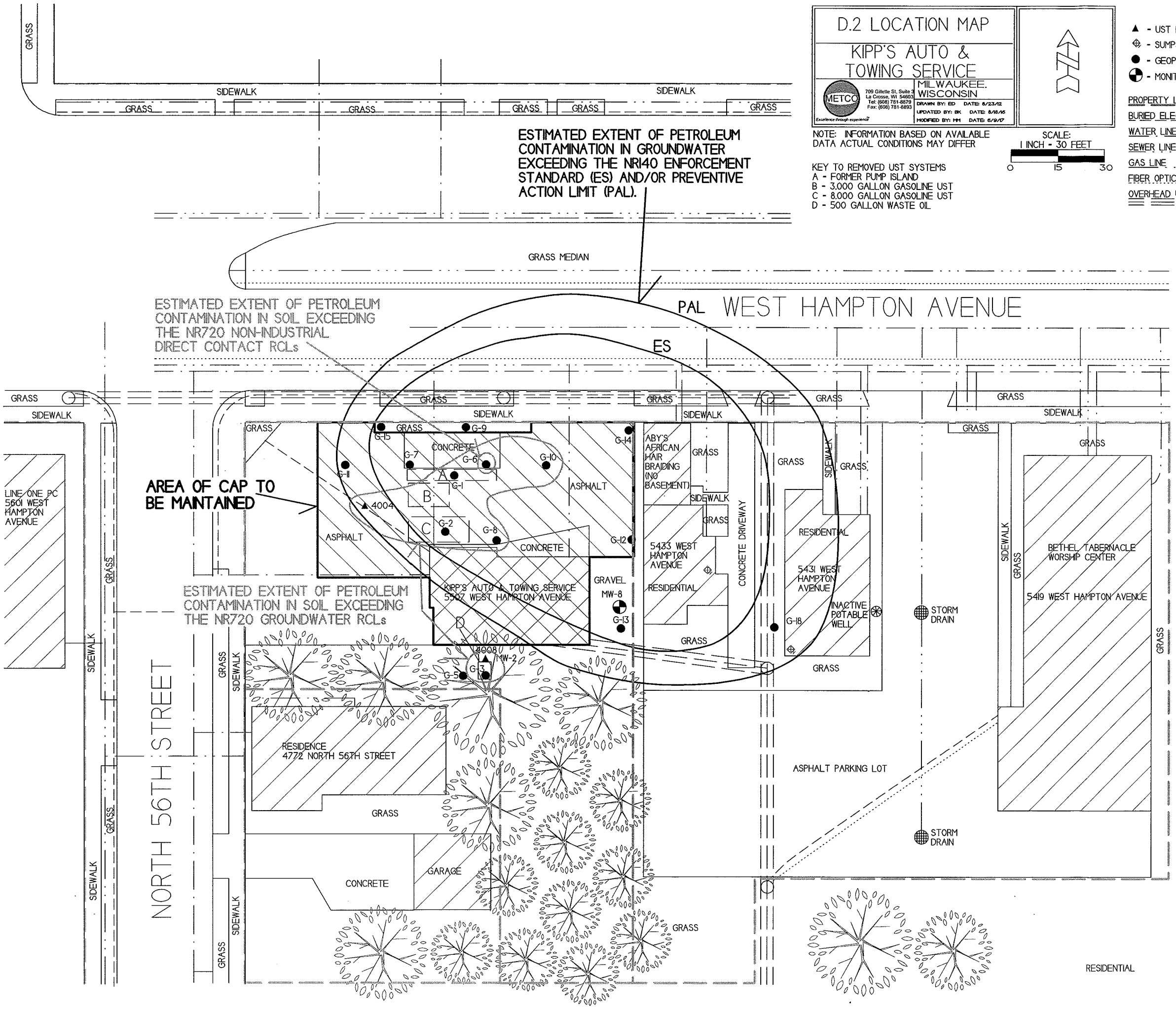
DRAWN BY: ED DATE: 8/23/12
UPDATED BY: BK DATE: 8/18/15
MODIFIED BY: MH DATE: 6/9/17



- ▲ - UST REMOVAL SOIL SAMPLING LOCATION (12/15/12)
 - ⊕ - SUMPS
 - - GEOPROBE BORING LOCATION
 - ⊙ - MONITORING WELL LOCATION
- PROPERTY LINE _____
- BURIED ELECTRICAL LINE _____
- WATER LINE _____
- SEWER LINE _____
- GAS LINE _____
- FIBER OPTIC/PHONE LINE _____
- OVERHEAD UTILITIES _____

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

- KEY TO REMOVED UST SYSTEMS
- A - FORMER PUMP ISLAND
 - B - 3,000 GALLON GASOLINE UST
 - C - 8,000 GALLON GASOLINE UST
 - D - 500 GALLON WASTE OIL



D. 3. Photographs

03-41-543343

Kipp's Auto & Towing Service

BRRTS No.

Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

{Click to Add/Edit Image}

Date added: 06/28/2017



Title: Area of Cap to be Maintained, looking east.

{Click to Add/Edit Image}

Date added: 06/28/2017



Title: Area of Cap to be Maintained, looking west.

{Click to Add/Edit Image}

Date added: 06/28/2017



Title: Area of Cap to be Maintained, looking south.

{Click to Add/Edit Image}

Date added: 06/28/2017



Title: Area of Cap to be Maintained, looking southeast.

D.4. Inspection Log

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Kipp's Auto & Towing Service	BRRTS No. 03-41-543343
-----------------------------------------------------------------	----------------------------------

Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N

BRRTS No.

Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:

Attachment E/Monitoring Well Information

All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to this site.

Attachment F/Source Legal Documents

F.1 Deeds – Source Property

F.2 Certified Survey Map

F.3 Verification of Zoning

F.4 Signed Statement

F.I. Deeds -

Source Property

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED



8 0 0 4 3 2 3 3
Tx:40026740

Document Number

Document Name

DOC. # 10578468

RECORDED:
06/30/2016 11:39 AM
JOHN LA FAVE
REGISTER OF DEEDS
MILWAUKEE COUNTY, WI
AMOUNT: 30.00
FEE EXEMPT #: 77.25 (8)

THIS DEED, made between Melvin E. Kipp

and Allen W. Kipp ("Grantor," whether one or more),

_____ ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Law Offices of Rick D. Steinberg, LL
12690 W North Ave., Bldg C
Brookfield, WI 53005

SEE ATTACHED LEGAL DESCRIPTION

227-0107-100-3

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Dated JUNE 9 2016

* Melvin E. Kipp (SEAL)

* Allen W. Kipp (SEAL)

AUTHENTICATION
Signature(s) Rick D. Steinberg, Attorney

authenticated on June 9, 2016

* Rick D. Steinberg

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT DRAFTED BY
Law Office of Rick D. Steinberg LLC
12690 W North Ave., Bldg C
Brookfield, WI 53005

ACKNOWLEDGMENT
State of Wisconsin, }
County. } ss.

Personally came before me on _____
the above named _____

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

* _____
Notary Public, State of Wisconsin
My commission (is permanent) (expires _____)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

* Type name below signatures.

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003
Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.

F.I. Deeds -
Source Property

Legal Description:

The East 81.94' feet of Lot 1 except the North 55' feet and the South 92.54' feet thereof; and all of Lot 2 except the East 40' feet and the North 55' feet thereof; all in Block 4, in Assessment Subdivision No. 68, being a part of the Northwest 1/4 of Section 2, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Property Address: 5507 West Hampton Avenue, Milwaukee, Wisconsin.

MAP OF ASSESSMENT SUBDIVISION NO. 68

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 2 TOWN 7 NORTH RANGE 21 EAST MILWAUKEE COUNTY

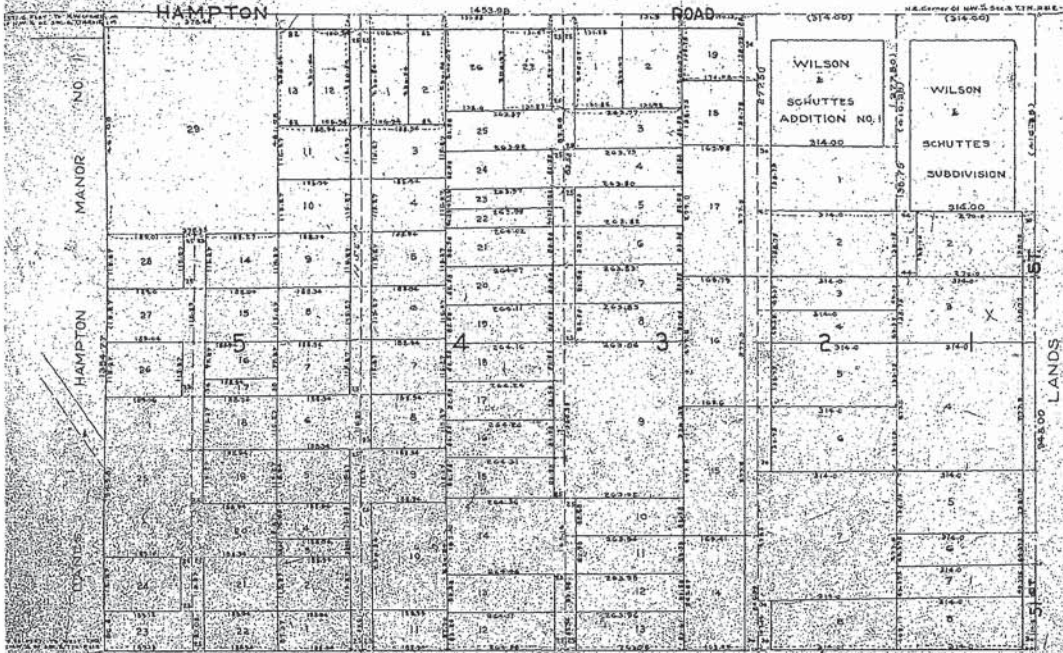
SCALE 1 INCH = 100 FEET

ORIGINAL SCALE OF 100' TO 1" REDUCED TO 150' TO 1"



APPROVED: MILWAUKEE MAY 20 1936 COUNTY REGISTRATION DEPARTMENT

LANDS

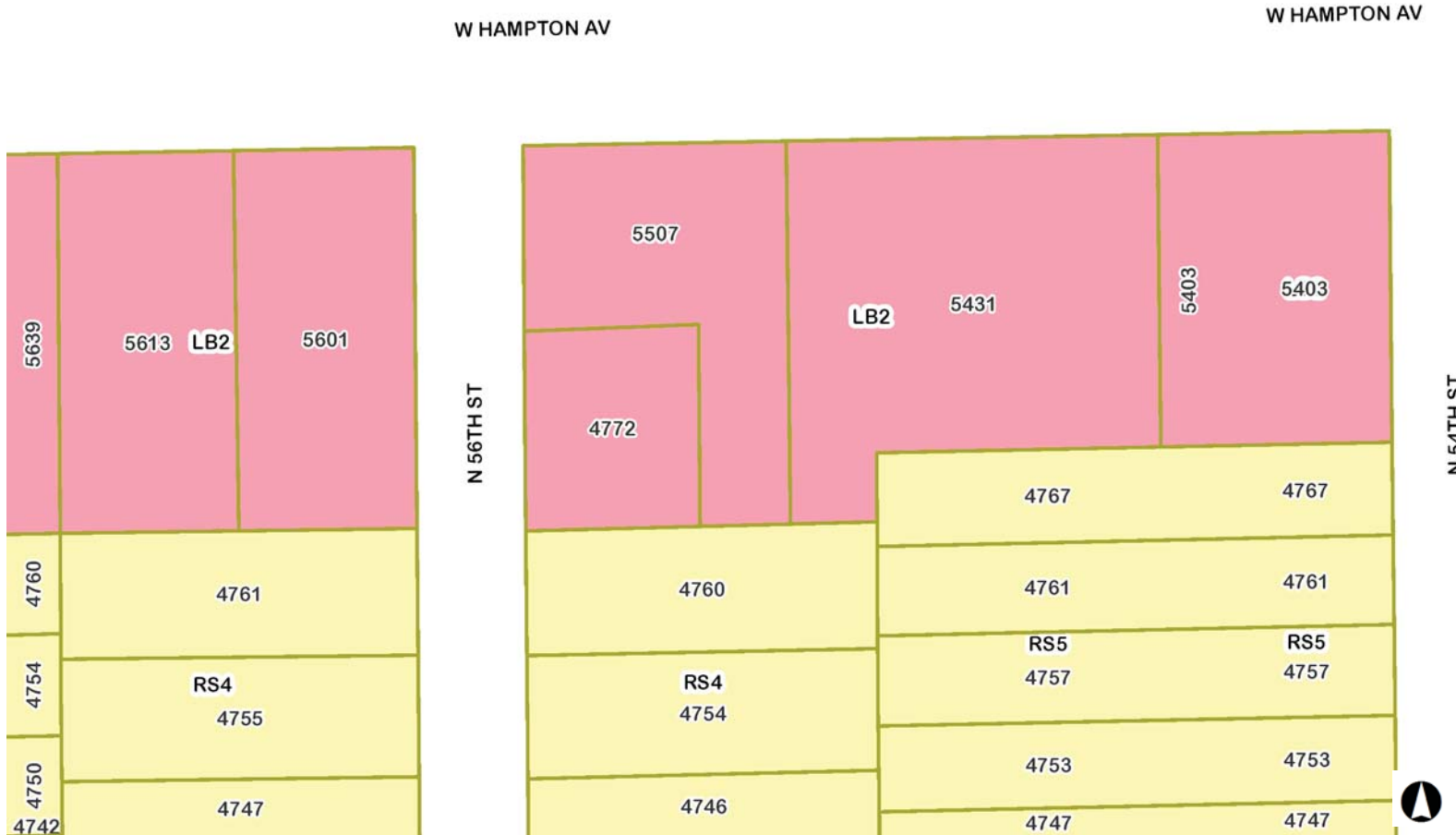
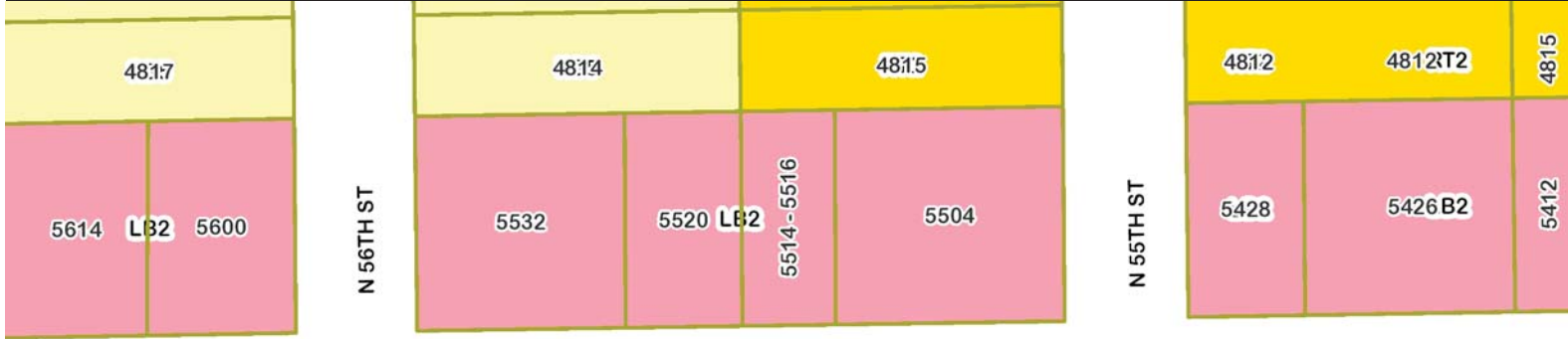


STATE OF WISCONSIN... I, Wm. E. McCarty, Chairman of the County Board of Supervisors of Milwaukee County and Wm. J. Cary, County Clerk of Milwaukee County... We do hereby certify that the said parcels of land have been divided...

Block 1 Arthur Palko & Mary Palko, his wife... Block 2 Frank J. Kelly... Block 3 John P. Winkler & Claire Winkler, his wife... Block 4 August Dwyer... Block 5 William J. Kunkin & Ella Kunkin, his wife...

F.3 Verificatin of Zoning

City of Milwaukee, Wisconsin



- Legend -
- Parcels - MPROP_lite
 - House numbers
 - Street names 10,000
 - Zoning
 - Unknown or pending zoning
 - Residential - single family
 - Residential - two family
 - Residential - multi-family
 - Residential - residence and office
 - Commercial - neighborhood shopping
 - Commercial - local business
 - Commercial - commercial service
 - Commercial - regional business
 - Commercial - central business
 - Industrial - commercial
 - Industrial - office
 - Industrial - light
 - Industrial - mixed
 - Industrial - heavy
 - Special - parks
 - Special - institutional
 - Special - planned development

- Notes -



F.4. Signed Statement

WDNR BRRTS Case #: 03-41-543343

WDNR Site Name: Kipp's Auto & Towing Service

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party:

<u>Allen W Kipp</u>	<u>Prop.</u>
	(print name/title)
<u>Allen W Kipp</u>	<u>8-14-17</u>
(signature)	(date)

Attachment G/Notification to Owners of Impacted Properties

G.1 Deeds

G.2 Certified Survey Map

G.3 Verification of Zoning

G.4 Signed Statement

AFFECTED
A
PROPERTY

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name

Contact Person Last Name Kipp	First Allen	MI	Phone Number (include area code) (920) 470-1092
Address 5507 West Hampton Avenue	City Milwaukee	State WI	ZIP Code 53218
E-mail			

Name of Party Receiving Notification:

Business Name, if applicable: Bethel Tabernacle Worship Center Inc

Title	Last Name Bethel Tabernacle Worship Center	First	MI	Phone Number (include area code) (414) 461-1848
Address 5419 West Hampton Avenue	City Milwaukee	State WI	ZIP Code 53218	

Site Name and Source Property Information:

Site (Activity) Name Kipp's Auto & Towing Service

Address 5507 West Hampton Avenue	City Milwaukee	State WI	ZIP Code 53218
DNR ID # (BRRTS#) 03-41-543343	(DATCP) ID #		

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: METCO

Contact Person Last Name Powell	First Jason	MI	Phone Number (include area code) (608) 781-8879
Address 709 Gillette Street, Suite 3	City La Crosse	State WI	ZIP Code 54603
E-mail jasonp@metcohq.com			

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR)

Address 141 NW Barstow Street, Room 180	City Waukesha	State WI	ZIP Code 53188
Contact Person Last Name Michael	First Greg	MI	Phone Number (include area code) (262) 574-2176
E-mail (Firstname.Lastname@wisconsin.gov) Greg.michael@wisconsin.gov			

Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

5419 West Hampton Avenue
Milwaukee, WI, 53218

Dear Bethel Tabernacle Worship Center:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.

I have investigated a release of:

petroleum products

on 5507 West Hampton Avenue, Milwaukee, WI, 53218 that has shown that contamination has migrated onto your property.

I have responded to the release and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the attached legal description of your property and on the proposed closure request:

Please review the enclosed legal description of your property, and notify Jason Powell at 709 Gillette Street, Suite 3, La Crosse, WI, 54603 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information that is relevant to this closure request, or if you want to waive the 30 day comment period, you should mail that information to the DNR contact: 141 NW Barstow Street, Room 180, Waukesha, WI, 53188, or at Greg.michael@wisconsin.gov.

Your Long-Term Responsibilities as a Property Owner and Occupant:

The responses included

Removal of the on-site underground storage tank systems, dispenser, and associated piping and groundwater monitoring. The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Contract for responsibility for continuing obligation:

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation/s on your property.

No agreement or contract has been worked out between the RP and affected property owner.

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for the continuing obligations on your Property, you may request additional time from the DNR contact identified in **Contact Information**.

(Note: Future property owners would need to negotiate a new agreement.)

Groundwater Contamination:

Groundwater contamination originated at the property located at 5507 West Hampton Avenue, Milwaukee, WI, 53218.

Contaminated groundwater has migrated onto your property at:

5431 & 5433 West Hampton Avenue, Milwaukee, WI

The levels of

Benzene, Ethylbenzene, and Naphthalene

contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation, or the breakdown of contaminants in groundwater due to naturally occurring processes, to complete the cleanup at this site will meet the case closure requirements of ch. NR 726, Wis. Adm. Code. As part of my request for case closure, I am requesting that the DNR accept natural attenuation as the final remedy for this site.

The following DNR fact sheet (RR 671, "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this notification, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf>.

Continuing Obligations on Your Property: As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See the paragraph **GIS Registry and Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Maintenance and Audits of Continuing Obligations:

If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR. Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log. Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

GIS Registry and Well Construction Requirements:

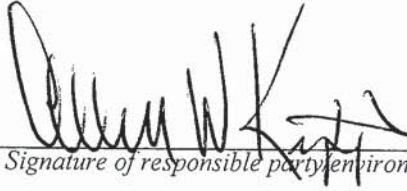
If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

Site Closure:

If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at Greg Michael, Greg.michael@wisconsin.gov, (262) 574-2176 . The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

If you have any questions regarding this notification, I can be reached at: (608) 781-8879
jasonp@metcohq.com



Signature of responsible party/environmental consultant for the responsible party

Date Signed 10-25-17

Attachments

Contact Information

Legal Description for each Parcel:

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

RR 671, What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater



USPS Tracking® Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

[Track Another Package +](#)

[Remove X](#)

Tracking Number: 9405803699300524718597



On Time
Expected Delivery on: Monday, October 30, 2017 by 8:00pm ⓘ

Product & Tracking Information

[See Available Actions](#)

Postal Product:
Priority Mail®

Features:
Insured

DATE & TIME	STATUS OF ITEM	LOCATION
October 30, 2017, 11:00 am	Delivered, In/At Mailbox	MILWAUKEE, WI 53218
Your item was delivered in or at the mailbox at 11:00 am on October 30, 2017 in MILWAUKEE, WI 53218.		
October 30, 2017, 8:08 am	Out for Delivery	MILWAUKEE, WI 53218
October 30, 2017, 7:58 am	Sorting Complete	MILWAUKEE, WI 53218
October 30, 2017, 5:21 am	Arrived at Unit	MILWAUKEE, WI 53218

[See More](#) ∨

Available Actions

[Text & Email Updates](#) ∨

[See Less](#) ^

Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.

AFFECTED
A
PROPERTY

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

Document Number

8193067

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 1:39 PM
12-31-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 11.00

G-1. Deeds -
Impacted Properties

This Deed, made between
Bethel Tabernacle Church, INC -

Grantor,
and Bethel Tabernacle Worship Center, Inc.

Grantee.
Grantor quit claims to Grantee the following described real estate in
Milwaukee County, State of Wisconsin:

Name and Return Address
Bethel Tabernacle Worship Center
5419 W. Hampton Avenue
Milwaukee, WI 53218

227-0157 - X
Parcel Identification Number (PIN)
This is not homestead property.
 (is not)

Lot Twenty-six (26) in Block Four (4) in
Assessment Subdivision No. 68, being a
part of the North West One-Quarter (1/4)
of Section Two (2) in Township Seven (7)
North, Range Twenty-one (21) East,
City of Milwaukee, Milwaukee County,
Wisconsin, Excepting Therefrom the North fifty-five (55)
feet thereof conveyed for street purposes.

FEE
is 77.25 (3)
EXEMPT

Together with all appurtenant rights, title and interests.

Dated this 23rd day of December, 2001

(SEAL)

Rev. David D. Bent (SEAL)
REV. DAVID D. BENT

(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

State of Wisconsin,

authenticated this _____ day of _____

Milwaukee County, } ss.
Personally came before me this 23rd day of
December, the above named

David D. Bent

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

_____ to
me known to be the person _____ executed the foregoing
instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Paulette A. [Signature]
PAULETTE A. [Signature]
Notary Public, State of Wisconsin
My commission is permanent/My state expiration date:
December 23, 2001

Rev. David D. Bent or
Bethel Tabernacle Worship Center Inc.
(Signatures may be authenticated or acknowledged. Both are not
necessary.)

REEL 5232
IMAGE 4979

AFFECTED A PROPERTY

UNOFFICIAL COPY

G.Z. Certified Survey Map

MAP OF

ASSESSMENT SUBDIVISION NO. 68

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 2 TOWN 7 NORTH RANGE 21 EAST MILWAUKEE COUNTY

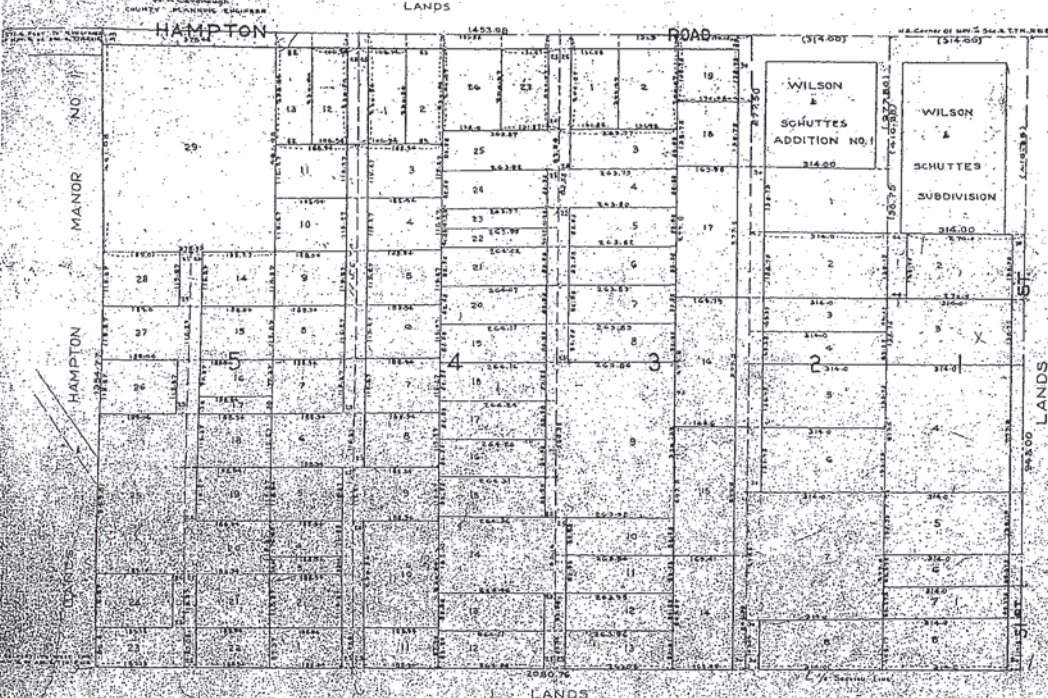
75-69



SCALE 1 INCH = 100 FEET

ORIGINAL SCALE OF 100' TO 1" REDUCED TO 150' TO 1"

APPROVED
MILWAUKEE MAY 22 1930
COUNTY CLERK



- Block 2 Anna Patis & Mary Patis, his wife
Lot 14 Deed dated February 27, 1928
Recorded in Vol. 1526 on page 586
- Block 3 Frank B. Galt
Truster Deed dated February 7, 1925
Recorded in Vol. 1526 on page 586
- Block 4 Valentine Schmitz & Estel Schmitz, his wife
Deed dated June 19, 1921 on page 428
Recorded in Vol. 742 on page 107
- Block 5 Mary J. O'Connell
Deed dated March 11, 1920
Recorded in Vol. 1524 on page 316
Also recorded in Vol. 1526 on page 586
- Block 6 George Stachurski & Mathilda Stachurski, his wife
Deed dated December 10, 1928
Recorded in Vol. 1929 on page 329
- Block 7 John Nolan & Mary Nolan, his wife
Deed dated April 30, 1927
Recorded in Vol. 1524 on page 316
- Block 8 Hermann F. Janke & Catharine Janke, his wife
Deed dated September 16, 1925
Recorded in Vol. 1521 on page 308
- Block 9 Right Home Building & Financing Corporation
Deed dated October 2, 1928
Recorded in Vol. 1925 on page 545
- Block 10 Edward J. Gonyea
Deed dated October 2, 1928
Recorded in Vol. 1925 on page 545
- Block 11 Alphonse Stepan & Marie Stepan, his wife
Deed dated May 1, 1929
Recorded in Vol. 1929 on page 572
- Block 12 August Dopke
Deed dated May 1, 1929
Recorded in Vol. 1929 on page 572
- Block 13 Theodore Carlhoff & Carl Carlhoff, his wife
Deed dated December 3, 1926
Recorded in Vol. 1927 on page 566
- Block 14 Adam Lindbaum & Anna Lindbaum, his wife
Deed dated March 27, 1929
Recorded in Vol. 1929 on page 572
- Block 15 Gustav E. Mealy & Annie Mealy, his wife
Deed dated June 10, 1928
Recorded in Vol. 1928 on page 561
- Block 16 Gustav E. Mealy & Annie Mealy, his wife
Deed dated June 10, 1928
Recorded in Vol. 1928 on page 561
- Block 17 William Lindfield
Deed dated October 23, 1929
Recorded in Vol. 1929 on page 572
- Block 18 Frank Gonyea & Ray Gonyea, his wife
Deed dated February 1, 1929
Recorded in Vol. 1929 on page 572
- Block 19 Hermann J. Gonyea & Marie Gonyea, his wife
Deed dated February 1, 1929
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- Block 20 Anna Lindbaum & Adam Lindbaum, his wife
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STATE OF WISCONSIN
MILWAUKEE COUNTY

I, the undersigned, Wm. E. McCarry, Chairman of the County Board of Supervisors of Milwaukee County and City Clerk of Milwaukee County, do hereby certify that the above is a true and correct copy of the original record of the County Board of Supervisors of Milwaukee County, and that the same is the property of the State of Wisconsin.

Witness my hand and the Seal of said County Board of Supervisors at Milwaukee, Wisconsin, this 22nd day of May, 1930.

Wm. E. McCarry
Chairman County Board of Supervisors
City Clerk

STATE OF WISCONSIN
MILWAUKEE COUNTY

I, the undersigned, Wm. E. McCarry and Wm. J. Carr, Jr., County Board of Supervisors of Milwaukee County and the undersigned, J. H. Campbell, Clerk of the County Board of Supervisors of Milwaukee County, do hereby certify that the above is a true and correct copy of the original record of the County Board of Supervisors of Milwaukee County, and that the same is the property of the State of Wisconsin.

Witness my hand and the Seal of said County Board of Supervisors at Milwaukee, Wisconsin, this 22nd day of May, 1930.

Wm. E. McCarry
Chairman County Board of Supervisors
Wm. J. Carr, Jr.
County Clerk
J. H. Campbell
Clerk of County Board of Supervisors

MAP AS TO THE VARIOUS OF RECORD NO. 68
MILWAUKEE COUNTY, WISCONSIN

This map was prepared by the undersigned, G. Z. Certified Survey Map, and is a true and correct copy of the original record of the County Board of Supervisors of Milwaukee County, and that the same is the property of the State of Wisconsin.

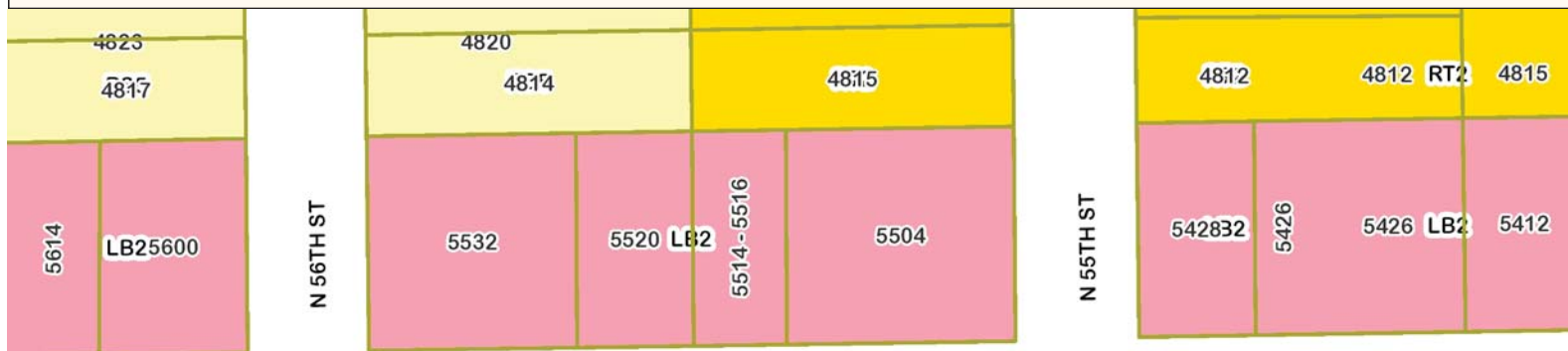
Witness my hand and the Seal of said County Board of Supervisors at Milwaukee, Wisconsin, this 22nd day of May, 1930.

G. Z. Certified Survey Map

AFFECTED
A
PROPERTY

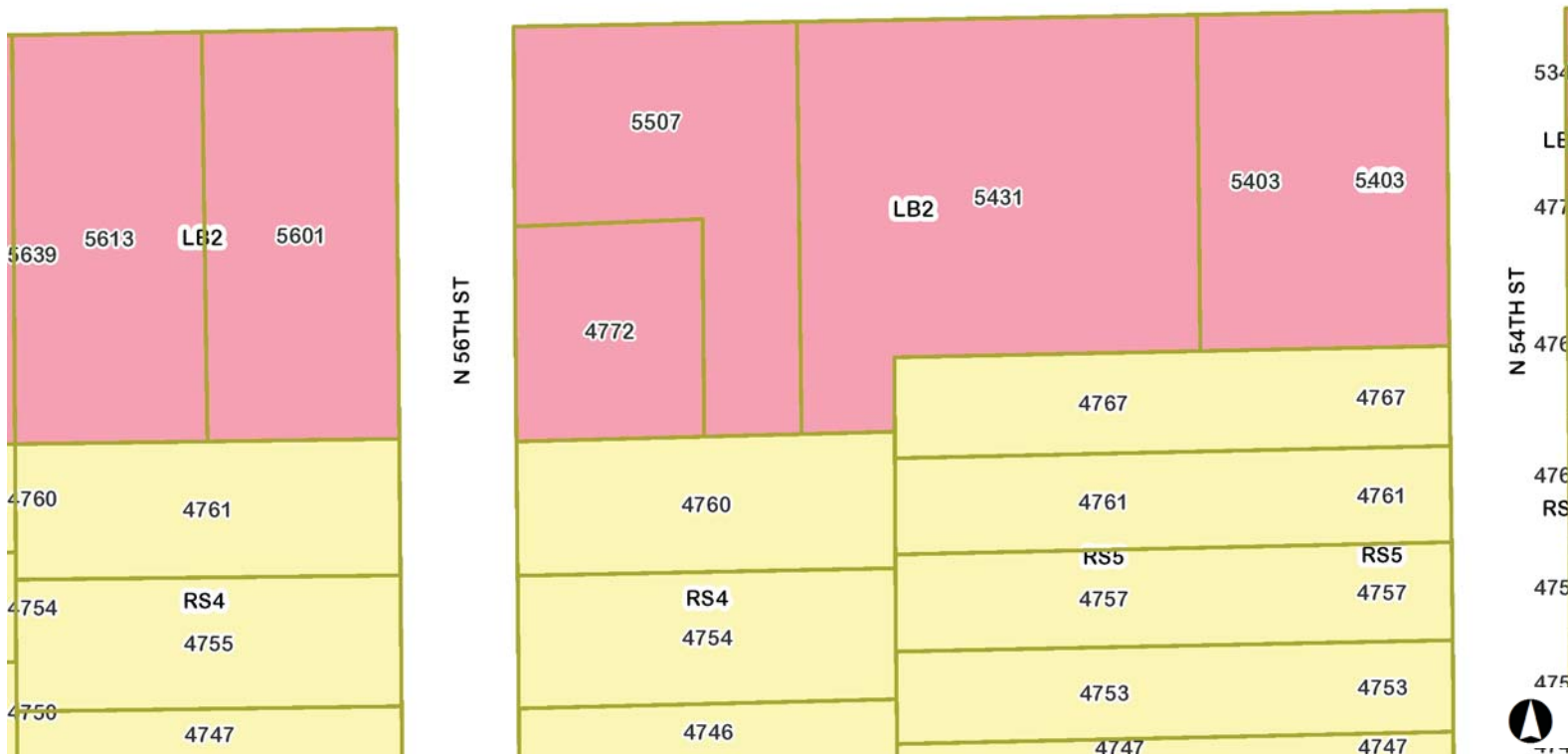
G.3 Verificatin of Zoning

City of Milwaukee, Wisconsin



W HAMPTON AV

W HAMPTON AV



- Legend -

- Parcels - MPROP_lite
- House numbers
- Street names 10,000
- Zoning
- Unknown or pending zoning
- Residential - single family
- Residential - two family
- Residential - multi-family
- Residential - residence and office
- Commercial - neighborhood shopping
- Commercial - local business
- Commercial - commercial service
- Commercial - regional business
- Commercial - central business
- Industrial - commercial
- Industrial - office
- Industrial - light
- Industrial - mixed
- Industrial - heavy
- Special - parks
- Special - institutional
- Special - planned development

- Notes -



AFFECTED
A
PROPERTY

G.4 Signed Statement

WDNR BRRTS Case #: 03-41-543343

WDNR Site Name: Kipp's Auto & Towing Service

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party:

<u>Allen W Kipp</u>	<u>Prop.</u>
	(print name/title)
<u>Allen W Kipp</u>	<u>8-14-17</u>
(signature)	(date)

Environmental Consulting, Fuel System Design, Installation and Service

AFFECTED
B
PROPERTY

RIGHT-OF-WAY

**Notification of Continuing Obligations
and Residual Contamination**
Form 4400-286 (9/15) C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name

Contact Person Last Name Kipp	First Allen	MI	Phone Number (include area code) (920) 470-1092	
Address 5507 West Hampton Avenue		City Milwaukee	State WI	ZIP Code 53218
E-mail				

Name of Party Receiving Notification:

Business Name, if applicable: City of Milwaukee Department of Public Works

Title Mr.	Last Name Polenske	First Jeff	MI	Phone Number (include area code)	
Address 841 N. Broadway, Room 701		City Milwaukee	State WI	ZIP Code 53202	

Site Name and Source Property Information:

Site (Activity) Name Kipp's Auto & Towing Service

Address 5507 West Hampton Avenue		City Milwaukee	State WI	ZIP Code 53218	
DNR ID # (BRRTS#) 03-41-543343		(DATCP) ID #			

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: METCO

Contact Person Last Name Powell	First Jason	MI	Phone Number (include area code) (608) 781-8879	
Address 709 Gillette Street, Suite 3		City La Crosse	State WI	ZIP Code 54603
E-mail jasonp@metcohq.com				

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR)

Address 141 NW Barstow Street, Room 180		City Waukesha	State WI	ZIP Code 53188	
Contact Person Last Name Michael	First Greg	MI	Phone Number (include area code) (262) 574-2176		
E-mail (Firstname.Lastname@wisconsin.gov) Greg.michael@wisconsin.gov					

AFFECTED
B
PROPERTY

RIGHT-OF-WAY

**Notification of Continuing Obligations
and Residual Contamination**
Form 4400-286 (9/15)

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

841 N. Broadway, Room 701
Milwaukee, WI, 53202

Dear Mr. Polenske:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which city of Milwaukee may become responsible. I investigated a release of: petroleum products on 5507 West Hampton Avenue, Milwaukee, WI, 53218 that has shown that contamination has migrated into the right-of-way for which city of Milwaukee is responsible. I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to the DNR contact: 141 NW Barstow Street, Room 180, Waukesha, WI, 53188, or at Greg.michael@wisconsin.gov.

Residual Contamination:

Groundwater Contamination:

Groundwater contamination originated at the property located at: 5507 West Hampton Avenue, Milwaukee, WI, 53218.

Contaminated groundwater has migrated onto your property at:

The Right-of-Way of W Hampton Ave, approximately 60 feet east of the intersection of N 56th St and W Hampton Ave.

The levels of

[insert names of substances]

contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking

AFFECTED
B
PROPERTY

RIGHT-OF-WAY

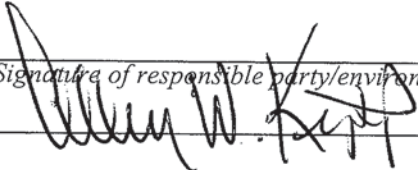
**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Page 2 of -4

Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at
<http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

If you have any questions regarding this notification, I can be reached at: (608) 562-5329
[E-mail]

<i>Signature of responsible party/environmental consultant for the responsible party</i>	Date Signed
	10-24-17

Attachments

Contact Information

Legal Description for each Parcel:

AFFECTED
B
PROPERTY

RIGHT-OF-WAY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeff Polenske
841 N. Broadway
Room 701
Milwaukee, WI 53202



2. Article Number (ZPL)

7015 1660 0000 4343 3715

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- | | |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery/ | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |



March 13, 2019

Bethel Tabernacle Worship Center
5419 W Hampton Ave
Milwaukee, WI 53218

Subject: Notice of Completion of Environmental Work at Kipp's Auto and Towing Service
5507 W Hampton Ave. Milwaukee 53218
DNR BRRTS Activity #: 03-41-543343, FID 241199530

Dear Bethel Tabernacle Worship Center:

The Department of Natural Resources (DNR) recently approved the completion of the environmental work done at the Kipp's Auto & Towing Service (Kipp's) site. This letter describes how that approval affects your property; you are not required to take any action.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On October 30, 2017, you received information from METCO about the contamination at Kipp's. Contaminants remain in groundwater beneath your property. Over time, this contamination will clean up on its own. You are not responsible for cleaning up the contamination that has migrated beneath your property (Wis. Stat. § 292.13).

Please note that your drinking water is not affected by the contamination. Your drinking water is provided by the municipal water supply system, which is routinely tested to ensure the water meets federal and state drinking water standards.

If you construct or reconstruct a well on your property in the future, prior approval is required by Wis. Admin. § NR 812, to help ensure a safe well (use DNR form 3300-254 located at dnr.wi.gov and search "3300-254"). Local ordinances may also apply.

Groundwater on your property is very shallow. If excavation is conducted and dewatering is necessary, a discharge permit may be required. More information is available at dnr.wi.gov and search "wastewater permits". Excavated materials may need to be handled in accordance with applicable solid waste rules.

Additional information about this case is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 03-41-543343 in the **activity number** field in the initial screen, then click on **search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work.

AFFECTED
A
PROPERTY

Bethel Tabernacle Worship Center

Page 2

RE: Notice of Environmental Work Completion for Kipp's Auto & Towing Service
BRRTS# 03-41-543343

If you cannot access the BOTW website, or have additional concerns or questions regarding this case, you may contact Greg Michael, the DNR project manager, at 262.574.2176 or Greg.Michael@Wisconsin.gov.

Sincerely,



Pamela A. Mylotta,
Team Supervisor
Southeast Region, Remediation & Redevelopment Program

cc METCO, Ron Anderson, LaCrosse Office, e-mail only



March 13, 2019

Mr. Jeff Polenske
City of Milwaukee
841 N Broadway Room 701
Milwaukee, WI 53202

Subject: Notice of Completion of Environmental Work with Continuing Obligations for Rights-of-Way Holders for the ROW of W Hampton Ave approximately 60 feet east of the intersection of N56th St and W Hampton Ave. from:

Kipp's Auto & Towing Service 5507 W. Hampton Ave. Milwaukee, WI
DNR BRRTS Activity #: 03-41-543343

Dear Mr. Polenske,

The Department of Natural Resources (DNR) recently approved the completion of environmental work done at the Kipp's Auto & Towing Service (Kipp's) site. This letter describes how that approval applies to the right-of-way (ROW) at W Hampton Ave approximately 60 feet east of the intersection of N56th St and W Hampton Ave. As the right-of-way holder, you are responsible for complying with these continuing obligations for any work you conduct in the right-of-way.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

In October 2017, you received information from METCO Consulting about the petroleum contamination in the ROW from Kipp's, located at 5507 W. Hampton Ave. Milwaukee, WI, and about the continuing obligations. Continuing obligations are meant to limit exposure to any remaining contamination.

Applicable Continuing Obligations

The continuing obligations that apply to this right-of-way are described below, and are consistent with Wis. Stat. § 292.12, and Wis. Admin. § NR 700 series.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this ROW, as shown on the attached map Figure D.2 Location Map, dated June 9, 2017. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected right-of-way holders were notified of the presence of groundwater contamination. This continuing obligation also applies to the ROW holders for 55th & Hampton Ave.

AFFECTED
B
PROPERTY

RIGHT-OF-WAY

Mr. Jeff Polenske

Page 2

RE: Notice of Environmental Work Completion for BRRT# 03-41-543343

Send all written notifications in accordance with these requirements, to the attention of Environmental Program Associate.

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N Doctor Martin Luther King Jr Drive
Milwaukee WI 53212

Additional Information

Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 03-41-543343 in the **Activity Number** field in the initial screen, then click on **Search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work. The site may also be seen on the map view, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov and search "WRRD".

Please contact Greg Michael, the DNR project manager, at 262.574.2176 or Greg.Michael@Wisconsin.gov with any questions or concerns.

Sincerely,



Pamela A. Mylotta
Team Supervisor Southeast Region
Remediation & Redevelopment Program

Attachments:

Figure D.2 Location Map, dated June 9, 2017

cc: Kipp's Auto & Towing Service, Mr. Melvin Kipp, see the above address
METCO, Ron Anderson, LaCrosse Office, E-mail only