

Phase #1

TABLE 1 (Continued)
 SUMMARY OF FINDINGS AND RECOMMENDATIONS

Site No.	Site Name and Address (Current Name if applicable)	Information Source	Potential Hazardous Materials Concerns	Opinions/Recommendations
9	Wisconsin Recycling 1331 Erie Avenue Sheboygan, WI 53081 (Walgreens and Hygenics, Fabrics, and Filters) <i>03-60-001709</i>	Observations, Interview, FirstSearch™, WDNR BRRTS/GIS Registry	SWL - foundry sand and waste LUST - gasoline (leaded & unleaded), soil and groundwater contamination, closed with contamination in place 10/23/03 UST (9) - leaded gasoline, closed/removed ERP - open (petroleum, VOCs)	The site is side gradient of the project limits and the site investigation results for the closed LUST/open ERP site indicate that contaminants apparently did not impact soil and groundwater beneath the project limits; therefore, no additional hazardous material investigation or special provisions are warranted.
10	Seefeld Leasing Schwoerer Auto 1300 North 13th Street Sheboygan, WI 53081	Observations, FirstSearch™, WDNR BRRTS/GIS Registry	UST (23) - unleaded gasoline, closed(2); chemical, closed/removed (2); leaded gasoline, closed/removed (7); fuel oil, closed/removed (8); waste motor oil, closed/removed (4) LUST - gasoline, soils and groundwater contamination, closed with contamination in place 6/9/09 RCRAGN	A Phase 2.5 investigation is warranted due to the historic bulk facility at this location and contamination immediately adjacent the project limits.
11 +	Seefeld Leasing 1322 North 13th Street Sheboygan, WI 53081 (TCL Foto Clothing and Grocery)	Observations, FirstSearch™, WDNR BRRTS	LUST - unknown substance, groundwater restrictions, closed 6/9/00 RCRAGN	The LUST site appears to be upgradient from the project limits; therefore, review DNR case file and conduct a Phase 2 investigation.
12	Sidney J Sytsma 1321 North 14th Street Sheboygan, WI 53081 (Hops Haven)	Observations, Interview, FirstSearch™	UST - unknown content, admin closure	No additional hazardous material investigation or special provisions are warranted because the site is down-gradient of the rail line.
13	Paul G Krueger Company 1520 North 13th Street Sheboygan, WI 53081 (AutoZone)	Observations, FirstSearch™	RCRAGN	No additional hazardous material investigation or special provisions are warranted.
14	Kwik Trip, Inc. 1618 Calumet Drive Sheboygan, WI 53081	Observations, FirstSearch™, WDNR BRRTS	UST(2) - unleaded gasoline, open SPILL - 10 gallon gasoline (leaded & unleaded), contained, closed 2/4/94	No additional hazardous material investigation or special provisions are warranted. Historic spill occurred, was reported to WDNR, and closed in 1994.
15	Sheboygan Transmission Service 1738 Calumet Drive Sheboygan, WI 53081	Observations, Interviews, FirstSearch™, WDNR BRRTS	LUST - petroleum & unknown substance, closed UST (2) - fuel oil & waste/used motor oil, closed/removed 6/25/97	The LUST site appears to be upgradient from the project limits; therefore, review DNR case file and conduct a Phase 2 investigation.
16 *	Imogene's Cleaning Center 1502 Saemann Avenue Sheboygan, WI 53081	Observations, Interviews, FirstSearch™, WDNR BRRTS, Alpha Terra Science	ERP - open, dry cleaner RCRAGN	Obtain site investigation (Phase 2) results from responsible party and prepare special provisions.

Hwy 42
 Phase 1
 HMI

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APPENDIX B-16

**IMOGENE'S CLEANING CENTER
SITE NO. 16**

WisDOT Phase 1 Hazardous Materials Assessment Site Summary
(rev. 10/7/2005)

WisDOT Project ID: 4996-01-47

Highway/Street:

Termini/Limits: Union Pacific Rail Line Conversion, Pennsylvania Avenue to
Martin Avenue

County: Sheboygan

Property Information:

Site Name(s): Imogenes Cleaning Center (Site No. 16)

DOT parcel number (if known): Unknown

Property Address: 1502 Saemann Avenue, Sheboygan, WI 53081.

Owner's Name: Roger Dulmes

Owner's Address: Unknown

Owner's Phone: (920) 458-7200

Current Land Use: Imogenes Cleaning Center

Past Land Use: Coal hoppers

Real Estate Requirements:

- None Total take Strip acquisition of
 Temporary Limited Easement (TLE)
 Permanent Limited Easement (PLE)
 Other (describe)

Construction Requirements:

- Excavation within current right of way to a maximum of 6 feet
 Excavation within proposed right of way to a maximum of 6 feet
 Excavation within easement to feet
 Public or private utility or sanitary or storm sewer installation to feet

Information from database searches and interviews:

Department of Commerce (DCOMM)

- site has registered tanks ASTs USTs
 tanks are currently in use
 tanks are abandoned date:

Tank contents:

- Leaded gasoline Unleaded gasoline Fuel Oil Diesel
 Kerosene Unknown Other (describe)

site is a DCOMM administered LUST site; DCOMM ID number:

site is a closed DCOMM LUST site; closure date:

Department of Natural Resources (DNR)

- site is a DNR administered LUST site; BRRTS number:
 site is a DNR administered ERP site; BRRTS number: 02-60-552193
 site is a closed LUST ERP site; closure date:
 site is a landfill
 site is an abandoned waste disposal site
 site is a hazardous waste generator
 Other (please describe)

Sanborn Maps: Reviewed 1954. Coal hoppers are shown at this location.

WisDOT historic plan sets: Not Reviewed.

Business directories: Not Reviewed.

A check in a checkbox indicates a positive or "yes" response.

Aerial photos: Reviewed 1946, 1960, 1980, 1992, and 2003 aerial photos. No additional hazmat concerns were identified.

Contamination discovered at _____ feet during utility or other excavation in the area. Indicate location on site map.

Interview Information or other comments: Environmental consultant for the property stated that the site investigation began in September 2009. MWs installed along west side of building. 55-gallon drums contain soil cuttings from well installation.

Visual Evidence of Potential Contamination: (include additional information in space provided)

- No evidence of tanks
- USTs ASTs Location, number and condition of tanks, contents, comments:
 - Location in relationship to current right of way: map attached
 - Location in relationship to proposed right of way: map attached
- Drums Stained soils Odor Sheen on surface water Areas of excavation
- Areas of fill Stressed vegetation Pond(s) Basins/sumps Monitoring wells
- Soil borings

Comments: 55-gallon drums located along the east side of the building (see attached photo log).

Potential for Contaminant Migration: (attach supporting documentation such as plume maps, summaries of site investigation or closure reports).

- Property is a potential source of contamination
- Adjacent property is a potential source of contamination. Include site name or BRRTS number if known, describe location, include contaminant type and any additional information.
- Contaminated soil known to be within proposed right of way from _____ feet to _____ feet below ground surface
- Contaminated groundwater known to be within proposed right of way at _____ feet below ground surface.
- Contaminated soil or groundwater within existing right of way. Attach copy of most recent investigation and plume maps.

Attachments – required

- Site photographs and a site map showing areas of concern (See Figure 3)
- Plat map showing parcel and any proposed areas of acquisition or easement (See Figure 3)
- Historic aerial photos of site - clearly outline site
- Historic WisDOT or other as-builts and plat maps - clearly outline site
- Plume maps for known contamination. Indicate existing or proposed right of way where applicable.

Recommendations

- No additional hazardous materials investigation is required.
- If construction or real estate requirements change, evaluation of need for further investigation will be necessary.
- Information is sufficient to use Standard Special Provisions. ~~Copy of completed Standard Special Provision is attached.~~ (Special provisions for contaminated soil may be warranted.)
- Conduct additional investigation
 - Phase 2 (determine if contamination is present)
 - Phase 2.5 (determine extent of contamination within existing R/W only)
 - Phase 3 (determine full extent of contamination prior to acquisition)
 - Phase 4 (remediate site)
 - Other (describe) (Review site investigation results from responsible party)

Prepared by: Heather Cleveland, October 14, 2009

Recommendations accepted by (name and title): _____

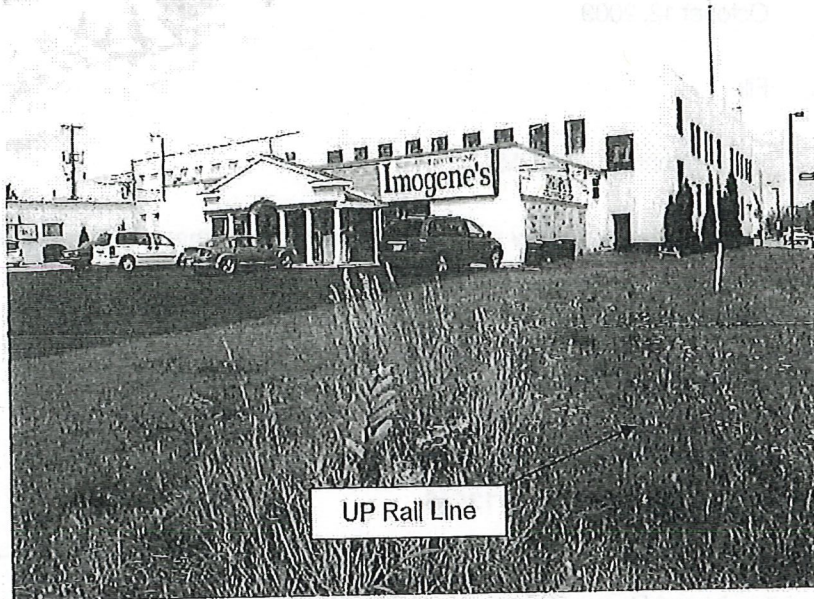
on

Signature: _____

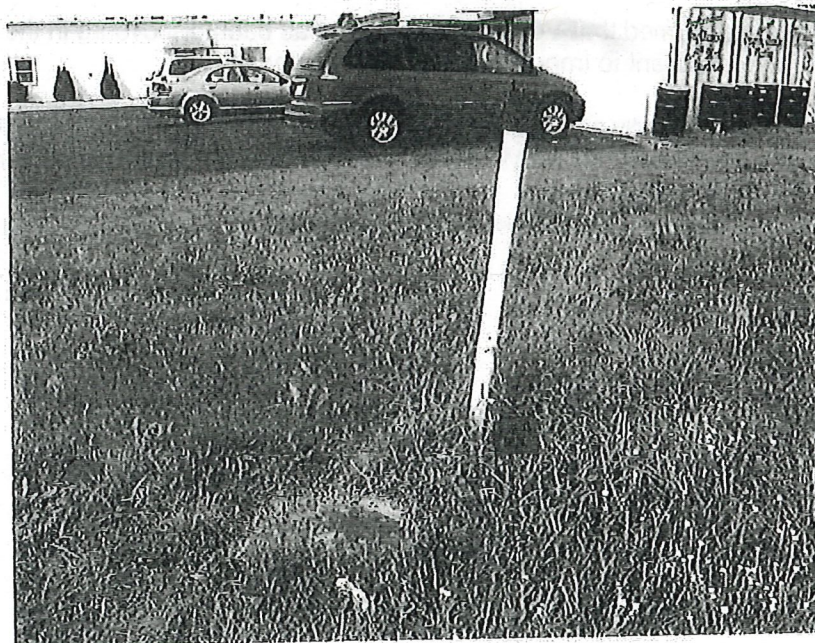
A check in a checkbox indicates a positive or "yes" response.

L:\work\113446\ENVI\HMA\Site Summary Forms\Site Summary Form_16\mogenes.doc

**Phase 1 Hazardous Materials Assessment
Imogene's Cleaning Center (Site No. 16)
UP Rail Line Conversion
Sheboygan County, Wisconsin
WisDOT Project ID 4996-01-47
Photographs Taken: September 25, 2009**



View northwest of Imogene's Cleaning Center.



View northwest of sewer line marked across existing UP Rail Line.

AECOM
4135 Technology Parkway, Sheboygan, Wisconsin 53083
T 920.458.8711 F 920.458.0537 www.aecom.com

Memorandum

Date: October 12, 2009

To: File

From: Sarah Johnson, AECOM

Subject: Telephone Interview with Roger Dulmes, Owner of Imogene's
Cleaning Center
(920) 458-7200
Phase 1 Hazardous Materials Assessment
UP Rail Line Conversion
Sheboygan County, Wisconsin
WisDOT Project ID. 4996-01-47
AECOM Project No. 113446

Sarah Johnson interviewed Roger Dulmes regarding the UP Rail Line Conversion project. Mr. Dulmes provided the following information:

- Mr. Dulmes confirmed that VOC contamination has been discovered in the soil and groundwater adjacent to Imogene's Cleaning Center.
- Mr. Dulmes is currently working with Amy Haak at Alpha Terra Science in Plymouth, WI to complete a site investigation. Monitoring wells were installed in September 2009 and site monitoring is ongoing.

AECOM
4135 Technology Parkway, Sheboygan, Wisconsin 53083
T 920.458.8711 F 920.458.0537 www.aecom.com

Memorandum

Date: October 12, 2009

To: File

From: Sarah Johnson, AECOM

Subject: Telephone Interview with Amy Haak, Senior Geologist, Alpha Terra
Science
(920) 892-2444
Phase 1 Hazardous Materials Assessment
UP Rail Line Conversion
Sheboygan County, Wisconsin
WisDOT Project ID. 4996-01-47
AECOM Project No. 113446

Sarah Johnson interviewed Amy Haak regarding Imogene's Cleaning Center as it relates to the UP Rail Line Conversion project.

Ms. Haak provided the following information:

- Ms. Haak is working with Roger Dulmes at Imogene's Cleaning Center to investigate soil and water contamination on site.
- In September 2009, four monitoring wells were installed along the east side of Imogene's and soil borings were taken from at least six locations on the property. Excess soils from the sampling event are currently stored in 55 gallon drums along the east side of the building but are scheduled for disposal off site.
- Ms. Haak provided a site plan that shows the approximate location of each monitoring well and soil boring (attached). As of today, she has not received the results of the first sampling event and the investigation is ongoing.

*Environmental FirstSearch
Site Detail Report*

Target Property: 1516 N 13TH ST
SHEBOYGAN WI 53081

JOB: 113446.04
WISDOT PROJECT ID: 4996-01-47

OTHER

SEARCH ID: 103 DIST/DIR: 0.00 -- ELEVATION: 647 MAP ID: 2

NAME:	IMOGENES CLEANING CENTER	REV:	7/28/09
ADDRESS:	1502 SAEMANN AVE	ID1:	0260552193
	SHEBOYGAN WI 53081	ID2:	02-60-552193
	SHEBOYGAN	STATUS:	OPEN
CONTACT:		PHONE:	
SOURCE:	WI DNR		

SITE INFORMATION

FID NUMBER:	460007460
ACTIVITY NAME:	IMOGENES CLEANING CENTER
START DATE:	8/20/2008
END DATE:	00/00/0000
LAST ACTION:	1/6/2009
JURISDICTION:	DNR-RR
ELIGIBLE FOR PECFA FUNDS:	NO
DRY CLEANER:	YES
CO-CONTAMINATION:	NO
AST AT SITE:	NO
COMMERCE DATABASE TRACKED:	NO

ACTIVITY COMMENTS

CONTACT INFO:

ROLE:	RP CONTACT/AGENT
CONTACT NAME:	REINHART BOERNER VAN DEUREN PO BOX 2265 WAUKESHA WI 53187

ROLE:	PROJECT MANAGER
CONTACT NAME:	JOHN FBENEY 1155 PILGRIM PARKWAY PLYMOUTH WI 53073

AGENCY ACTION

DATE:	
ACTION:	RP LETTER SBNT
COMMENTS:	
DESCRIPTION:	Date of letter to RP notifying of legal responsibilities associated with the discovery of contamination.
DATE:	8/20/2008
ACTION:	NOTIFICATION
COMMENTS:	
DESCRIPTION:	Date the DNR is notified of the discovery of the contamination.

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1516 N 13TH ST
SHEBOYGAN WI 53081

JOB: 113446.04
WISDOT PROJECT ID: 4996-01-47

OTHER			
SEARCH ID: 103	DIST/DIR: 0.00 --	ELEVATION: 647	MAP ID: 2
NAME: IMOGENES CLEANING CENTER	REV: 7/28/09	ID1: 0260552193	ID2: 02-60-552193
ADDRESS: 1502 SAEMANN AVE SHEBOYGAN WI 53081 SHEBOYGAN	STATUS: OPEN	PHONE:	
CONTACT: WI DNR			
DATE: 8/25/2008	ACTION: MISCELLANEOUS	COMMENTS: DERP FORM 4400-210 REC D	
DESCRIPTION:	Miscellaneous action. Please see action comments.		
DATE: 9/11/2008	ACTION: DATE POTENTIAL CLAIM FORM APPROVED - DERF	COMMENTS: CONDITIONALLY APPROVED, NEEDS TO UPGRADE TO CLOSED-COUPLE PERC DELIVERY BEFORE WE CAN REIMBURSE.	
DESCRIPTION:	Date the DNR approved the potential claim form.		
DATE: 10/15/2008	ACTION: RECEIPT OF BID REVIEW REQUESTS - DERF	COMMENTS: SI INV	
DESCRIPTION:	Date the DNR received request for bid reviews.		
DATE: 10/16/2008	ACTION: MISCELLANEOUS/2	COMMENTS: REC D DERF SI BID (2)	
DESCRIPTION:	Miscellaneous action. Please see action comments.		
DATE: 1/6/2009	ACTION: SITE INVESTIGATION WORKPLAN APPROVED	COMMENTS: \$17,190.50 APPROVED	
DESCRIPTION:	Date the Site Investigation Workplan is approved verbally or in writing by DNR staff. For state-lead sites and sites the RR Supervisor has designated to be project-managed.		

*Environmental FirstSearch
Site Detail Report*

Target Property: 1516 N 13TH ST
SHEBOYGAN WI 53081

JOB: 113446.04
WISDOT PROJECT ID: 4996-01-47

RCRAGN

SEARCH ID: - 29 DIST/DIR: 0.00 -- ELEVATION: 647 MAP ID: 2

NAME: IMOGENES CLEANING CTR
ADDRESS: 1502 SAEMANN AVE
SHEBOYGAN WI 53081
SHEBOYGAN

REV: 7/14/09
ID1: WID076162528
ID2:
STATUS: SGN
PHONE:

CONTACT:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: ROGER DULMES
1502 SAEMANN AVE
SHEBOYGAN WI 53081

PHONE: 4144580574

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO

PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----

PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----

CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000
KG/MONTH OF HAZARDOUS WASTE

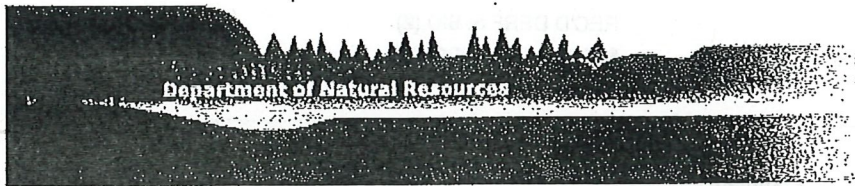
NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Column bottoms or heavy ends from the combined production of trichloroethylene and perchloroethylene.



BRRTS on the Web Activity Details for IMOGENES CLEANING CENTER

Printed Mon, 21 Sep 2009 12:52:44 CDT

Activity No: 02-60-552193
 Activity Name: IMOGENES CLEANING CENTER
 Type: ERP
 Status: OPEN
 Jurisdiction: DNR-RR
 Start Date: 08/20/2008
 End Date: 00/00/0000
 Last Action: 01/06/2009
 Location: IMOGENES CLEANING CENTER
 FID: 460007460
 Address: 1502 SAEMANN AVE
 Municipality: SHEBOYGAN
 County: SHEBOYGAN
 WI Region:
 Commerce No: NONE
 EPA ID: NONE
 Risk: MEDIUM
 Plot Size: UNKNOWN
 Comments:
 EPA NPL?: No
 Commerce Tracked?: No
 PECFA Eligible?: No
 AST?: No
 Drycleaner?: Yes
 Co-Contamination?: No
 Geo-Located?:
 PLSS: SW 1/4 of the SE 1/4 of Sec 15, T15N, R23E

Actions

Date	Name	Comment
08/20/2008	Notification	-
08/25/2008	Miscellaneous	DERP FORM 4400-210 REC'D
08/26/2008	RP Letter Sent	-
09/11/2008	Date Potential Claim Form Approved - DERF	CONDITIONALLY APPROVED, NEEDS TO UPGRADE TO CLOSED-COUPLE PERC DELIVERY BEFORE WE CAN REIMBURSE.
10/15/2008	Receipt of Bid Review Requests - DERF	SI INV

10/16/2008	Miscellaneous/2	REC'D DERF SI BID (2)
01/06/2009	Site Investigation Workplan Approved	\$17,190.50 APPROVED

Impacts	
Type	Comment
Groundwater Contamination	-
Soil Contamination	-

Scoring			
Type		Date	Score

Substances		
Substance Name	Category	Released Amt
Chlorinated Solvents	VOC	

Spill Info			
Incident Date	Reported Date	Investigator	Source

Spiller Actions	
Action	Comment

Who

Project Manager:
 JOHN FEENEY 1155 PILGRIM PARKWAY PLYMOUTH, WI 53073
 RP Contact/Agent:
 REINHART BOERNER VAN DEUREN PO BOX 2265 WAUKESHA, WI 53187

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and possible delays in updating new information. Please see the legal notices and disclaimers page on BRRTS on the Web for more information.

SHEBOYGAN PAPER BOX

Utility Room

VP-A

MW-8

PZ-9

UE

UE

HP-2

DCM

HP-1

GP-6

UE

UE

UE

UE

IMOGENE'S

Laundromat

GRASS

MW-10

CALUMET DRIVE

ST

ST

ST

LOCATE STAFFING/
NORTHEAST
PHOTOCOPY

FEDERATED AUTO

GP-5

SAN

ASPHALT PARKING
AREA

W

E

ST

GRASS

APPROX. PROPERTY LINE

GP-3

GP-4

SAN

SAN

SIGN

SAN

SIDEWALK

SAN

ST

SIDEWALK

SAEMANN AVENUE

TITLE

SITE PLAN

LEGEND

- GP-2 ● GEOPROBE/ HAND AUGER SOIL BORING
- HA-1 ○
- MW-8 ⚡ MONITORING WELL LOCATION



SITE: Imogene's Cleaning Center, Sheboygan

DATE: 9/23/09

SCALE: 1"=20'

ATS PROJECT NUMBER: ICC 2009-01

REV: DATE DESCRIPTION

APPVD: DRAWN BY: AH

FIGURE



DWG # ...rescaled sitemap.skf

TABLE 1
SOIL ANALYTICAL RESULTS SUMMARY

Imogene's Cleaning Center
1502 Saemann Avenue
Sheboygan, Wisconsin
Project No. 1E-0807023

Analyte	Sample Location						NR 720.09 RCLs	NR 746.06 Table 2 (Direct Contact)	WDNR Landfill Disposal Limit Contained-Out Non- Hazardous
	GP-1		HP-1		HP-2				
Sample Depth (feet)	2 - 4	10 - 12	2 - 4	8 - 10	2 - 4	8 - 10			
Sample Date	8/7/2008	8/7/2008	8/7/2008	8/7/2008	8/7/2008	8/7/2008			
PID (HNU)	BDL	41.0	2000.0	3400.0	2891.0	300.0			
Detected VOCs (µg/kg)									
Tetrachloroethene	1100	1100	{3,200,000}	{5,700,000}	{1,400,000}	{120,000}	NS	NS	33,000
Trichloroethene	<32	<30	1300	<570	<6600	<30	NS	NS	NS

Notes:

PID: Photoionization Detector

VOCs: Volatile Organic Compounds

µg/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)

WDNR: Wisconsin Department of Natural Resources

BDL: Below Detection Limit

RCLs: Residual Contaminant Levels

Results indicated in purple (####) exceed the Allowable level for Landfill acceptance as contained-out non-hazardous waste.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS SUMMARY
Volatile Organic Compounds

Imogene's Cleaning Center
1502 Saemann Avenue
Sheboygan, Wisconsin
Project No. 1E-0807023

Detected Volatile Organic Compounds (VOCs) (µg/L)					
Sample Location	Sample Date	Chloroform	ChlMe	TCE	PCE
GP-1	08/07/08	0.27j	(0.62)j	22.000	11
	NR140 ES	6	3	5	5
	NR140 PAL	0.6	0.3	0.5	0.5

PCE: Tetrachloroethene

TCE: Trichloroethene

ChlMe: Chloromethane

µg/L: Micrograms per liter; equivalent to parts per billion (ppb)

" - ": No data collected and/or well not installed.

j: Concentration was detected between the laboratory detection limit and the quantitation limit

NS: No Established Standard

Results indicated in red/underline exceed the Wisconsin Administrative Code NR 140 Enforcement Standard (ES)

Results indicated in blue/parenthesis are above the Wisconsin Administrative Code NR 140 Preventive Action Limits (PAL)