



**March 1, 2019**

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

**Re: Basement Survey – 3200 Block South Side of 60<sup>th</sup> Street:  
Suggar Property  
3301 – 60<sup>th</sup> St.  
Kenosha, WI 53144  
PECFA# 53144-4143-05  
BRRTS# 03-30-004964  
FID# 230156410**

Dear Mr. Delcore:

MEC has conducted a survey of the basements of buildings located on the south side of 60<sup>th</sup> Street within the 3200 block of 60<sup>th</sup> Street in Kenosha, Wisconsin. The basement survey was conducted to evaluate the depths of the basements and type of construction, along with the presence of odors, floor and wall cracks, penetrations such as sumps and drains, and for the occurrence of dampness or water seeps to assist in screening for potential of contaminated vapor or groundwater intrusion into the structures. The nature of the mechanical systems present in the basements and serving the buildings was also assessed.

A photoionization detector (PID) and four-gas meter was used to screen the atmospheres within the basements as well as any sumps, drains or other foundation penetrations for volatile organic vapors and percent of the lower explosive limits.

The basement survey was to be conducted prior to planned sub-slab vapor sampling of the basement onsite at the Suggar Property so that if additional sub-slab vapor sampling is warranted, such sampling can be conducted during one field mobilization. The layout of the basements is illustrated on Figure 1.

**3221 – 60<sup>th</sup> Street**

This one-story building is located at the southeast corner of the intersection of 60<sup>th</sup> – Street and 33<sup>rd</sup> Avenue, across 33<sup>rd</sup> Avenue and directly down-gradient from the Suggar Property. The property is occupied by Our Kenosha Tap, a bar and restaurant.



The building has two separate basement areas, east and west, both of which extend to approximately eight feet below land surface. Both sections have exterior walls of poured concrete with concrete block and brick walls in the interior portions and poured concrete floors. A small section of the western basement extends beneath a ground floor apartment attached to the south end of the bar/restaurant building. Two remaining attached ground floor apartments are of concrete slab-on-grade construction with no basement beneath. The basements are used for storage with a small office located in the western basement. The building is served by natural gas forced air heat.

Three floor drains were observed in the western basement and one in the eastern basement. The basements in general and the floor drains specifically were screened for volatile organic vapors and lower explosive limit with a PID and four-gas meter. No elevated readings and no odors were observed. No sumps were present and no cracks or water seeps were noted. According to the occupant the basement remains dry.

### **3215 – 60<sup>th</sup> Street**

This one-story building is located adjacent to the east of the bar/restaurant building at 3221 – 60<sup>th</sup> Street. The building is occupied by Renwood Messenger, a music recording studio.

The building has a full basement and an additional basement room that extends beneath the northwest corner of the building adjacent to the east. The basement extends to approximately eight feet below land surface. The exterior walls are poured concrete with concrete block, brick and wood-frame walls in the interior portions and a poured concrete floor. A small section of the concrete floor in the southern portion of the basement has deteriorated exposing sand beneath. The basement is used for music recording and rehearsal. The building is served by natural gas forced air heat.

Two floor drains were observed, one in the southwestern portion and one in the southeastern portion of the basement. The basement in general and the floor drains specifically were screened for volatile organic vapors and lower explosive limit with a PID and four-gas meter. No elevated readings and no odors were observed. No sumps were present and no cracks or water seeps were noted. According to the occupant the basement remains dry.

### **3203 – 60<sup>th</sup> Street**

This one-story building is located adjacent to the east of the recording studio building at 3215 – 60<sup>th</sup> Street. The building is occupied by Westown Foods, a grocery and convenience store.

The building has a basement in the southwest corner and a basement room occupied by Renwood Messenger to the west that extends beneath the northwest corner of the building. An additional basement area is located on the east end of the building. According to the building owner there is no basement beneath the central portion of the building. The basements extend to approximately eight feet below land surface. The exterior walls are poured concrete with concrete block and brick walls in the interior portions and poured concrete floors. The basements are used for storage. The building is served by natural gas forced air heat.



No floor drains were observed in the southwest corner basement. Three floor drains were observed in the western basement. The basements in general and the floor drains specifically were screened for volatile organic vapors and lower explosive limit with a PID and four-gas meter. No elevated readings and no odors were observed. No sumps were present and no cracks or water seeps were noted. According to the owner the basement remains dry.

**Conclusions**

With depth to groundwater ranging between about 10 and 11 feet bls, the water table does not intersect the foundations, with approximately two to three feet of separation between the floor and the water table. No evidence groundwater of vapor intrusion was noted in any of the basements.

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

Sincerely,

  
Sean Cranley, P.G.

Principal Hydrogeologist

Cc: Jose Ochoa  
3301 – 60<sup>th</sup> Street  
Kenosha, WI 53144



FIGURE 1  
BASEMENT CONFIGURATION  
3200 BLOCK – SOUTH SIDE OF  
60<sup>TH</sup> STREET KENOSHA, WI

- = FLOOR DRAIN
- ◆ = MONITORING WELL



1 inch = 20 feet

**DISCLAIMER** This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

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