



June 16, 2021

Jose Ochoa Martinez
A1 Auto Repair and Sales
3301 60th St.
Kenosha, WI 53142

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure with Continuing Obligations
Suggar Property, 3301 60th St., Kenosha, WI 53142
BRRTS #s: 03-30-004964 & 03-30-556490, FID #: 230156410

Dear Mr. Ochoa:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Suggar Property cases identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 725-727 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharges and environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents, or leases this property from you. Some COs also apply to other properties or rights of way (ROWs) affected by the contamination as identified in the Continuing Obligation Summary section of this letter.

This case closure decision is issued under Wis. Admin. Code chs. NR 725-727 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The Suggar Property site was investigated for a discharge of petroleum-related hazardous substances from an Underground Storage Tank (UST) system consisting of three 500-gallon gasoline tanks (reportedly closed in place and filled with concrete in the 1980s) and associated dispensers located to the north of the on-site building. In addition, a 275-gallon used oil UST located under the sidewalk on the east side of the building was closed by removal in 2010 and included in the subsequent investigation efforts. Case closure is granted for the petroleum-related contaminants analyzed during the site investigation, as documented in the case file. The site investigation addressed soil, groundwater, and vapor. The accepted remedial action consists of monitored natural attenuation and adherence to continuing obligations. Contamination remains in soil, groundwater, and vapor on-site, soil and groundwater in the ROW, and groundwater beneath several off-site properties to the east.

The case closure decision and COs required were based on the site being used for commercial purposes. The site is currently zoned commercial, which meets non-industrial use under Wis. Admin. Code § NR 720.05 (5) for application of residual contaminant levels in soil.

SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

<u>Address (Kenosha, WI)</u>	<u>COs Applied</u>	<u>Date of Maintenance Plan(s)</u>
3301 60 th Street (Source Property)	<ul style="list-style-type: none"> • Residual Soil Contamination • Cover • Groundwater Contamination Equals or Exceeds Enforcement Standards • VI - Commercial/Industrial Use • VI – Future Use 	May 5, 2020
33 rd Avenue ROW	<ul style="list-style-type: none"> • Groundwater Contamination Equals or Exceeds Enforcement Standards • Residual Soil Contamination 	Not applicable
3221 60 th Street	<ul style="list-style-type: none"> • Groundwater Contamination Equals or Exceeds Enforcement Standards 	Not applicable
3213-3215 60 th Street	<ul style="list-style-type: none"> • Groundwater Contamination Equals or Exceeds Enforcement Standards 	Not applicable
3203 60 th Street	<ul style="list-style-type: none"> • Groundwater Contamination Equals or Exceeds Enforcement Standards 	Not applicable

CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12 (2)). Under Wis. Stat. § 292.12 (5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15 (1) (b) and NR 727.05 (2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05 (3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter and the maintenance plan dated May 5, 2020 are met (Wis. Stat. § 292.11 (8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

SOIL

Continuing Obligations to Address Soil Contamination

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500-599, and § NR 726.15 (2) (b), and Wis. Stat. ch. 289)

Soil contamination remains on the east central portion of the property in the vicinity of the former used waste oil tank as indicated on the enclosed map (Fig. B.2.b.1, Residual Soil Contamination, May 1, 2020). If soil in the

location(s) shown on the map 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. If sampling confirms that contamination is present, the property owner or right of way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment, or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

In addition, all current and future property owners, occupants, and right of way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

Cover (Wis. Stat. § 292.12 (2) (a), Wis. Admin. Code §§ NR 724.13 (1) and (2), NR 726.15 (2) (d) and/or (e), NR 727.07 (1))

The concrete pavement and slab on grade concrete slab building, as shown on the enclosed map (Fig. D.2, Site Cap Area, May 5, 2020) shall be maintained in compliance with the enclosed maintenance plan, dated May 5, 2020. The purpose of the cover is to minimize the infiltration of water through contaminated soil and 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 commercial or industrial land uses. Before using the property for residential purposes and before taking an action, the property owner must notify the DNR to determine if additional response actions are warranted. A cover intended for industrial land uses or certain types of commercial land uses may not be protective if the property changes to a residential use. 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 designed for multi-family residential housing use may not be appropriate for use at a single-family residence.

To modify or replace a cover, the property owner must submit a request to the DNR under Wis. Admin. Code ch. NR 727. The DNR approval must be obtained before implementation. The replacement or modified cover must be a structure of similar permeability or be protective of the revised use of the property until contaminant levels no longer exceed Wis. Admin. Code ch. NR 720 groundwater pathway residual contaminant levels and direct contact residual contaminant levels (RCLs).

GROUNDWATER

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Groundwater Contamination Equals or Exceeds Enforcement Standards (Wis. Admin. Code ch. NR 140 and § NR 812.09 (4) (w))

Groundwater contamination which equals or exceeds the enforcement standards for petroleum is present on-site and under the road ROW and properties to the east, as shown on the enclosed map (Fig. B.3.b.1, Groundwater Isoconcentration, May 26, 2021). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

VAPOR

Continuing Obligations to Address Vapor Contamination

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater or within preferential pathways into buildings where people may breathe air contaminated by the vapors.

VI - Commercial/Industrial Use: (Wis. Stat. § 292.12 (2), Wis. Admin. Code § NR 726.15 (2) (k) or (m))

Soil vapor beneath the service garage building contains contamination at concentrations that pose a long-term risk to human health if allowed to migrate into an occupied building. See the enclosed map (Fig. B.2.b.1, Residual Soil Contamination, May 1, 2020). Case closure is based on the following site-specific exposure assumptions: the property will continue to be used as an auto repair business or for a similar commercial purpose. If changes in property or land use are planned, the property owner must evaluate whether the closure is protective for the proposed use. The DNR may require additional response actions.

VI - Future Concern: (Wis. Stat. § 292.12 (2), Wis. Admin. Code § NR 726.15 (2) (L) or (m), as applicable. Petroleum-related volatile organic compounds (VOCs) remain in soil at the site, as shown on the enclosed map, (Fig. B.2.b.1, Residual Soil Contamination, May 1, 2020), at concentrations that may be of concern for vapor intrusion in the future, if a building is constructed, renovated or expanded in an area where no building currently exists or if an existing building is remodeled. At the time of closure, the building is used for an auto repair business.

Vapor control technologies are required for new construction or for modification of occupied buildings on the property unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed. The property owner shall maintain the current building use and layout.

See the DNR Notification Requirements section for more details.

OTHER CLOSURE REQUIREMENTS

Maintenance Plan and Inspection Log (Wis. Admin. Code § NR 726.11 (2), NR 726.15 (1) (d), NR 727.05 (1) (b) 3., Wis. Admin. Code § NR 716.14 (2) for monitoring wells)

The property owner is required to comply with the enclosed maintenance plan dated May 5, 2020 for the cover, to conduct inspections annually, and to use the inspection log (DNR Form 4400-305) to document the required inspections. The maintenance plan and inspection log are to be kept up-to-date and on-site. The property owner shall submit the inspection log to the DNR only upon request, using the RR Program Submittal Portal. See the DNR Notification Requirements section below for more information on how to access the Submittal Portal.

The limitations on activities are identified in the enclosed maintenance plan(s). The following activities are prohibited on any portion of this property where the cover is required, without prior DNR approval.

- Removal of the existing barrier
- Replacement with another barrier
- Excavating or grading of the land surface
- Filling on capped 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.

Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09 (4) (w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or COs. This requirement applies to private drinking water wells and high capacity wells. To

obtain approval, the property owner is required to complete and submit Form 3300-254, Continuing Obligations/Residual Contamination Well Approval Application, to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

DNR NOTIFICATION AND APPROVAL REQUIREMENTS

Certain activities are limited at closed sites to maintain protectiveness to human health and the environment. The property owner is required to notify the DNR at least 45 days before taking the following actions (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2), Wis. Stat. § 292.12(6)).

- Before removing a cover or any portion of a cover
- Before changing the land use for sites where commercial or industrial exposure settings were used to determine vapor risk screening levels.
- Before constructing a building and/or modifying the construction of an existing building or changing property use. Certain activities are limited at closed sites to reduce the risk of exposure to residual contamination via vapor intrusion. For properties with a continuing obligation for addressing the future risk of vapor intrusion when buildings exist at the time of closure approval, changes to the current building use and layout are prohibited without prior DNR approval. This includes any change in building construction, reconstruction or partial demolition. The DNR may require additional actions may be required at that time to re-assess for vapor intrusion and mitigate, as appropriate.

The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment. The case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement. Compliance with the maintenance plan is considered when evaluating the reopening criteria.

SUBMITTALS AND CONTACT INFORMATION

Site and case closure-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Send written notifications to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal" (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the contact below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything stated in this letter, please contact the DNR Project Manager, Lee Delcore at 262-202-3838, or at Lee.Delcore@wisconsin.gov. If the project manager is not available, contact information can be found at dnr.wi.gov, search "RR contacts."

Sincerely,



Michele R. Norman
Southeast Region Team Supervisor
Remediation & Redevelopment Program

Enclosures:

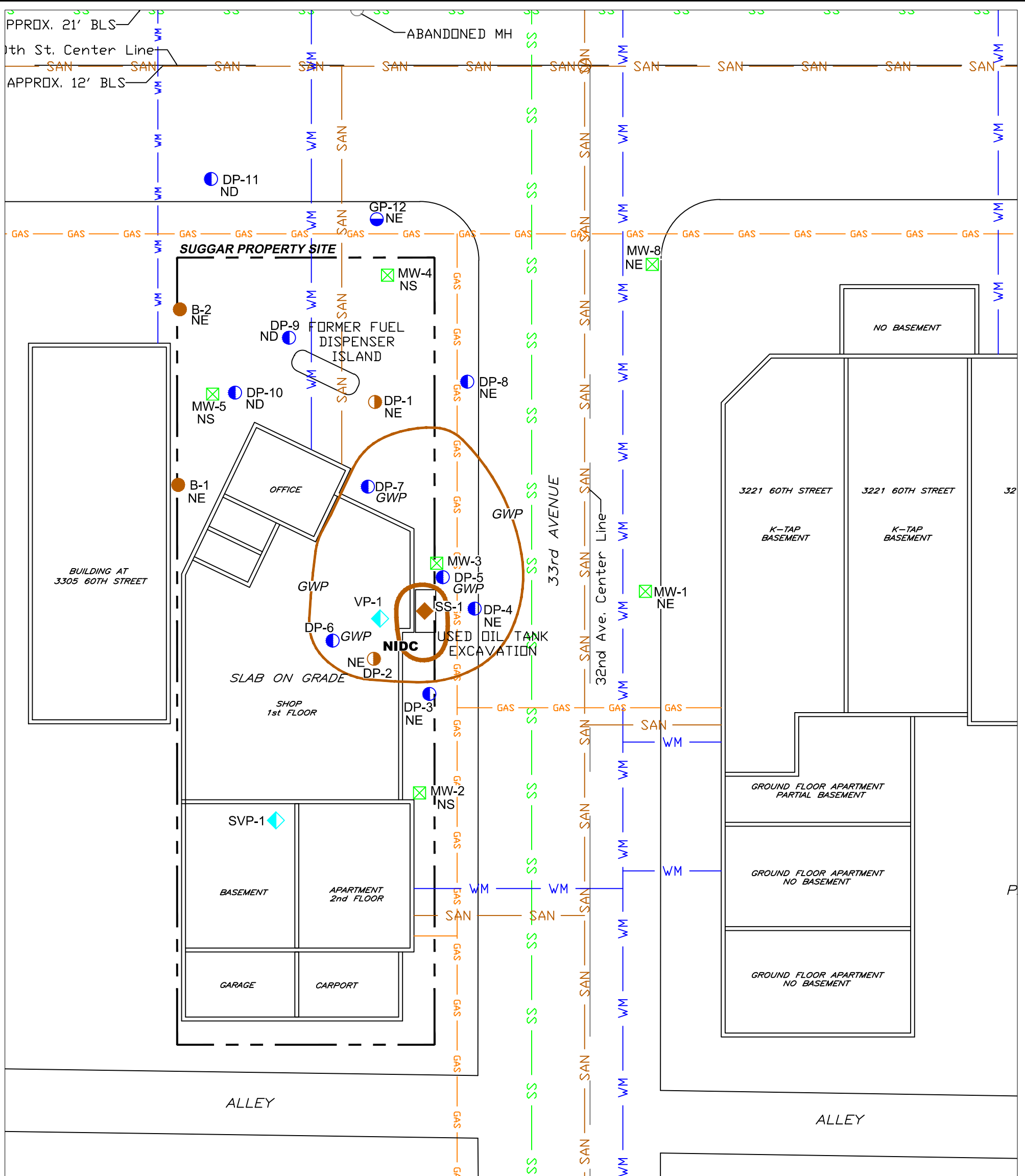
- Fig. B.2.b.1, Residual Soil Contamination, May 1, 2020
- Fig. B.3.b.1, Groundwater Isoconcentration, May 26, 2021
- Fig. D.2, Site Cap Area, May 5, 2020
- Attachment D, Maintenance Plan, May 5, 2020
 - o Inspection Log (DNR Form 4400-305)

cc. Sean Cranley, Midwest Environmental Consulting, mwenvirocon@gmail.com.

Online Resources:

These DNR fact sheets can be obtained by visiting the DNR website at "dnr.wi.gov" and searching DNR publication number (RR-xxx). For information on general permits, search using "wastewater general permits."

- RR-671 – "Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know"
- RR-819 – "Continuing Obligations for Environmental Protection"
- RR-973 – "Environmental Contamination and Your Real Estate"
- RR-987 – "Post-Closure Modifications: Changes to Property Conditions after a State-Approved Cleanup"
- RR-690 – "Guidance for Electronic Submittals for the Remediation and Redevelopment Program"

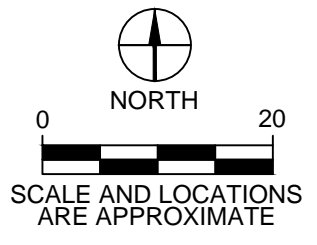


LEGEND

- SUGGAR GROUNDWATER MONITORING WELL LOCATION
- SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- TANK CLOSURE SOIL SAMPLE LOCATION
- 3305 60th STREET PHASE II SOIL BORING LOCATION

- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM

- NS - NO SAMPLE
- NE - NO EXCEEDANCE
- ND - NO DETECTS
- NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS



Midwest Environmental Consulting, LLC
262-237-4351

Approved By: S. Cranley	Figure B.2.b.1
Date Approved: 5/1/2020	
Date Drawn: 5/1/2020	
Drawn by: R. Schwartz	

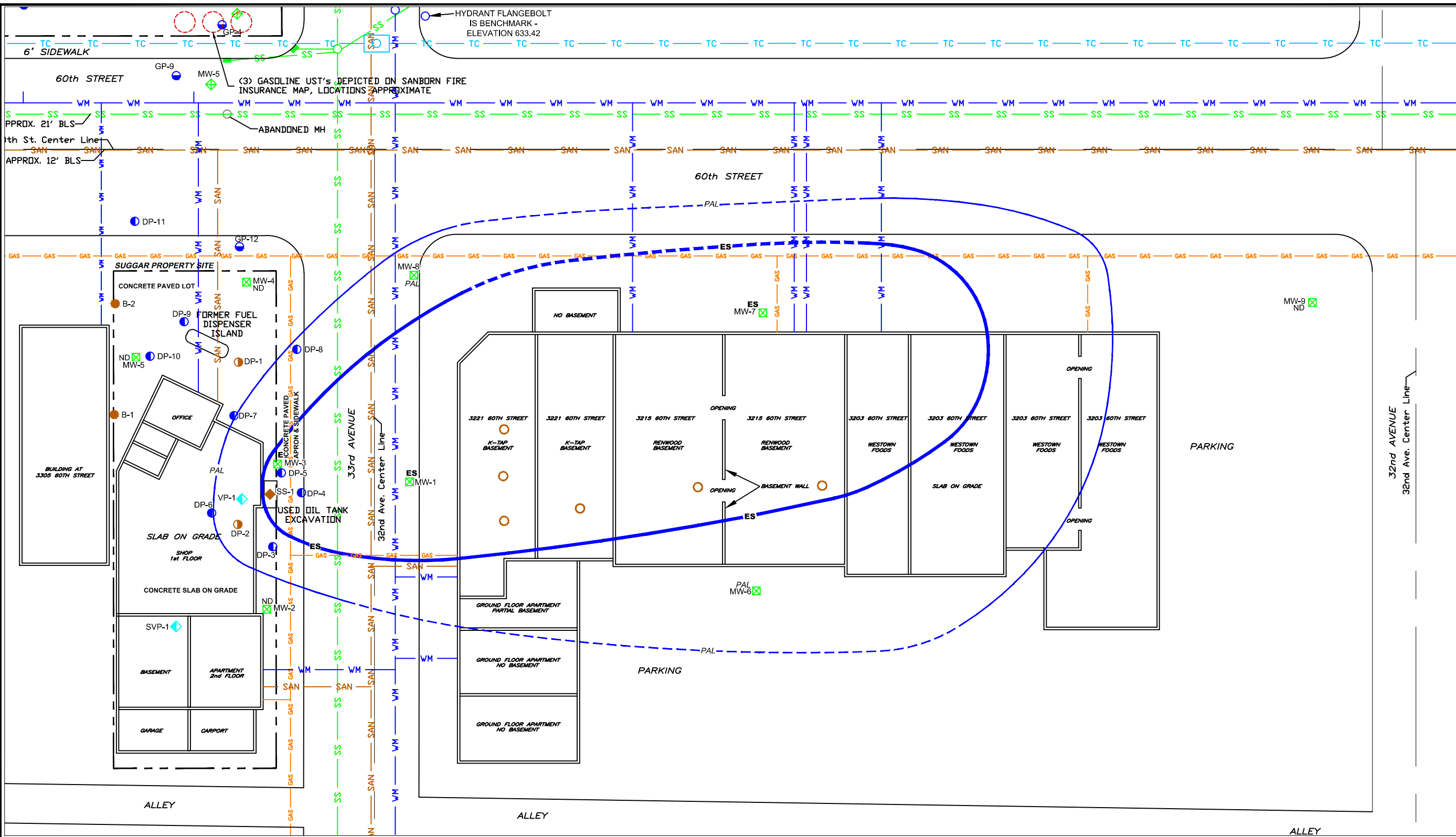
FIGURE B.2.b.1

RESIDUAL SOIL CONTAMINATION

SUGGAR PROPERTY

3300 & 3301 60TH STREET
Kenosha, WI 53142

FIGURE B.3.b.1
GROUNDWATER ISOCONCENTRATION
SUGGAR PROPERTY
3301 60TH STREET
KENOSHA, WISCONSIN



LEGEND

- | | | | |
|--|--|--------|---|
| - SUGGAR GROUNDWATER MONITORING WELL LOCATION | - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION | - GAS | - NO DETECTS |
| - MUELLERS GROUNDWATER MONITORING WELL LOCATION | - TANK CLOSURE SOIL SAMPLE LOCATION | - ELEC | - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS |
| - SUGGAR DIRECT-PUSH SOIL BORING LOCATION | - 3305 60th STREET PHASE II SOIL BORING LOCATION | - WM | - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS |
| - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION | - FLOOR DRAIN | - SAN | - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS |
| - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION | | - SS | - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS |
| | | - TC | |



Approved By: S. Cranley	Figure
Date Approved: 5/26/2021	B.3.b.1
Date Drawn: 5/26/2021	
Drawn by: R. Schwartz	

COVER or BARRIER MAINTENANCE PLAN
(to be included in Form 4400-202, as Attachment D)

May 5, 2020

Suggar Property site Located at:

3301 – 60th St. Kenosha, WI 53144

DNR BRRTS: 03-30-004964, FID: 23015610

Lot 29, Paul Schroeder Subdivision, being part of the Northwest Quarter of Section 1, Town 1 North, Range 22 East of the Fourth Principal Meridian; lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. Parcel Identification Number: 01-122-01-204-001.

Introduction

This document is the Maintenance Plan for a site surface cover system comprised of the existing site surface, which includes paved, unpaved portions the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing site surface which addresses or occupies the area over the contaminated groundwater plume or soil.

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

- The case file in the DNR Southeast Region office
- [BRRTS on the Web](#) (DNR's internet based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
- [RR Sites Map/GIS Registry layer](#) for a map view of the site, and
- The DNR project manager for Kenosha County.

D.1. Descriptions:

(Form 4400-202, Attachment D, Part D1. – brief description of the type, depth and location of residual contamination, description of the system/cover/barrier to be maintained, and its location on the site, maintenance activities, and contact information.)

Description of Contamination

Soil contaminated by gasoline and used oil at concentrations exceeding residual contaminant levels is located at a depth of approximately 3 to 10 feet in the east central portion of the site and extending under the on-site building and beneath the 33rd Avenue right-of-way to the east.

Groundwater contaminated by petroleum related volatile organic compounds at concentrations exceeding enforcement standards is located at a depth of approximately 10 feet in the east-central portion of the site, under the east side of the onsite building and extending beneath the 33rd Avenue right-of-way to the east and beyond to the 3200 block of 60th Street on the south side of 60th Street. The extent of the soil and groundwater contamination is shown on the attached Detailed Site Map Figure D.1.

Description of the Cover to be Maintained

The cover consists of the concrete paved lot north of the on-site building, including the former fuel dispenser

island area, as well as the concrete pavement between the east side of the onsite building and the sidewalk on the western portion of the 33rd Avenue right-of-way. The cover also includes the slab-on-grade concrete floor in the northeast portion of the onsite building. These areas are paved with 6-inches of concrete. The area of cover to be maintained is illustrated on Figure D.2.

Cover/Building/Slab/Barrier Purpose

The concrete over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. In addition, the pavement will serve to inhibit surface water infiltration that may result in leaching of contaminants to groundwater. Based on the current use of the property, commercial, the barrier should function as intended unless disturbed.

Annual Inspection

The concrete overlying the contaminated soil and as depicted in Figure D.2. will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause 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 contaminated soils have become or are likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection 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 maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

Maintenance Activities

(Form 4400-202, Attachment D, Part D1. – Description of Maintenance Actions required for maximizing effectiveness of the cover/barrier/engineered control, feature or other action for which maintenance is required.)

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 gravel base course overlying the contaminated soil are removed or replaced, the replacement barrier must 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 DNR or its successor.

The property owner, in order to maintain the integrity of the asphalt, gravel, concrete and soil, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner 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 Cover/Barrier

The following activities are prohibited on any portion of the property where pavement 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; or 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 DNR.

Contact Information

(Form 4400-202, Attachment D, Part 1.) Contact Information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.)

May 2020

Site Owner and Operator: Jose Ochoa
3301 – 60th St., Kenosha, WI 53144
(262) 344-9754

Signature:



Consultant: Midwest Environmental Consulting Attn. Sean Cranley
N6395 E. Paradise Rd, Burlington, WI 53105
(262) 237-4351

DNR: Lee Delcore
1155 Pilgrim Rd. Plymouth, WI 53073
(920) 893-8524

D.2 Location Map(s)

Include a location map which shows:

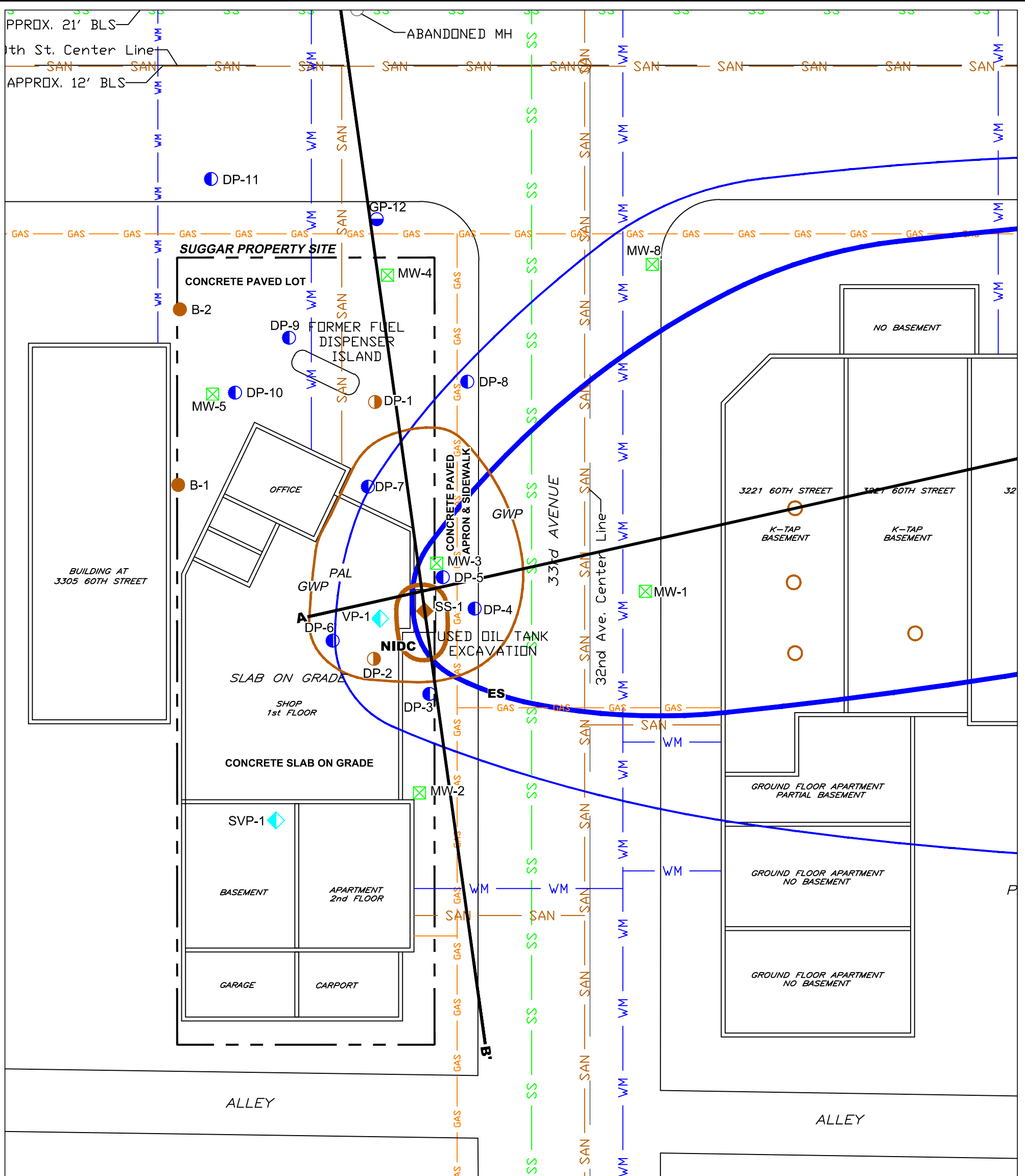
- (1) the feature that requires maintenance;
- (2) the location of the feature(s) that require(s) maintenance: on and off the source property;
- (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;
- (4) the extent and type of residual contamination; and
- (5) all property boundaries.

D.3 Photographs of Cover/Barrier

Include one or more photographs documenting the condition and extent of the cover/barrier/building/slab at the time of the closure request. Pertinent features must be visible and discernible. Include a title on each photograph, which identifies the site name and location of the feature, and the date on which the photograph was taken.

D.4 Continuing Obligations Inspection and Maintenance Log

Use DNR Fillable Form [Form 4400-305](#)



LEGEND

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|--|---|---|---|
| <ul style="list-style-type: none"> ● - MUELLERS DIRECT-PUSH SOIL BORING LOCATION ● - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION ◆ - MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION ◆ - MUELLERS GROUNDWATER MONITORING WELL LOCATION ● - SUGGAR DIRECT-PUSH SOIL BORING LOCATION ● - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION ◆ - SUGGAR GROUNDWATER MONITORING WELL LOCATION | <ul style="list-style-type: none"> ◆ - TANK CLOSURE SOIL SAMPLE LOCATION ● - 3305 60th STREET PHASE II SOIL BORING LOCATION ○ - FLOOR DRAIN — GAS - GAS — ELEC - ELECTRICAL — WM - WATER — SAN - SANITARY SEWER — SS - STORM SEWER — TC - TELECOM | <ul style="list-style-type: none"> NS - NO SAMPLE NE - NO EXCEEDANCE ND - NO DETECTS NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS | <ul style="list-style-type: none"> — NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS — GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS — ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS — PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS |
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Midwest Environmental Consulting, LLC
262-237-4351

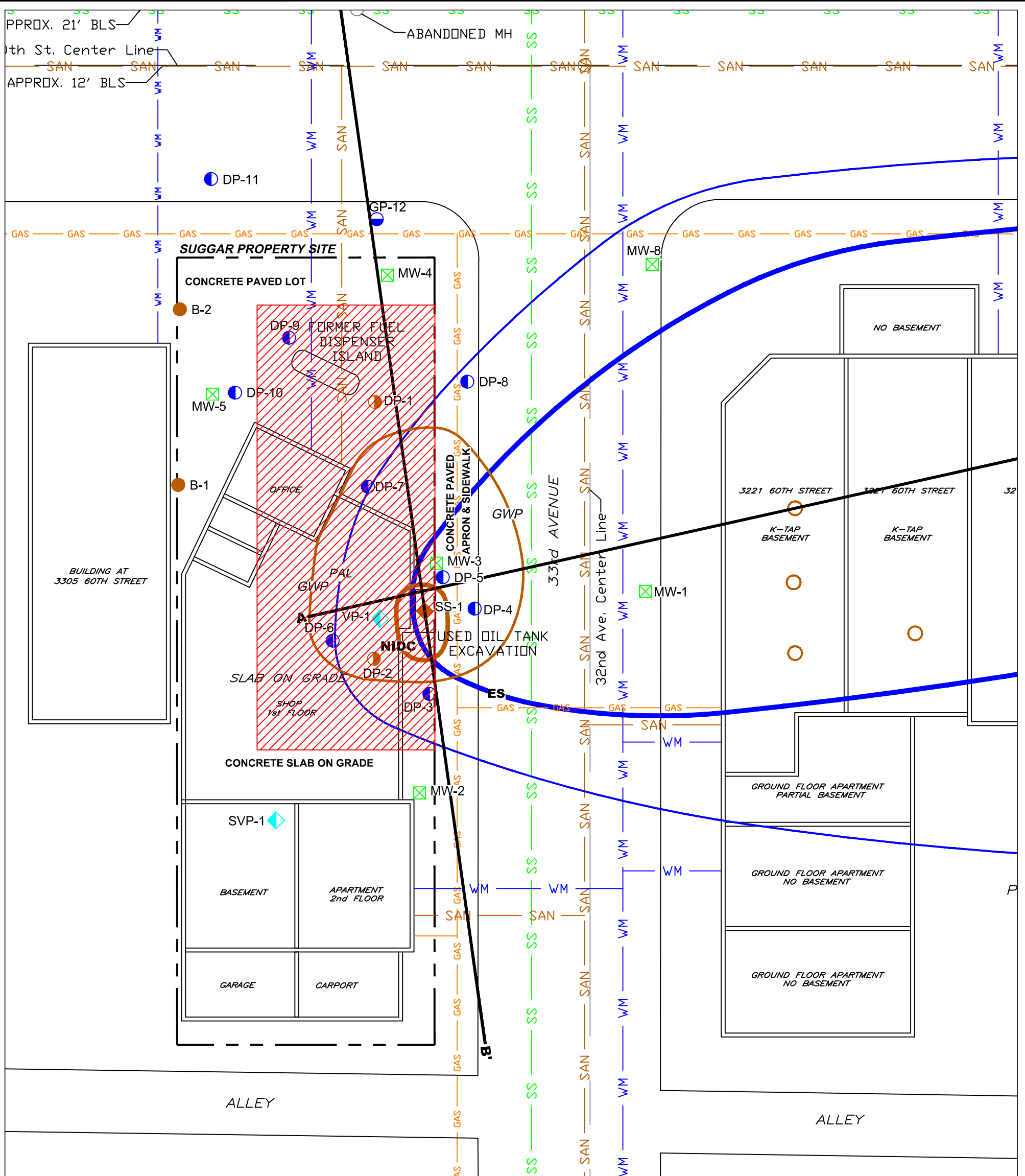
Approved By: S. Cranley	Figure D.1
Date Approved: 5/6/2020	
Date Drawn: 5/6/2020	
Drawn by: R. Schwartz	

FIGURE D.1

DETAILED SITE MAP CLOSEUP

SUGGAR PROPERTY

3300 & 3301 60TH STREET
Kenosha, WI 53142



LEGEND

- - MUELLERS DIRECT-PUSH SOIL BORING LOCATION
- - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION
- ◇ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◇ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION
- - FLOOR DRAIN
- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM
- SITE CAP AREA
- NS - NO SAMPLE
- NE - NO EXCEEDANCE
- ND - NO DETECTS
- NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
- PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS
- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
- PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS



Midwest Environmental Consulting, LLC
262-237-4351

Approved By: S. Cranley	Figure D.2
Date Approved: 5/6/2020	
Date Drawn: 5/6/2020	
Drawn by: R. Schwartz	

FIGURE D.2
SITE CAP AREA
SUGGAR PROPERTY
3300 & 3301 60TH STREET
Kenosha, WI 53142

{Click to Add/Edit Image}

Date added: 05/10/2020



Title: Concrete Shop Floor

{Click to Add/Edit Image}

Date added: 05/10/2020



Title: East side concrete walk and apron facing north

{Click to Add/Edit Image}

Date added: 05/10/2020



Title: East side concrete walk and apron facing south

{Click to Add/Edit Image}

Date added: 05/10/2020



Title: North side concrete lot

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 Suggar Property Site	BRRTS No. 03-30-004964
--	-------------------------------

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:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

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.	VPLE No.		
03-30-004964			
Parcel ID No.			
01-122-01-204-001			
FID No.	WTM Coordinates		
	X	Y	
230156410	696495.9	236494.3	
BRRTS Activity (Site) Name	WTM Coordinates Represent:		
Suggar Property	<input type="checkbox"/> Source Area <input checked="" type="checkbox"/> Parcel Center		
Site Address	City	State	ZIP Code
	Kenosha	WI	53144
Acres Ready For Use	0.5		

Responsible Party (RP) Name			
Jose Ochoa Martinez			
Company Name			
A1 Auto Repair			
Mailing Address	City	State	ZIP Code
	3301 - 60th Street	Kenosha	WI 53144
Phone Number	Email		
(262) 344-9754	shelbya1@hotmail.com		
<input checked="" type="checkbox"/> Check here if the RP is the owner of the source property.			

Environmental Consultant Name			
Sean Cranley			
Consulting Firm			
Midwest Environmental Consulting			
Mailing Address	City	State	ZIP Code
	N6395 East Paradise Road	Burlington	WI 53105
Phone Number	Email		
(262) 237-4351	mwenvirocon@gmail.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 site is located at 3301 - 60th Street in Kenosha, Kenosha County, WI. The property is part of the NE 1/4, NW 1/4, Sec. 1, T 1N R 22E. The site is bounded by 60th Street to the north, 33rd Avenue to the east, an alley to the south and a business/apartment building to the west.

The property is 0.14 acres in size and is occupied by a single story, slab-on-grade concrete block building. A second-floor apartment on the south end, which includes a small basement in the southwestern corner. The building is approximately 4,200 square feet and houses an automobile service shop, a small office area and the apartment with an attached garage on the south end. Until the area to the north of the building was repaved with concrete in 2019, the apparent location of a former fuel dispenser island was visible as an oval concrete patch approximately 15 feet northeast of the office. The area surrounding the former dispenser island is a small paved lot used to park cars prior to servicing. A concrete patch is present in the sidewalk adjacent to the east side of the building where a used oil tank was removed in 2010. The site surface consists of concrete.

The surrounding land use is a mix of commercial as well as single and multi-family residential use. Topography in the area is generally flat, sloping gently toward Lake Michigan. According to the Kenosha County Land Information website, the property is zoned for commercial use.

- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.

The building was constructed in 1912, based on the Kenosha County online property detail. A title search revealed that the site was leased to the Standard Oil Co. from 1946 to 1951.

Sanborn Fire Insurance Maps were reviewed as part of a Phase I Environmental Site Assessment (ESA). The 1918 map shows that the site and much of the surrounding area as undeveloped. The 1950 map depicts the subject property with the filling station building identified on the northern portion of the property. The portion of the current building that is a residence is present as a separate building on the southern end of the property. The 1969 map identifies the property as a filling station and shows the building as it currently exists with the auto shop portion constructed between the previously existing filling station building (north) and the apartment building (south).

Three 500-gallon gasoline underground storage tanks (USTs), located to the north side of the on-site building were closed in place in 1980 by filling them with concrete. A 275-gallon UST was located beneath the sidewalk on the east side of the site which had been used by the former property owner for the storage of used oil.

- 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 Kenosha County Land Information website, the property is zoned for commercial use. The surrounding land use in a mix of residential and small commercial properties.

- D. Describe how and when site contamination was discovered.

In April 1995 a Phase I and Limited Phase II ESA was conducted for a property located at 3305 - 60th St by Key Environmental Services. This property is located immediately adjacent to the west side of the subject site. The Phase I ESA identified the three 500-gallon gasoline USTs located on the north end of the on-site building and closed in place by filling them with concrete. The subject site has since been operated as an automobile service and repair business, no longer dispensing motor vehicle fuel.

The Limited Phase II ESA included the advancement of two soil borings near the property line with the Suggar Property site. Gasoline Range Organics (GRO) results for the two soil samples collected indicated the presence of low-level soil contamination, which was reported to the Wisconsin Department of Natural Resources (WDNR). As a result, on June 15, 1995 the WDNR issued a letter to Mr. Albert Suggar, then owner of the site, notifying him of the contamination potentially associated with the closed USTs and of his responsibility to conduct an environmental site investigation.

In June 2006, Mr. Suggar had a Phase I ESA performed for the subject site by Gabriel Environmental Services. In addition to the three USTs closed in place, the Phase I ESA identified the 275-gallon used oil UST located on the east side of the building. According to Mr. Suggar he had the tank emptied in 2002, but that he left used oil in the tank when he vacated the building in 2004.

In November 2010 the used oil UST was removed from the site by ChemReport, Inc. (CRI). Inspection of the tank revealed several corrosion holes approximately 1/8 the 1/4 inch in diameter. Upon cutting open the tank approximately 100 gallons of sludge was observed to be present. The tank excavation was approximately 5.5 feet wide (east-west), 8 feet long (north-south) and 4 feet deep and revealed apparent signs of petroleum contamination including petroleum odor and stained soils. The soil observed in the excavation was brown clay.

CRI conducted the Tank System Site Assessment by collecting one soil sample (SS-1) from obviously contaminated soil at the base of the excavation for laboratory analysis for diesel range organics (DRO), GRO, petroleum volatile organic compounds (PVOCs) plus naphthalene. Laboratory results confirmed the presence of petroleum soil contamination.

Soil sample SS-1 exhibited several PVOCs at concentrations exceeding their respective RCLs for the protection of groundwater. Naphthalene exceeded the Chapter NR 746 Wisconsin Administrative Code (WAC) indicator of residual (free-phase) petroleum in soil pores that was in place at the time. Naphthalene also exceeded the current non-industrial direct contact RCL.

- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Two sources of petroleum contamination exist. A gasoline release occurred from the gasoline UST system at the site, which was closed in place. A release of used oil occurred from the 275-gallon used oil tank at the site, which was removed.
- 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.
03-30-004964/Suggar Property, 03-30-556490/Suggar Property
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
Not applicable

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.
Geology at and in the vicinity of the site generally consisted of 0 to 5 feet of fill material consisting of sand and clay overlying native clay. Layers of sand and silt with some interbedded clay were typically encountered at 4 to 8 feet below land surface and extended to 16 feet the termination depth of most of the soil borings.

Local topography (within one mile of the site) exhibits low to moderate relief from 620 to 650 feet above mean sea level and generally slopes to the east toward Lake Michigan.

Locally, unconsolidated deposits range in thickness between 50 and 100 feet, which is also the anticipated thickness of unconsolidated deposits beneath the site. silt, sand and gravel.
- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Up to 5 feet of fill material consisting of sand and clay is present across much of the site and surrounding area.
- iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Locally, unconsolidated deposits range in thickness between 50 and 100 feet, which is also the anticipated thickness of unconsolidated deposits beneath the site. Bedrock was not encountered during the site investigation. The uppermost local bedrock is composed of Silurian dolomite.
- 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 entire site and immediate surrounding area is covered by the on-site concrete slab-on-grade building and concrete pavement.

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.
Apparent saturated conditions were encountered between approximately 9 and 12 feet below land surface (bls) in the site borings and monitoring wells.

Groundwater at the site is present within the sand/silt layer encountered at approximately 4 to 9 feet bls. Apparent saturated conditions were observed in the direct-push soil borings at depths ranging from approximately 9 to 12 feet bls. Water depths in the monitoring wells range from approximately 9.8 to 12.3 feet bls. Observed variations in the depth to water at the site over time ranged from approximately 0.5 to 1.0 feet at the various wells.

- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater flow in the vicinity of the Suggar Property is consistently toward the east-northeast and appears to be influenced by deep utility trenches beneath 60th Street that are likely acting as preferred conduits for groundwater migration.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
The hydraulic conductivity at the site was not determined as it was not deemed necessary to protect the public health, welfare or the environment.
- 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).
Potable water at the site and in the vicinity is provided by the City of Kenosha municipal water utility, which derives its water from Lake Michigan.

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.

The documents submitted to the Department by Midwest Environmental Consulting include the Site Investigation Work Plan - November 1, 2016, Site Investigation Report - March 5, 2020 and Remedial Action Options Report - March 19, 2020.

Midwest reviewed several reports by others that provided documentation of environmental activities and conditions on, and in the vicinity of, the site as summarized below. For a more detailed discussion, please refer to the Site Investigation Work Plan (MEC - November 2016).

In 2006 ChemReport, Inc. (CRI) advanced a direct-push soil boring (GP-12) at the site adjacent to the curb along the south side of 60th St. as part of the site investigation for the Mueller's Auto site at 3300 - 60th Street, on the northwest corner of the intersection of 60th St. and 33rd Ave. Soil and groundwater samples were collected and analyzed for petroleum volatile organic compounds (PVOCs). Soil sample analytical results revealed the presence of low-level petroleum soil contamination likely associated with the UST system closed in place on the Suggar property. The groundwater sample results did not yield PVOc contaminant concentrations above method detection limits (MDLs).

In 2008 ChemReport installed groundwater monitoring well MW-8 associated with the Mueller's Auto site. MW-8 is located near the southeast corner of the intersection of 60th St. and 33rd Ave. and, down gradient from the Suggar property. Soil samples collected from soil boring MW-8 and analyzed revealed the presence of low-level petroleum soil contamination which may be attributable to the Suggar site, Mueller's or both.

In July 2010 ChemReport collected a groundwater sample from Mueller's monitoring well MW-8 as part of the Phase II ESA for the Suggar property. The sample was analyzed for the full list of volatile organic compounds (VOCs). Only petroleum related VOCs were detected in the sample from MW-8, three of which exceeded their enforcement standards (ESs). The contamination at MW-8 was deemed likely to be attributable, at least in part, to the Suggar property.

In August 2010 ChemReport advanced two direct-push soil borings (DP-1 and DP-2) on site as part of a Phase II ESA. Soil and groundwater samples were collected from each boring and analyzed for VOCs. VOCs were detected in both soil and both groundwater samples. The VOCs detected were all petroleum related compounds, with the possible exception of chloromethane, detected in both groundwater samples. Chloromethane is a breakdown product and can form when chlorine, such as that found in municipal water, is in contact with decaying organic material. Chloromethane can also be a laboratory contaminant. Chloromethane has not been detected in soil at the site or in any other groundwater samples.

In November 2010 the used oil UST was removed from the site. CRI conducted the Tank System Site Assessment by collecting one soil sample (SS-1) from obviously contaminated soil at the base of the excavation. Laboratory results confirmed the presence of petroleum soil contamination.

On December 12, 2016 and January 10, 2017, MEC advanced 9 direct-push soil borings (DP-3 through DP-11) at the site. The borings were advanced to depths of 16 feet below land surface (bls). Soil cores were retrieved from the direct-push soil borings at 4-foot intervals to the termination depth of the borings. The soil cores were characterized per the Unified Soil Classification System and screened in the field for the presence of volatile organic vapors using a photoionization detector (PID). PID readings ranged from no detect to 751 ppm. Petroleum odors and/or staining were observed at all of the borings except DP-3. Based on field observations, two to three soil samples were collected from each boring for laboratory analysis.

Temporary groundwater sampling points were installed in all nine of the direct-push soil borings advanced at the site.

The temporary sampling points consisted of 1-inch PVC riser and 5 feet of screen extending to depths of 15 to 16 feet bls. Groundwater samples (DP-1W to DP-9W) were collected from each of these temporary sampling locations.

On May 14 and 15, 2018, five hollow-stem auger (HSA) soil borings (SB-1 to SB-5) were advanced at the site for the purpose of installing groundwater monitoring wells (MW-1 to MW-5). The borings were all advanced to depths of 16 feet bls. Due to the proximity of many of these borings to previously advanced direct push borings, four of the borings (SB-2 through SB-5) were blind drilled. The exception was boring SB-1, located on the east side of 33rd Avenue, across from the site. Split-spoon samples were collected from boring SB-1 at standard two-foot intervals to the termination depth of the boring. PID readings ranged from zero to 248 ppm in the 12 to 13.5-foot depth interval. One soil sample was collected from boring SB-1 and submitted for laboratory analysis. All five of the site monitoring wells, as well as MW-8 associated with the Mueller's Auto site at 3300 - 60th Street, were purged and sampled on June 6, 2018.

On June 6, 2018, a sub-slab vapor sample (VP-1) was collected from beneath the concrete slab-on-grade floor in the shop area of the building, immediately adjacent to the former used oil UST location and TSSA sample SS-1. The vapor sampling location was also proximal to soil boring DP-6 where PCE was present in a soil sample that exceeded the groundwater protection RCL.

In November 2018, MEC conducted a survey of the basements of buildings located on the south side of 60th Street within the 3200 block of 60th 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 the 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. It was determined that there was approximately two to three feet of separation between the basement floors and the water table. No evidence groundwater or vapor intrusion was noted in any of the basements.

On December 11, 2018, two HSA borings (SB-6 and SB-7) were advanced down-gradient from the site at 3215 - 60th Street, in the middle of the 3200 block of 60th Street for the purpose of installing groundwater monitoring wells MW-6 and MW-7. Split-spoon samples were collected from the borings at standard two-foot intervals to the termination depth of the borings. Soil samples collected previously from locations SB-1/MW-1 and MW-8 and laboratory analyzed, did not exhibit contaminant concentrations exceeding non-aqueous phase liquid (NAPL) indicators or residual contaminant levels (RCLs). As a consequence, soil samples were not collected for laboratory analysis from the subsequently advanced, down-gradient borings SB-6/MW-6 or SB-7/MW-7. Monitoring wells MW-6 and MW-7 were sampled on December 20, 2018.

On June 5, 2019 a sub-slab vapor sample (SPV-1) was collected to assess the potential for VOC contaminated vapor intrusion into the basement of building beneath the apartment and housing the furnace serving the apartment. The sampling location was in the northeast corner of the basement, closest to the on-site contaminant sources.

On June 13, 2019, all seven Suggar Property monitoring wells were sampled for a second time. All nine wells associated with the Mueller's Auto site across 60th Street to the north were also sampled the same day in order to provide the most optimal comparisons of groundwater quality, elevation and flow direction data in the area of the two sites.

On January 14, 2020, soil boring SB-9 was advanced at 3203 - 60th Street, near the southwest corner of the intersection of 60th Street and 32nd Avenue. The boring was advanced to a depth of 20 feet bls for the purpose of installing groundwater monitoring well MW-9. Split-spoon samples were collected from the boring at standard two-foot intervals to the termination depth of the boring. No elevated PID readings or other evidence of contamination was observed and no soil samples were collected for laboratory analysis. Monitoring well MW-9 was sampled on January 22, 2020.

- 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.

Soil contamination exceeding direct contact RCLs has been defined, is limited to naphthalene in the immediate area of the former used oil tank cavity and does not extend off site. The distribution of soil contamination exceeding groundwater protection RCLs is limited to the source area between the three gasoline USTs closed in place, the former used oil tank cavity and the immediately adjacent portion of the 33rd Avenue right-of-way.

Groundwater sampling results revealed that the groundwater contamination exceeding groundwater quality standards extends from within the source area on site between the former pump island and former used oil tank locations and to down-gradient areas offsite beneath the 33rd Avenue right-of-way and beyond to monitoring wells MW-6 and MW-7 in the middle of the 3200 block of 60th Street. Down-gradient monitoring MW-9, near the corner of 32nd Ave. and 60th St., exhibited no contaminant concentrations above MDLs, thus providing definition of the extent of the groundwater plume.

- 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.

The investigation was not impeded by structures at the site.

B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.
Soil contamination exceeding direct contact RCLs has been defined, is limited to naphthalene in the immediate area of the former used oil tank cavity and does not extend off site. The distribution of soil contamination exceeding groundwater protection RCLs is limited to the source area between the three gasoline USTs closed in place, the former used oil tank cavity and the immediately adjacent portion of the 33rd Avenue right-of-way.
- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.
Soil contamination exceeding direct contact RCLs has been defined and is limited to the immediate area of the former used oil tank cavity.
- 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 December 2018 WDNR spreadsheet RCLs were used.

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.
Groundwater sampling results revealed that the groundwater contamination exceeding groundwater quality standards extends from within the source area on site between the former pump island and former used oil tank locations and to down-gradient areas offsite beneath the 33rd Avenue right-of-way and beyond to monitoring wells MW-6 and MW-7 in the middle of the 3200 block of 60th Street. Down-gradient monitoring MW-9, near the corner of 32nd Ave. and 60th St., exhibited no contaminant concentrations above MDLs, thus providing definition of the extent of the groundwater plume.

The groundwater contaminant plume intersects storm and sanitary sewer trenches in the 33rd Avenue right-of-way adjacent to the east of the site. Groundwater flow also appears to be influenced by deep utility trenches beneath 60th Street that are likely acting as preferred conduits for groundwater migration. However, with numerous sites of petroleum contamination in the area, including up-gradient from the site, differentiating the sources of such contamination would be exceedingly difficult, expensive and unproductive.

With 8-foot deep basements in the vicinity of the site and depth to groundwater ranging between about 10 and 12 feet bls, the water table does not intersect foundations, with approximately two to three feet of separation between the floors and the water table. No evidence groundwater intrusion was noted in any of the basements surveyed.

Contaminant concentrations at monitoring well MW-7 appear to be an anomaly for which, at first glance, an explanation is not immediately apparent in the context of the Suggar Property being the source. However, with further examination the likely reason for this condition does become evident.

With the exception of ethylbenzene, 1,2,4-trimethylbenzene and xylenes in groundwater grab samples DP-4W and DP-5W in the immediate source area on the Suggar Property, the concentrations observed at MW-7 are higher, and for some contaminants substantially higher, than those observed elsewhere at the site. This is particularly the case with the more mobile contaminants benzene and toluene, which are an order of magnitude higher at MW-7 than elsewhere at the site. The more highly water-soluble and mobile contaminant methyl-tert-butyl-ether (MTBE) is also present at a higher concentration at MW-7 than elsewhere onsite.

However, benzene and other lighter end contaminants, such as toluene, at the source area would be more easily biodegraded by uncontaminated, more highly oxygenated groundwater, migrating into the zone of contamination from upgradient. Being more mobile, these contaminants would also more readily migrate away from the source area. Similarly, the more highly mobile but more recalcitrant contaminant to biodegradation, MTBE would also more readily migrate away from the source area and down gradient to MW-7.

Benzene and toluene, downgradient at MW-7, would be more persistent due to the groundwater having migrated through the zone of contamination, resulting in oxygen depletion and conditions of anaerobic biodegradation, which is a

much slower process. Whereas the contaminants that are less mobile and more recalcitrant to biodegradation such as ethylbenzene, 1,2,4-trimethylbenzene and xylenes, would remain at higher concentrations in the source area. This condition would be enhanced by the ground surfaces between the source area on the Suggar Property and MW-7, which are completely covered with pavement or buildings. This surface cover significantly limits vertical infiltration of oxygen rich surface water along the length of the groundwater plume. The result is that the influx of oxygenated groundwater to the plume is almost exclusively due to groundwater flow from upgradient, where there are uncontaminated and unpaved areas.

On the down-gradient and side-gradient plume margins, oxygenated groundwater would more readily biodegrade these petroleum contaminants. This condition is confirmed by the absence of detectable contamination at the downgradient monitoring well MW-9.

Monitoring well MW-7 was located in front of 3213 - 60th Street. In light of the apparently anomalous results observed at MW-7, MEC attempted to determine if an additional potential source could be identified in the vicinity. MEC reviewed Sanborn Fire Insurance maps of the 3200 block of 60th Street from 1918, 1950 and 1969. No indication of the presence of petroleum storage was observed on the maps. Furthermore, all the buildings located in this area were identified on the maps as stores.

MEC also reviewed City Directories available at the Kenosha Public Library for listings in the 3200 block on the south side of 60th Street. All of the businesses identified were retail in nature. The only possible contaminant source identified was a drycleaner at 3219 - 60th Street that existed from roughly 1960 to 1995. However, it is uncertain if dry cleaning was conducted onsite or sent to another facility for cleaning and even if performed onsite, the potential contaminants of concern would not be the petroleum compounds exhibited at MW-7.

In addition, MEC reviewed aerial photographs from 1937 to 2020 for the 3200 block on the south side of 60th Street that are available on the Kenosha County Interactive Mapping System. All of the existing buildings appear to be present in the 1937 photograph and are clearly present from 1963 through 2020. The buildings are typical small commercial retail style buildings. There is no indication of any business that would appear to be likely to engage in the bulk storage of petroleum products, specifically gasoline which would be the most likely product to account for the particular contaminants exhibited by MW-7. Furthermore, the entire area between the store fronts and 60th Street is paved with concrete which would preclude the infiltration of any surface spill of petroleum.

In light of the above, the potential for a separate contaminant source near MW-7 appears to be very remote and the higher relative concentrations are explained by contaminant transport and fate conditions on, and in the vicinity of, the Suggar Property site. In addition, the fact that monitoring well MW-7 was sampled twice with similar albeit somewhat decreasing results, indicates that additional sampling is unlikely to yield significantly useful information and is therefore, unwarranted.

- 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 was not observed at any of the sampling locations at the 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.
MEC conducted a vapor intrusion screening for the on-site building in accordance with the January 2018 WDNR guidance document RR800. The assessment determined that the TSSA sampling results for the used oil tank removed from the site in December 2010 revealed a soil benzene concentration in soil sample SS-1 exceeding 700 ug/kg adjacent to the building foundation. This indicated that there was less than five feet of clean, unsaturated soil between the residual petroleum contamination and the building, which precluded elimination of the potential for vapor intrusion, thus triggering the need for a vapor intrusion investigation.

On June 6, 2018, a sub-slab vapor sample (VP-1) was collected from beneath the concrete slab-on-grade floor in the shop area of the building, immediately adjacent to the former used oil UST location and TSSA sample SS-1. The vapor sampling location was also proximal to soil boring DP-6 where tetrachlorethene was present in a soil sample that exceeded the groundwater protection RCL.

A hammer drill was used to core through the concrete floor slab in the automobile service garage area adjacent to the former used oil UST cavity, about 10 feet west of TSSA soil sample SS-1 location. A brass sampling point with a gasket seal was advanced through the slab and into the top of the gravel sub-slab base course using a deadfall hammer.

The water dam method was used to ensure that the seal around the sampling point was tight and that the sample would include only air from beneath the concrete floor slab. A cap was placed over the nipple of the sampling point and non-VOC containing clay was placed around the sampling point and filled with water. The water was allowed to stand for one minute and was observed to maintain a consistent level, indicating a tight seal with no leakage through the floor.

A four-gas meter with a PID was used to screen the sub-slab air. A below normal atmospheric oxygen level of 16.3 percent was noted along with a VOC vapor reading of 6 ppm. No detectable carbon monoxide, hydrogen sulfide or lower explosive limit readings were observed.

Teflon tubing supplied by the laboratory was then used to connect the sampling point to the sampling device. The sampling device used was a six-liter stainless steel vacuum canister with an inert interior coating designed to collect an air sample. The canister was prepared by the laboratory, certified as clean and evacuated to induce a vacuum of -30 inches of mercury (Hg). The canister was fitted with a vacuum gauge and regulator calibrated to collect the air sample at a rate of 200 ml per minute, resulting in a 30-minute duration of sample collection.

The sampling event began at 11:03 AM when the toggle valve on the canister was opened. The pressure gauge on the regulator indicated an initial vacuum of -29.5 inches of Hg. The sampling event was discontinued at 11:33 AM when the pressure gauge indicated a final vacuum of 0 inches of Hg. Upon completion, the sampling point was removed and the hole in the concrete slab was sealed with cement.

On June 5, 2019 a sub-slab vapor sample (SPV-1) was collected to assess the potential for VOC contaminated vapor intrusion into the basement of building beneath the apartment and housing the furnace serving the apartment. The sampling was conducted in the same manner as that described above for sample VP-1. The sampling began at 10:58 AM with a vacuum reading of -27 inches Hg and ended at 11:28 AM with a final vacuum reading of -7 inches Hg. The sampling location was in the northeast corner of the basement, closest to the onsite contaminant sources.

MEC conducted a survey of the basements of buildings located on the south side of 60th Street within the 3200 block of 60th 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 the 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 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 conducted prior to planned sub-slab vapor sampling of the basement onsite at the Suggar Property so that if additional sub-slab vapor sampling was warranted, such sampling could be conducted during one field mobilization. The layout of the basements is illustrated on Figures 2, 5 and 6.

3221 - 60th Street: This one-story building is located at the southeast corner of the intersection of 60th - Street and 33rd Avenue, across 33rd 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 at the north end of 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 - 60th Street: This one-story building is located adjacent to the east of the bar/restaurant building at 3221 - 60th 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 southwestern 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, other than the floor in the southwestern corner. According to the occupant the basement remains dry.

3203 - 60th Street: This one-story building is located adjacent to the east of the recording studio building at 3215 - 60th Street. The building is occupied by Westtown 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 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 owner the basement remains dry.

Midwest Environmental Consulting (MEC) completed vapor intrusion screening for buildings in the 3200 block of 60th Street, downgradient of the above-referenced site. The buildings are located to the east, across 33rd Avenue from the site, on the south side of 60th Street. Existing soil and groundwater data were reviewed to assess the potential for PVOC vapor intrusion of the buildings. No Chlorinated volatile organic compounds (CVOCs) have been detected in groundwater adjacent to the buildings and therefore, CVOCs were eliminated for consideration for potential vapor intrusion downgradient from the site.

The screening was conducted in accordance with the January 2018 WDNR guidance document RR-800. The purpose of the screening was to determine if a vapor intrusion investigation of these buildings, to include sampling and analysis, was necessary. The situations where a vapor investigation is recommended according to the guidance document were evaluated, as discussed below.

Non-aqueous phase liquid (NAPL) indicators: NAPL also referred to as free product, has not been observed in any of the monitoring wells at the Suggar Property site or at the Muellers Auto Sales and Service site to the northwest at 3300 60th Street. Five soil boring/monitoring wells are located in close proximity to the buildings in question, SB-1/MW-1, SB-6/MW-6, SB-7/MW-7, SB-8/MW-8 and SB-9/MW-9. Soil samples collected from locations SB-1/MW-1 and MW-8 and laboratory analyzed did not exhibit contaminant concentrations exceeding NAPL indicators or residual contaminant levels (RCLs). As a consequence, soil samples were not collected for laboratory analysis from the subsequently advanced, downgradient borings SB-6/MW-6, SB-7/MW-7 or SB-9/MW-9. However, a PID reading greater 500 ppm was observed during field screening of a split-spoon sample from the top of the saturated zone. This soil core from the 12 to 14-foot depth interval in boring location SB-7/MW-7 exhibited a PID reading of 673 ppm and a response of 10 percent of the lower explosive limit (LEL). However, with highly weathered gasoline and a 673 ppm PID reading it is unlikely that concentrations approach the LEL and it seems likely that the response may have been an instrument malfunction or interference issue.

Monitoring well MW-7 is located 8 feet to the north of the building at 3215 - 60th Street, which is the Renwood recording studio with basement studios. A PID reading exceeding 500 ppm is considered to be an indicator of the presence of NAPL per the guidance. However, MW-7 has been checked for the presence of free product on four occasions with none observed. As a consequence, free product is not present and therefore, this avenue of vapor intrusion can be eliminated as a concern.

Building has less than 5 feet of separation from groundwater with benzene exceeding 1,000 ug/l: At approximately 10 to 12 feet below land surface (bls), the groundwater table is within the five-foot distance listed in the guidance as presenting a risk of intrusion. The basements in all the buildings in question are approximately 8 feet deep. However, the highest benzene concentration near the buildings was observed at groundwater monitoring well MW-7 at 79.2 ug/l, well below the 1,000 ug/l screening threshold for groundwater beneath a building, as stipulated in the guidance document. As a consequence, this potential pathway for vapor intrusion can be dismissed per the guidance.

Benzene exceeding the preventive action limit in contact with foundation or entering the building: Benzene concentrations in all four wells near the building foundations exceed PALs. However, the 8-foot deep building foundations are approximately 2 to 4 feet above the water table. In addition, the March 2019 basement survey did not indicate the occurrence of groundwater infiltration of the foundations based on both observations and occupant responses. Therefore, contaminated groundwater is below the foundations and this avenue for vapor intrusion can be eliminated as a concern.

PVOC impacted soil with potential for off-gassing: As indicated in the NAPL section above, soil samples collected from locations SB-1/MW-1 and MW-8 and analyzed did not exhibit contaminant concentrations exceeding NAPL indicators. In addition, PID field screening for the boring locations near the buildings in question indicated an absence of significant contamination within the unsaturated zone. Therefore, this avenue for vapor intrusion can be eliminated as a concern.

Utilities with petroleum volatile organic compound (PVOC) vapors: The bottom of the sanitary sewer line beneath 33rd Avenue is at approximately 12 feet bls and therefore, the trench intersects the water table and crosses the groundwater contamination plume making it and its service laterals a potential conduit for vapors. However, based on the March 2019 Basement Survey, there is no evidence that the utility trenches serving the buildings exhibit odors or are conduits for vapor migration into the buildings. The basement atmospheres generally, and all floor drains specifically, were screened for volatile organic vapors with a PID. No elevated PID readings were observed. In addition, as discussed previously, benzene levels in the groundwater in this area as evidenced by samples from MW-1, MW-6, MW-7, MW-8 and MW-9 are well below the 1,000 ug/l threshold per the guidance and the water table is below the base of the foundations.

PVOC odors: Based on the March 2019 Basement Survey of the buildings, no odors were evident and have reportedly not been present within the buildings in question, according the occupants.

- 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).

The VOC concentrations were compared with the WDNR Quick Lookup Table for indoor air vapor action levels and vapor risk screening levels. All of the VOC concentrations exhibited by sample VP-1 were below the small commercial vapor risk screening levels (VRSLs) for those compounds included on the Quick Lookup Table.

One compound (naphthalene) in sample VP-1 exhibited a concentration of 28.6 micrograms per cubic meter (ug/m³), slightly above the VRSL of 28 ug/m³. The naphthalene concentration was well below the small commercial VRSL of 120 ug/m³. All other detected parameters were at concentrations well below VRSLs.

Although small commercial VRSLs, which were not exceeded, apply to the service garage, the residential VRSLs apply to the apartment in the building. Therefore, the naphthalene concentration constitutes an exceedance of the residential VRSL with respect to the residential apartment. The apartment is located on the second floor at the rear (south end) of the building, away from the source areas. The south end of the shop area is located beneath the apartment and the possibility of vapor intrusion of the apartment was initially screened out based on this intervening space. However, MEC became aware that there is a sub-grade basement area in the southwest corner of the structure below both the shop area and the apartment. The basement houses the forced air furnace for the apartment with a chimney that runs up through the apartment, discharging above the roof. The municipal water/plumbing connections and water heater for the apartment, as well as the sanitary sewer drains are also located in this basement.

The basement is accessed through a stairway that leads to a first-floor attached garage, which has an overhead car door leading outside and a door leading to the stairwell accessing the second-floor apartment. No sump is present in the basement. According to Jose Ochoa, the site owner, the basement is dry. No evidence of groundwater seeps were observed by MEC. Air conditioning for the apartment is provided by second floor window air conditioners.

In light of the naphthalene residential VRSL exceedance below the building and the presence of the subgrade basement with the furnace and utilities as well as the interior access from the basement to the second-floor apartment, MEC determined that sub-slab vapor sampling of the basement was warranted, which was conducted by the collection of sample SPV-1.

The VOC concentrations were compared with the WDNR Quick Lookup Table for indoor air vapor action levels and vapor risk screening levels. All of the VOC concentrations exhibited by sample SPV-1 were below both the residential and small commercial vapor risk screening levels for those compounds included on the Quick Lookup Table.

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.

There is no surface water or sediment in the vicinity of the site.

- 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.

There is no surface water or sediment in the vicinity of the site.

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 activities have been conducted at the site.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No interim or immediate actions have been conducted at the 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 action has been taken at the site.

- 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.

Natural attenuation with a barrier maintenance plan and continuing obligations is considered to be the most appropriate response action at the site.

- 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](#).

Soil contamination exceeding direct contact RCLs has been defined and is limited to the immediate area of the former used oil tank cavity. The distribution of soil contamination exceeding groundwater protection RCLs is limited to the source area between the three gasoline USTs closed in place, the former used oil tank cavity and the immediately adjacent portion of the 33rd Avenue ROW.

Groundwater sampling results revealed that the groundwater contamination exceeding groundwater quality standards extends from within the source area on site between the former pump island and former used oil tank locations and to down-gradient areas offsite beneath the 33rd Avenue right-of-way and beyond to monitoring wells MW-6 and MW-7 in the middle of the 3200 block of 60th Street. Down-gradient monitoring MW-9, near the corner of 32nd Ave. and 60th St., exhibited no contaminant concentrations above MDLs, thus providing definition of the extent of the groundwater plume.

- 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 exceeding direct contact RCLs has been defined and is limited to naphthalene in the immediate area of the former used oil tank cavity.

- 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.

The distribution of soil contamination exceeding groundwater protection RCLs is limited to the source area between the three gasoline USTs closed in place, the former used oil tank cavity and the immediately adjacent portion of the 33rd Avenue ROW.

- 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.

A Cap Maintenance Plan with notifications of continuing obligations has been developed to ensure that the site building and concrete pavement on, and in the vicinity of the site are maintained to preclude direct contact exposure to the naphthalene soil contamination exceeding the direct contact RCL and to inhibit surface water infiltration that may induce contaminant leaching to groundwater.

- 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).

Two rounds of groundwater sampling at all of the site wells except MW-9 (one round) exhibit concentrations that are stable to decreasing. In addition, nine rounds of groundwater monitoring at MW-8 from 2008 to 2019 exhibit concentrations decreasing from exceeding enforcement standards to exceeding only preventive action limits. Therefore, the overall groundwater plume is stable to decreasing in extent and concentration.

Based on the low levels of lighter end volatile organic compounds (VOCs), such as benzene and the prevalence of heavier end VOCs, such as naphthalene and the trimethylbenzenes, the petroleum groundwater contamination appears to be highly weathered, which indicates substantial attenuation.

- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).

Not applicable, no interim or remedial actions have been conducted

- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

Not applicable, no remediation system was installed at the site.

- 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.

No applicable, as natural attenuation will result in compliance with groundwater quality standards over time.

- 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.

Two sub-slab vapor samples were collected from within the on-site building. The VOC concentrations were compared with the WDNR Quick Lookup Table for indoor air vapor action levels and vapor risk screening levels. All of the VOC concentrations exhibited by sample VP-1 were below the small commercial vapor risk screening levels (VRSLs) for those compounds included on the Quick Lookup Table.

One compound (naphthalene) in sample VP-1 exhibited a concentration of 28.6 micrograms per cubic meter (ug/m³), slightly above the VRSL of 28 ug/m³. The naphthalene concentration was well below the small commercial VRSL of 120 ug/m³. All other detected parameters were at concentrations well below VRSLs.

Although small commercial VRSLs, which were not exceeded, apply to the service garage, the residential VRSLs apply to the apartment in the building. Therefore, the naphthalene concentration constitutes an exceedance of the residential VRSL with respect to the residential apartment. The apartment is located on the second floor at the rear (south end) of the building, away from the source areas. The south end of the shop area is located beneath the apartment and the possibility of vapor intrusion of the apartment was initially screened out based on this intervening space. However, MEC became aware that there is a sub-grade basement area in the southwest corner of the structure below both the shop area and the apartment. The basement houses the forced air furnace for the apartment with a chimney that runs up through the apartment, discharging above the roof. The municipal water/plumbing connections and water heater for the apartment, as well as the sanitary sewer drains are also located in this basement.

The basement is accessed through a stairway that leads to a first-floor attached garage, which has an overhead car door leading outside and a door leading to the stairwell accessing the second-floor apartment. No sump is present in the basement. According to Jose Ochoa, the site owner, the basement is dry. No evidence of groundwater seeps were observed by MEC. Air conditioning for the apartment is provided by second floor window air conditioners.

In light of the naphthalene residential VRSL exceedance below the building and the presence of the subgrade basement with the furnace and utilities as well as the interior access from the basement to the second-floor apartment, MEC determined that sub-slab vapor sampling of the basement was warranted, which was conducted by the collection of sample SPV-1.

The VOC concentrations were compared with the WDNR Quick Lookup Table for indoor air vapor action levels and vapor risk screening levels. All of the VOC concentrations exhibited by sample SPV-1 were below both the residential and small commercial vapor risk screening levels for those compounds included on the Quick Lookup Table.

- 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.

Not applicable, there is no surface water or sediment in the vicinity of the site.

5. Continuing Obligations: Includes all affected properties and rights-of-way (ROWs). 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 (database fees will apply, 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input checked="" 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) (<i>discuss with project manager before submitting the closure request</i>)	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

- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- RR Sites Map:** From RR Sites Map ([http://dnrmaps.wi.gov/sl/?Viewer=RR Sites](http://dnrmaps.wi.gov/sl/?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.

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

This page has been updated as of February 2019 to comply with the requirements of Wis. Admin. Code ch. NR 712.

Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 712.09 (1). Per Wis. Admin. Code § 712.05 (1), the work must be conducted or supervised by the person certifying.

- The investigation and/or response action(s) for this site evaluated and/or addressed groundwater (including natural attenuation remedies). Both a professional engineer and a hydrogeologist must sign this document per Wis. Admin. Code ch. NR 712.
- The investigation and the response action(s) for this site did not evaluate or address groundwater. A professional engineer must sign this document per Wis. Admin. Code ch. NR 712.

Engineering Certification

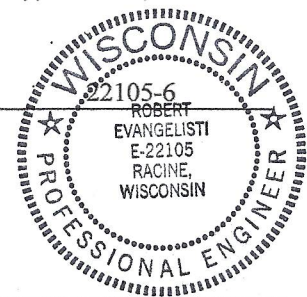
I, Robert Evangelisti, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature Robert Evangelisti 5/13/20

P. E. #

Title Professional Engineer

P.E. Stamp



Hydrogeologist Certification

I, Sean Cranley, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature Sean Cranley

Title Professional Geologist

Date

5/11/2020

**Closure Request
Suggar Property
3301 – 60th Street
Kenosha, WI**



**ATTACHMENT A
Data Tables**

Attachment A Explanations

A.5.

Not applicable, other media were not deemed to be of concern and were not evaluated as part of the scope of work.

A.7.

Not applicable, engineered remediation system operation was not part of the project scope. Available natural attenuation monitoring data is provided on A.1. Groundwater Analytical Tables.

Table A.1.a (Page 1 of 1)
Historical Groundwater Sample Analytical Results Summary
Suggar Property
3100 60th Street
Kenosha, WI

Parameters	Sample Information / Results				Groundwater Quality Standards	
Sample ID Sample Date	GP-12W 4/25/06	DP-1W 8/5/10	DP-2W 8/5/10	MW-8 7/14/10	PAL	ES
VOCs (ug/l)					ug/l	ug/l
n-Butylbenzene	NA	3.5	1.4	42.4	NS	NS
sec-Butylbenzene	NA	7.1	1.0	17.2	NS	NS
tert-Butylbenzene	NA	<0.97	<0.97	<9.7	NS	NS
Chloromethane	NA	<u>0.37</u>	<u>0.54</u>	<2.4	0.3	3
Ethylbenzene	<5.00	<0.54	<0.54	774	140	700
Isopropylbenzene (Cumene)	NA	4.5	1.1	149	NS	NS
p-Isopropyltoluene	NA	<0.67	<0.67	8.8	NS	NS
n-Propylbenzene	NA	4.9	4.7	480	NS	NS
1,2,4-Trimethylbenzene	<5.00	1.7	15.4	1,140	96 (1)	480 (1)
1,3,5-Trimethylbenzene	<5.00	<0.83	1.4	<8.3	96 (1)	480 (1)
Xylenes	<5.00	<1.63	<1.63	<u>473.5</u>	400	2000

Notes:

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

Italic type indicates concentration exceeds PAL.

Bold type indicates concentration exceeds ES.

VOCs - Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

ES - NR 140 Enforcement Standard

NA - Not analyzed or not applicable

(1) - The groundwater quality stanadards are applied to the combined concentrations of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.

Table A.1.b (Page 1 of 2)
Groundwater Grab Sample Analytical Results Summary
Suggar Property
3301 60th Street
Kenosha, WI

Parameters	Sample Information / Results					Groundwater Quality Standards	
Sample ID Sample Date	DP-3W 12/12/16	DP-4W 12/12/16	DP-5W 1/10/17	DP-6W 1/10/17	DP-7W 12/12/16	PAL	ES
VOCs (ug/l)						ug/l	ug/l
n-Butylbenzene	<0.50	183	387	<0.50	57.2	NS	NS
sec-Butylbenzene	<2.2	<273	<219	<2.2	<43.7	NS	NS
tert-Butylbenzene	<0.18	<22.5	<18.0	<0.18	<3.6	NS	NS
Chloromethane	<0.50	<62.5	<0.50	<0.50	<10.0	0.3	3
Ethylbenzene	<0.50	5,000	1,130	<0.50	23.5	140	700
Isopropylbenzene (Cumene)	<0.14	219	326	<0.14	75.5	NS	NS
p-Isopropyltoluene	<0.50	102	63.4	<0.50	24.7	NS	NS
n-Propylbenzene	<0.50	785	1,350	<0.50	282	NS	NS
1,2,4-Trimethylbenzene	<0.50	5.110	6.860	<0.50	1.310	96 (1)	480 (1)
1,3,5-Trimethylbenzene	<0.50	<62.5	65.4	<0.50	<10.0	96 (1)	480 (1)
Xylenes	<1.50	4,062.5	1,250	<1.50	27.4	400	2000

Notes:

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

Italic type indicates concentration exceeds PAL.

Bold type indicates concentration exceeds ES.

VOCs - Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

ES - NR 140 Enforcement Standard

NA - Not analyzed or not applicable

(1) - The groundwater quality stanadards are applied to the combined concentrations of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.

Table A.1.b (Page 2 of 2)
Groundwater Grab Sample Analytical Results Summary
Suggar Property
3301 60th Street
Kenosha, WI

Parameters	Sample Information / Results				Groundwater Quality Standards	
Sample ID	DP-8W	DP-9W	DP-10W	DP-11W	PAL	ES
Sample Date	1/10/17	12/12/16	12/12/16	1/10/17		
VOCs (ug/l)					ug/l	ug/l
n-Butylbenzene	42.1	<0.50	<0.50	<0.50	NS	NS
sec-Butylbenzene	22.7	<2.2	<2.2	<2.2	NS	NS
tert-Butylbenzene	3.1	<0.18	<0.18	<0.18	NS	NS
Chloromethane	<5.0	<0.50	<0.50	<0.50	0.3	3
Ethylbenzene	16.4	<0.50	<0.50	<0.50	140	700
Isopropylbenzene (Cumene)	62.1	<0.14	<0.14	<0.14	NS	NS
p-Isopropyltoluene	9.0	<0.50	<0.50	<0.50	NS	NS
n-Propylbenzene	182	<0.50	<0.50	<0.50	NS	NS
1,2,4-Trimethylbenzene	<u>520</u>	<0.50	<0.50	<0.50	96 (1)	480 (1)
1,3,5-Trimethylbenzene	<u>21.2</u>	<0.50	<0.50	<0.50	96 (1)	480 (1)
Xylenes	20.6	<1.50	<1.50	<1.50	400	2000

Notes:

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

Italic type indicates concentration exceeds PAL.

Bold type indicates concentration exceeds ES.

VOCs - Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

ES - NR 140 Enforcement Standard

NA - Not analyzed or not applicable

(1) - The groundwater quality standards are applied to the combined concentrations of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.

Table A.1.c (Page 1 of 2)
Groundwater Sample Analytical Results Summary
Suggar Property
3301 60th Street
Kenosha, WI

Parameters	Sample Information / Results								Groundwater Quality Standards	
Sample ID	MW-1		MW-2		MW-3		MW-4		PAL	ES
Sample Date	6/6/18	6/13/19	6/6/18	6/13/19	6/6/18	6/13/19	12/20/18	6/13/19		
PVOCs (ug/l)									ug/l	ug/l
Benzene	<u>3.9</u>	<u>1.9</u>	<0.31	<0.31	<0.31	1.8	<0.31	<0.31	0.5	5
Ethylbenzene	2800	1680	<0.33	<0.33	1250	1170	<0.33	<0.33	140	700
Methyl-tert-butyl-ether	9.6	6.1	<0.32	<0.32	5.7	6.2	<0.32	<0.32	12	60
Naphthalene	<u>17.9</u>	4.9	<0.51	<0.51	7.9	4.8	<0.51	<0.51	10	100
Toluene	14.6	5.5	<0.49	<0.49	5.1	4.6	<0.49	<0.49	160	800
1,2,4-Trimethylbenzene	<u>231</u>	84.6	<0.34	<0.34	1080	809	<0.34	<0.34	96 (1)	480 (1)
1,3,5-Trimethylbenzene	<u>5.4</u>	1.5	<0.33	<0.33	76.2	15.2	<0.33	<0.33	96 (1)	480 (1)
Xylenes	<u>988.7</u>	365.1	<0.98	<0.98	<u>936.9</u>	<u>830.1</u>	<0.98	<0.98	400	2000

Notes:

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

Italic type indicates concentration exceeds PAL.

Bold type indicates concentration exceeds ES.

PVOCs - Petroleum Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

ES - NR 140 Enforcement Standard

NA - Not analyzed or not applicable

(1) - The groundwater quality stanadards are applied to the combined concentrations of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.

Table A.1.c (Page 2 of 2)
Groundwater Sample Analytical Results Summary
3301 60th Street
Suggar Property
Kenosha, WI

Parameters	Sample Information / Results										Groundwater Quality Standards		
	Sample ID	MW-5		MW-6		MW-7		MW-8		MW-9	PAL	ES	
Sample Date	6/6/18	6/13/19	12/20/18	6/13/19	12/20/18	6/13/19	12/20/18	6/13/19	12/20/18	6/13/19	1/27/20		
PVOCs (ug/l)												ug/l	ug/l
Benzene	<0.31	<0.31	5.2	<i>1.7</i>	79.2	42.6	<i>2.4</i>	<i>2.1</i>	<0.25		0.5	5	
Ethylbenzene	<0.33	<0.33	552	<i>153</i>	2690	1440	<i>455</i>	<i>584</i>	<0.22		140	700	
Methyl-tert-butyl-ether	<0.32	<0.32	<i>20.7</i>	5.2	<i>51.2</i>	<i>21.2</i>	6.6	6.7	<1.2		12	60	
Naphthalene	<0.51	<0.51	80.5	<i>19.6</i>	277	127	3.1	2.9	<1.2		10	100	
Toluene	<0.49	<0.49	12.7	4.8	<i>648</i>	<i>475</i>	2.7	4.5	<0.17		160	800	
1,2,4-Trimethylbenzene	<0.34	<0.34	10.9	2.3	1250	663	<i>99.9</i>	<i>162</i>	<0.84		96 (1)	480 (1)	
1,3,5-Trimethylbenzene	<0.33	<0.33	45.0	16.0	304	166	<i><0.66</i>	<i><1.3</i>	<0.87		96 (1)	480 (1)	
Xylenes	<0.98	<0.98	34.8	9.8	2565	<i>1405</i>	47.4	63.3	<1.5		400	2000	

Notes:

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

Italic type indicates concentration exceeds PAL.

Bold type indicates concentration exceeds ES.

PVOCs - Petroleum Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

ES - NR 140 Enforcement Standard

NA - Not analyzed or not applicable

(1) - The groundwater quality stanadards are applied to the combined concentrations of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.

Table A.1.d (Page 1 of 1)
 Groundwater Sample Analytical Results Summary - Monitoring Well MW-8
 3301 60th Street
 Suggar Property
 Kenosha, WI

Sample ID Sample Collection Date Analyte	MW-8										NR 140 Standards	
	07/09/08	10/17/08	10/19/09	01/13/10	04/28/10	07/14/10	11/09/10	04/13/11	06/06/18	06/13/19	PAL	ES
PVOCs/Naphthalene (ug/l)												
Benzene	<2.5	<2.5	6.6	NA	<u>4.0</u>	<1.9	<3.9	<2.5	<u>2.4</u>	<u>2.1</u>	0.5	5
Ethylbenzene	<i>410</i>	<i>440</i>	997	NA	785	<i>669</i>	816	<i>560</i>	<i>455</i>	<i>584</i>	140	700
Methyl tert-butyl ether	<2.3	<2.3	10.2	NA	7.6	9.5	6.9	<2.3	6.6	6.7	12	60
Napthalene	<5.0	<5.0	6.8	NA	5.5	7.7	<u>15.9</u>	<u>26</u>	3.1	2.9	10	100
Toluene	4.8	3.7	6.3	NA	7.9	8.8	10.3	<2.5	2.7	4.5	160	800
1,2,4 -Trimethyl benzene	740	720	1210	NA	986	913	1090	780	<u>99.9</u>	<u>162</u>	96(1)	480(1)
1,3,5-Trimethylbenzene	<2.8	<1.9	<4.0	NA	<4.0	<2.0	<4.0	<1.9	<0.66	<1.3	96(1)	480(1)
Total Xylenes	230	280	<u>661.1</u>	NA	<u>508.8</u>	<u>414.9</u>	<u>504.8</u>	280	47.4	63.3	400	2,000

Notes:

Table includes detected analytes only.

Italic type indicates concentration exceeds PAL.

Bold type indicates concentration exceeds ES.

PVOCs - Petroleum Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

ES - NR 140 Enforcement Standard

NA - Well Inaccessible Due to Ice

(1) - The groundwater quality stanadards are applied to the combined concentrations of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.

Table A.2.a (Page 1 of 2)
Historical Soil Analytical Summary
Suggar Property
3100 60th Street
Kenosha, WI

Parameters	Sample Information / Results				Residual Contaminant Levels	
Sample ID	B-1	B-2	GP-12	GP-12		
Sample Depth (ft/bls)	9-11	11-13	7-8	11-12	Groundwater	Not to Exceed
Saturation Depth (ft/bls)	14	14	11.5	11.5	Protection	Non-Industrial
Saturated / Unsaturated	Unsaturated	Unsaturated	Unsaturated	Unsaturated		Direct Contact
Sample Date	04/13/95	04/13/95	04/25/06	04/25/06		
PID Reading (PPM)	2	3	0	100		
VOCs/PVOCs (ug/kg)					ug/kg	ug/kg
Benzene	NA	NA	<25.0	<25.0	5.1	1,600
Ethylbenzene	NA	NA	114	33.8	1,570	8,020
Naphthalene	NA	NA	NA	NA	658.2	5,520
Toluene	NA	NA	29.7	<25.0	1,107.2	818,000
1,2,4-Trimethylbenzene	NA	NA	145	<25.0	1,378.7 (1)	219,000
1,3,5-Trimethylbenzene	NA	NA	58.4	<25.0	1,378.7 (1)	182,000
Xylenes	NA	NA	229	49.1	3,960	260,000
n-Butylbenzene	NA	NA	NA	NA	NS	108,000
n-Propylbenzene	NA	NA	NA	NA	NS	264,000
sec-Butylbenzene	NA	NA	NA	NA	NS	145,000
Isopropylbenzene	NA	NA	NA	NA	NS	268,000
p-Isopropyltoluene	NA	NA	NA	NA	NS	162,000
GRO/DRO (mg/kg)						
GRO	3.5	22	43.4	109	NS	NS
DRO	NA	NA	NA	NA	NS	NS

Notes:

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

Bold type indicates concentration within the upper 4 feet of the subsurface exceeds the non-industrial direct contact RCL and, if applicable, the background level, thus constituting a soil standard exceedance.

Italic type indicates a concentration exceeds the groundwater protection RCL and, if applicable the background level, thus constituting a soil standard exceedance.

PID - Photoionization Detector

RCL - Residual Contaminant Level

VOCs - Volatile Organic Compounds

PVOCs - Petroleum Volatile Organic Compounds

GRO = Gasoline Range Organics

DRO = Diesel Range Organics

NA = Not Analyzed

NS = No Standard

(1) The groundwater protection RCL applies to combined trimethylbenzenes.

Table A.2.a (Page 2 of 2)
Historical Soil Analytical Summary
Suggar Property
3100 60th Street
Kenosha, WI

Parameters	Sample Information / Results					Residual Contaminant Levels	
Sample ID	MW-8	MW-8	DP-1	DP-2	SS-1		
Sample Depth (ft/bls)	8.5-10	16-17.5	14-15	13-14	4	Groundwater	Not to Exceed
Saturation Depth (ft/bls)	11	11	12.5	12.5	14.5	Protection	Non-Industrial
Saturated / Unsaturated	Unsaturated	Saturated	Saturated	Saturated	Unsaturated		Direct Contact
Sample Date	04/03/08	04/03/08	08/05/10	08/05/10	11/09/10		
PID Reading (PPM)	78	3.2	350	751	NA		
VOCs/PVOCs (ug/kg)						ug/kg	ug/kg
Benzene	<29	<30	<500	<1000	<u>743</u>	5.1	1,600
Ethylbenzene	<29	<30	<500	<1000	<u>3860</u>	1,570	8,020
Naphthalene	190	<61	<500	<1000	<u>7370</u>	658.2	5,520
Toluene	<29	<30	<500	<1000	<u>7860</u>	1,107.2	818,000
1,2,4-Trimethylbenzene	<29	42	<500	<1000	<u>16300</u>	1,378.7 (1)	219,000
1,3,5-Trimethylbenzene	<29	<30	<500	59600	<u>5210</u>	1,378.7 (1)	182,000
Xylenes	120	<91	<500	12300	<u>20780</u>	3,960	260,000
n-Butylbenzene	NA	NA	3700	<1620	NA	NS	108,000
n-Propylbenzene	NA	NA	2040	28000	NA	NS	264,000
sec-Butylbenzene	NA	NA	3150	7690	NA	NS	145,000
Isopropylbenzene	NA	NA	<500	4310	NA	NS	268,000
p-Isopropyltoluene	NA	NA	<500	4560	NA	NS	162,000
GRO/DRO (mg/kg)							
GRO	120	<6.1	NA	NA	188	NS	NS
DRO	9.0	<4.6	NA	NA	2,130	NS	NS

Notes:

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

Bold type indicates concentration within the upper 4 feet of the subsurface exceeds the non-industrial direct contact RCL and, if applicable, the background level, thus constituting a soil standard exceedance.

Italic type indicates a concentration exceeds the groundwater protection RCL and, if applicable the background level, thus constituting a soil standard exceedance.

PID - Photoionization Detector

RCL - Residual Contaminant Level

VOCs - Volatile Organic Compounds

PVOCs - Petroleum Volatile Organic Compounds

GRO = Gasoline Range Organics

DRO = Diesel Range Organics

NA = Not Analyzed

NS = No Standard

(1) The groundwater protection RCL applies to combined trimethylbenzenes.

Table A.2.b (Page 1 of 3)
Soil Analytical Summary
Suggar Property
3100 60th Street
Kenosha, WI

Parameters	Sample Information / Results						Residual Contaminant Levels		
Sample ID	DP-3	DP-3	DP-4	DP-4	DP-5	DP-5	Groundwater Protection	Not to Exceed Non-Industrial Direct Contact	Not to Exceed Industrial Direct Contact Protection
Sample Depth (ft/bls)	1.5-2	11.5-12	3-4	11.5-12	3-4	7-8			
Saturation Depth (ft/bls)	12	12	12	12	14.5	14.5			
Saturated / Unsaturated	Unsaturated	Saturated	Unsaturated	Saturated	Unsaturated	Unsaturated			
Sample Date	12/12/16	12/12/16	12/12/16	12/12/16	01/10/17	01/10/17			
PID Reading (PPM)	0	0	0	40	0	50			
VOCs/PVOCs (ug/kg)							ug/kg	ug/kg	ug/kg
1,2,4-Trimethylbenzene	105	<25.0	<25.0	14900	<25.0	<i>21500</i>	1,378.7 (1)	219,000	219,000
1,3,5-Trimethylbenzene	50.1	<25.0	<25.0	<125.0	<25.0	<i>6060</i>	1,378.7 (1)	182,000	182,000
Ethylbenzene	<25.0	<25.0	<25.0	521	<25.0	290	1,570	8,020	35,400
Isopropylbenzene (Cumene)	<25.0	<25.0	<25.0	1,940	<25.0	514	NS	268,000	268,000
Naphthalene	<40.0	<40.0	<40.0	<200.0	<40.0	8520	658.2	5,520	24,100
Tetrachloroethene	<25.0	<25.0	<25.0	<125.0	<25.0	<100	4.5	33,000	145,000
Toluene	<25.0	<25.0	<25.0	<125.0	<25.0	<100	1,107.2	818,000	818,000
Xylenes	260.3	<75.0	<75.0	513	<75.0	<i>17820</i>	3,960	260,000	260,000
n-Butylbenzene	<25.0	<25.0	<25.0	7040	<25.0	<100	NS	108,000	108,000
n-Propylbenzene	<25.0	<25.0	<25.0	11600	<25.0	2270	NS	264,000	264,000
p-Isopropyltoluene	<25.0	<25.0	<25.0	1340	<25.0	230	NS	162,000	162,000
sec-Butylbenzene	<25.0	<25.0	<25.0	2210	<25.0	402	NS	145,000	145,000
tert-Butylbenzene	<25.0	<25.0	<25.0	<125.0	<25.0	<100	NS	183,000	183,000
PAHs (ug/kg)							ug/kg	ug/kg	ug/kg
Acenaphthene	<4.8	<4.4	<4.5	<36.2	<4.8	18.1	NS	3,590,000	45,200,000
Acenaphthylene	<4.1	<3.7	<3.8	<30.7	<4.0	<14.7	NS	NS	NS
Anthracene	<7.1	<6.5	<6.6	<53.2	<7.0	<25.5	196,949.2	17,900,000	100,000,000
Benzo(a)anthracene	<4.0	<3.6	<3.7	<29.6	<3.9	34.6	NS	1,140	20,800
Benzo(a)pyrene	<3.1	<2.9	<2.9	<23.4	<3.1	<11.2	470	115	211
Benzo(b)fluoranthene	5.3	<3.2	<3.3	<26.3	<3.5	13.1	478.1	1,150	21,100
Benzo(g,h,i)perylene	<2.5	<2.3	<2.4	<18.9	<2.5	11.5	NS	NS	NS
Chrysene	<4.2	<3.8	<3.9	<31.4	<4.1	22.4	144.2	115,000	211,000
Dibenz(a,h)anthracene	<2.8	<2.5	<2.6	<20.8	<2.7	<10	NS	115	2,110
Fluoranthene	<6.5	<5.9	<6.1	<48.6	<6.4	<23.3	88,877.8	2,390,000	30,100,000
Fluorene	<5.2	<4.7	<4.8	<38.6	<5.1	22.4	14,829.9	2,390,000	30,100,000
Indeno(1,2,3-cd)pyrene	<2.7	<2.5	<2.6	<20.5	<2.7	<9.8	NS	1,150	21,100
1-Methylnaphthalene	<5.0	<4.6	<4.7	3020	<4.9	675	NS	17,600	72,700
2-Methylnaphthalene	<6.2	<5.7	<5.8	<46.6	<6.1	1310	NS	229,000	2,200,000
Naphthalene	<10.5	<9.6	<9.8	462	<10.3	<i>1100</i>	658.2	5,520	24,100
Phenanthrene	<14.5	<13.2	<13.5	<109	<14.3	58.0	NS	NS	NS
Pyrene	<5.6	<5.1	<5.2	<42.1	<5.5	41.1	54,545.5	1,790,000	22,600,000
RCRA Metals (mg/kg)							mg/kg	mg/kg	mg/kg
Cadmium	<0.15	<0.15	<0.14	<0.28	<0.15	<0.15	0.752	71.1	985
Lead	28.3	7.5	8.3	3.8	13.8	21.9	27	400	800

Notes:

Table includes detected analytes only.

Bold type indicates concentration within the upper 4 feet of the subsurface exceeds the non-industrial direct contact RCL and, if applicable, the background level, thus constituting a soil standard exceedance.

Italic type indicates a concentration exceeds the groundwater protection RCL and, if applicable the background level, thus constituting a soil standard exceedance.

PID - Photoionization Detector

RCL - Residual Contaminant Level

VOCs - Volatile Organic Compounds

PAHs - Polynuclear Aromatic Hydrocarbons

RCRA - Resource Conservation & Recovery Act

NS - No Standard

NA - Not Applicable/Not Analyzed

(1) The groundwater protection RCL applies to combined trimethylbenzenes.

The background Threshold Values for cadmium and lead are 1 mg/kg and 58 mg/kg, respectively.

**Table A.2.b (Page 2 of 3)
Soil Analytical Summary
Suggar Property
3100 60th Street
Kenosha, WI**

Parameters	Sample Information / Results								Residual Contaminant Levels		
Sample ID	DP-6	DP-6	DP-7	DP-7	DP-7	DP-8	DP-8	Groundwater Protection	Not to Exceed Non-Industrial Direct Contact	Not to Exceed Industrial Direct Contact Protection	
Sample Depth (ft/bls)	3-4	11-12	3-4	7-8	8-9	1.5-2	11.5-12				
Saturation Depth (ft/bls)	14.5	14.5	12	12	12	14.5	4.5				
Saturated / Unsaturated	Unsaturated	Saturated	Unsaturated	Unsaturated	Unsaturated	Unsaturated	Unsaturated				
Sample Date	01/10/17	01/10/17	12/12/16 & 01/10/17*	01/10/17*	12/12/16*	01/10/17	01/10/17				
PID Reading (PPM)	0	0	0	65	65	0	35				
VOCs (ug/kg)								ug/kg	ug/kg	ug/kg	
1,2,4-Trimethylbenzene	<25.0	49.0	52.0	62600	NA	<25.0	399	1,378.7 (1)	219,000	219,000	
1,3,5-Trimethylbenzene	<25.0	47.7	<25.0	17500	NA	<25.0	44.2	1,378.7 (1)	182,000	182,000	
Ethylbenzene	<25.0	<25.0	<25.0	11800	NA	<25.0	<25.0	1,570	8,020	35,400	
Isopropylbenzene (Cumene)	<25.0	<25.0	<25.0	3260	NA	<25.0	443	NS	268,000	268,000	
Naphthalene	<40.0	<40.0	<40.0	17200	NA	<40.0	<40.0	658.2	5,520	24,100	
Tetrachloroethene	50.5	<25.0	<25.0	<312	NA	<25.0	<25.0	4.5	33,000	145,000	
Toluene	<25.0	<25.0	<25.0	1140	NA	<25.0	<25.0	1,107.2	818,000	818,000	
Xylenes	<75.0	<75.0	64.5	45400	NA	<75.0	<75.0	3,960	260,000	260,000	
n-Butylbenzene	<25.0	56.6	<25.0	10100	NA	<25.0	438	NS	108,000	108,000	
n-Propylbenzene	<25.0	<25.0	<25.0	12300	NA	<25.0	403	NS	264,000	264,000	
p-Isopropyltoluene	<25.0	<25.0	<25.0	1480	NA	<25.0	<25.0	NS	162,000	162,000	
sec-Butylbenzene	<25.0	<25.0	<25.0	2050	NA	<25.0	533	NS	145,000	145,000	
tert-Butylbenzene	<25.0	<25.0	<25.0	<312	NA	<25.0	39.6	NS	183,000	183,000	
PAHs (ug/kg)								ug/kg	ug/kg	ug/kg	
Acenaphthene	<5.2	<4.1	<4.7	NA	<23.3	NA	NA	NS	3,590,000	45,200,000	
Acenaphthylene	5.3	<3.5	<4.0	NA	<19.8	NA	NA	NS	NS	NS	
Anthracene	57.8	<6.0	<6.9	NA	<34.2	NA	NA	196,949.2	17,900,000	100,000,000	
Benzo(a)anthracene	23.1	<3.3	<3.8	NA	<19.0	NA	NA	NS	1,140	20,800	
Benzo(a)pyrene	4.7	<2.7	<3.0	NA	<15.1	NA	NA	470	115	211	
Benzo(b)fluoranthene	11.4	<3.0	<3.4	NA	<16.9	NA	NA	478.1	1,150	21,100	
Benzo(g,h,i)perylene	4.8	4.1	<2.5	NA	<12.2	NA	NA	NS	NS	NS	
Chrysene	25.5	5.8	<4.1	NA	<20.2	NA	NA	144.2	115,000	211,000	
Dibenz(a,h)anthracene	3.0	<2.4	<2.7	NA	<13.4	NA	NA	NS	115	2,110	
Fluoranthene	26.1	<5.5	<6.3	NA	<31.2	NA	NA	88,877.8	2,390,000	30,100,000	
Fluorene	<5.5	<4.4	<5.0	NA	<24.8	NA	NA	14,829.9	2,390,000	30,100,000	
Indeno(1,2,3-cd)pyrene	3.1	<2.3	<2.7	NA	<13.2	NA	NA	NS	1,150	21,100	
1-Methylnaphthalene	221	<4.2	7.7	NA	613	NA	NA	NS	17,600	72,700	
2-Methylnaphthalene	278	<5.3	10.8	NA	1360	NA	NA	NS	229,000	2,200,000	
Naphthalene	54.2	<8.9	17.7	NA	2040	NA	NA	658.2	5,520	24,100	
Phenanthrene	68.7	<12.3	<14.1	NA	<69.8	NA	NA	NS	NS	NS	
Pyrene	50.8	<4.8	<5.5	NA	<27.0	NA	NA	54,545.5	1,790,000	22,600,000	
RCRA Metals (mg/kg)								mg/kg	mg/kg	mg/kg	
Cadmium	<0.17	0.64	<0.13	NA	<0.16	NA	NA	0.752	71.1	985	
Lead	19.4	7.4	23.8	NA	2.9	28.5	17.7	27	400	800	

Notes:

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

Bold type indicates concentration within the upper 4 feet of the subsurface exceeds the non-industrial direct contact RCL and, if applicable, the background level, thus constituting a soil standard exceedance.

Italic type indicates a concentration exceeds the groundwater protection RCL and, if applicable the background level, thus constituting a soil standard exceedance.

PID - Photoionization Detector

RCL - Residual Contaminant Level

VOCs - Volatile Organic Compounds

PAHs - Polynuclear Aromatic Hydrocarbons

RCRA - Resource Conservation & Recovery Act

NS - No Standard

NA - Not Applicable/Not Analyzed

(1) The groundwater protection RCL applies to combined trimethylbenzenes.

The VOC aliquotes for DP-7 collected on 12/12/16 broke and additional samples were collected on 01/10/17

The background Threshold Values for cadmium and lead are 1 mg/kg and 58 mg/kg, respectively.

**Table A.2.b (Page 3 of 3)
Soil Analytical Summary
Suggar Property
3100 60th Street
Kenosha, WI**

Parameters	Sample Information / Results							Residual Contaminant Levels		
Sample ID	DP-9	DP-9	DP-10	DP-10	DP-11	DP-11	SB-1	Groundwater Protection	Not to Exceed Non-Industrial Direct Contact	Not to Exceed Industrial Direct Contact Protection
Sample Depth (ft/bls)	3-4	12-13	3-4	11.5-12	3-4	11.5-12	9.5-11			
Saturation Depth (ft/bls)	14.5	14.5	12	12	14	14	11			
Saturated / Unsaturated	Unsaturated	Unsaturated	Unsaturated	Unsaturated	Unsaturated	Unsaturated	Saturated			
Sample Date	12/12/16	12/12/16	12/12/16	12/12/16	01/10/17	01/10/17	05/14/18			
PID Reading (PPM)	0	5	0	5	0	0	0			
VOCs (ug/kg)								ug/kg	ug/kg	ug/kg
1,2,4-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	29	1,378.7 (1)	219,000	219,000
1,3,5-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	1,378.7 (1)	182,000	182,000
Ethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	1,570	8,020	35,400
Isopropylbenzene (Cumene)	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NS	268,000	268,000
Naphthalene	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<25.0	658.2	5,520	24,100
Tetrachloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA	4.5	33,000	145,000
Toluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	1,107.2	818,000	818,000
Xylenes	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	3,960	260,000	260,000
n-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NS	108,000	108,000
n-Propylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NS	264,000	264,000
p-Isopropyltoluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NS	162,000	162,000
sec-Butylbenzene	<25.0	<25.0	<25.0	39.7	<25.0	<25.0	NA	NS	145,000	145,000
tert-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NA	NS	183,000	183,000
PAHs (ug/kg)								ug/kg	ug/kg	ug/kg
Acenaphthene	NA	NA	NA	NA	NA	NA	NA	NS	3,590,000	45,200,000
Acenaphthylene	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS
Anthracene	NA	NA	NA	NA	NA	NA	NA	196,949.2	17,900,000	100,000,000
Benzo(a)anthracene	NA	NA	NA	NA	NA	NA	NA	NS	1,140	20,800
Benzo(a)pyrene	NA	NA	NA	NA	NA	NA	NA	470	115	211
Benzo(b)fluoranthene	NA	NA	NA	NA	NA	NA	NA	478.1	1,150	21,100
Benzo(g,h,i)perylene	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS
Chrysene	NA	NA	NA	NA	NA	NA	NA	144.2	115,000	211,000
Dibenz(a,h)anthracene	NA	NA	NA	NA	NA	NA	NA	NS	115	2,110
Fluoranthene	NA	NA	NA	NA	NA	NA	NA	88,877.8	2,390,000	30,100,000
Fluorene	NA	NA	NA	NA	NA	NA	NA	14,829.9	2,390,000	30,100,000
Indeno(1,2,3-cd)pyrene	NA	NA	NA	NA	NA	NA	NA	NS	1,150	21,100
1-Methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NS	17,600	72,700
2-Methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NS	229,000	2,200,000
Naphthalene	NA	NA	NA	NA	NA	NA	NA	658.2	5,520	24,100
Phenanthrene	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS
Pyrene	NA	NA	NA	NA	NA	NA	NA	54,545.5	1,790,000	22,600,000
RCRA Metals (mg/kg)								mg/kg	mg/kg	mg/kg
Cadmium	NA	NA	NA	NA	NA	NA	NA	0.752	71.1	985
Lead	6.8	8.0	10.7	5.0	3.1	7.7	NA	27	400	800

Notes:

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

Bold type indicates concentration within the upper 4 feet of the subsurface exceeds the non-industrial direct contact RCL and, if applicable, the background level, thus constituting a soil standard exceedance.

Italic type indicates a concentration exceeds the groundwater protection RCL and, if applicable the background level, thus constituting a soil standard exceedance.

PID - Photoionization Detector

RCL - Residual Contaminant Level

VOCs - Volatile Organic Compounds

PAHs - Polynuclear Aromatic Hydrocarbons

RCRA - Resource Conservation & Recovery Act

NS - No Standard

NA - Not Applicable/Not Analyzed

(1) The groundwater protection RCL applies to combined trimethylbenzenes.

The background Threshold Values for cadmium and lead are 1 mg/kg and 58 mg/kg, respectively.

Table A.4 (Page 1 of 1)
Sub-Slab Vapor Sample Analytical Summary
Suggar Property
3301 - 60th Street
Kenosha, WI

Parameters	Sample Information / Results		Vapor Risk Screening Levels		
Sample ID	VP-1	SPV-1	Residential	Small Commercial	Large Commercial / Industrial
Sample Date	6/6/18	6/5/19			
VOCs (ug/m3)			ug/m3	ug/m3	ug/m3
Benzene	3.7	1.1	120	530	1,600
Carbon tetrachloride	0.96	<0.79	160	670	2,000
Chloroform	5.1	<0.36	40	180	530
Chloromethane	1.1	<0.29	3,100	13,000	39,000
Dichlorodifluoromethane	2.7	2.6	3,300	15,000	44,000
Ethylbenzene	3.8	1.2	370	1,600	4,900
Methylene Chloride	3.1	5.2	21,000	87,000	260,000
Naphthalene	<u>28.6</u>	<2.4	28	120	360
Tetrachloroethene	918	3.5	1,400	6,000	18,000
Toluene	28.3	3.9	170,000	730,000	2,200,000
Trichloroethene	1.1	<0.47	70	290	880
1,2,4-Trimethylbenzene	10.9	3.6	2,100	8,700	26,000
1,3,5-Trimethylbenzene	7.3	0.87	2,100	8,700	26,000
Xylenes	24.4	4.8	3,300	15,000	44,000

Notes:

Table includes detected analytes with vapor risk screening levels listed on the Wisconsin Vapor Quick Look-up Table only.

Bold type indicates concentration exceeds a commercial or industrial vapor risk screening level.

Italic type indicates a concentration exceeds the residential vapor risk screening level.

VOCs - Volatile Organic Compounds

Table A.6.a (Page 1 of 1)
Monitoring Well Data
Suggar Property
3301 60th Street
Kenosha, WI

Measurement	Well ID, Survey Date								
	MW-1 7/11/2018	MW-2 7/11/2018	MW-3 7/11/2018	MW-4 7/11/2018	MW-5 7/11/2018	MW-6 2/1/2019	MW-7 2/1/2019	MW-8 7/11/2018	MW-9 2/17/2020
TOC Elevation (ft)	629.85	630.81	630.57	630.86	631.52	631.74	630.84	630.09	629.79
Ground Surface Elevation (ft)	630.40	631.30	631.00	631.40	632.00	632.00	631.10	630.60	630.37
TOS Elevation (ft)	624.4	625.8	624.0	625.5	624.8	624.7	624.3	622.4	621.4
Screened Length (ft)	10	10	10	10	10	10	10	10	10
Total Well Depth (ft)	15.5	15.0	16.6	15.4	16.7	17.0	16.5	17.7	18.5

Notes:

The reference point is the northeast flange bolt on the fire hydrant located on the northeast corner of the intersection of 60th Street and 33rd Avenue with an elevation of 633.42 feet MSL.

TOC = Top of casing

TOS = Top of screen

NA = Not Applicable

MSL = Mean sea level

**Table A.6.b (Page 1 of 2)
Groundwater Elevation Data
Suggar Property
3301 60th Street
Kenosha, WI**

Measurement	Well ID, Date																									
	MW-1						MW-2						MW-3						MW-4							
	5/23/18	6/6/18	7/11/18	12/20/18	6/13/19	1/22/20	5/23/18	6/6/18	7/11/18	12/13/18	12/20/18	2/1/19	6/13/19	5/23/18	6/6/18	7/11/18	12/13/18	12/20/18	6/13/19	5/23/18	6/6/18	7/11/18	12/13/18	12/20/18	6/13/19	1/22/20
Depth to Groundwater Below TOC (ft)	9.24	9.36	9.26	9.49	9.26	9.56	10.09	10.25	10.14	10.24	10.37	10.63	10.12	9.80	9.98	9.90	10.00	10.08	9.85	10.12	10.25	10.22	10.34	10.38	10.20	10.40
Groundwater Elevation (ft)	620.61	620.49	620.59	620.36	620.59	620.29	620.72	620.56	620.67	620.57	620.44	620.18	620.69	620.77	620.59	620.67	620.57	620.49	620.72	620.74	620.61	620.64	620.52	620.48	620.66	620.46
Groundwater Depth Below Ground Surface (ft)	9.8	9.9	9.8	10.0	9.8	10.1	10.6	10.7	10.6	10.7	10.9	11.1	10.6	10.2	10.4	10.3	10.4	10.5	10.3	10.7	10.8	10.8	10.9	10.9	10.7	10.9
Water Column Height (ft)	6.3	6.1	6.2	6.0	6.2	5.9	4.9	4.8	4.9	4.8	4.6	4.4	4.9	6.8	6.6	6.7	6.6	6.5	6.8	5.3	5.2	5.2	5.1	5.0	5.2	5.0
Well Volume (gal)	5.8	5.7	NA	NA	4.7	4.7	4.5	4.3	NA	NA	NA	NA	4.3	6.1	6.0	NA	NA	NA	5.1	4.8	4.7	NA	NA	NA	4.7	4.7
Volume Removed (gal)	48	17	NA	NA	15	15	45	15	NA	NA	NA	NA	13	35	18	NA	NA	NA	16	20	14	NA	NA	NA	15	15

Notes:
 (1) = Well was purged dry
 NA = Not Applicable
 MW-1 inaccessible on 12/13/18 due to parked car
 MW-2, MW-3, MW-7 and MW-8 frozen on 1/22/20

Table A.6.b (Page 2 of 2)
Groundwater Elevation Measurements
Suggar Property
3301 60th Street
Kenosha, WI

Measurement	Well ID, Date																							
	5/23/18	6/6/18	7/11/18	MW-5				12/13/18	12/20/18	MW-6				12/13/18	12/20/18	MW-7			6/6/18	7/11/18	MW-8			MW-9
				12/13/18	12/20/18	6/13/19	1/22/20			02/01/19	06/13/19	1/22/20			2/1/19	6/13/19			12/13/18	12/20/18	6/13/19	1/14/20	1/22/20	
Depth to Groundwater Below TOC (ft)	10.61	10.79	10.68	10.80	10.92	10.67	10.67	11.70	11.65	11.99	11.30	11.72	10.97	10.90	11.25	10.65	9.97	9.70	9.82	9.87	9.71	11.52	11.51	
Groundwater Elevation (ft)	620.91	620.73	620.84	620.72	620.60	620.85	620.85	620.04	620.09	619.75	620.44	620.02	619.87	619.94	619.59	620.19	620.12	620.39	620.27	620.22	620.38	618.27	618.28	
Groundwater Depth Below Ground Surface (ft)	11.1	11.3	11.2	11.3	11.4	11.2	11.2	12.0	11.9	12.3	11.6	12.0	11.2	11.2	11.5	10.9	10.5	10.2	10.3	10.4	10.2	12.1	12.1	
Water Column Height (ft)	6.1	5.9	6.0	5.9	5.8	6.0	6.0	5.3	4.9	5.0	5.7	5.3	5.5	5.6	5.3	5.9	7.7	8.0	7.9	7.8	8.0	7.0	7.0	
Well Volume (gal)	5.6	5.4	NA	NA	NA	4.4	4.4	4.0	4.1	NA	4.3	4.3	4.2	4.3	NA	4.4	7.3	NA	NA	NA	5.9	5.3	5.3	
Volume Removed (gal)	20	16	NA	NA	NA	14	14	18	12	NA	13	13	9 (1)	9 (1)	NA	9 (1)	8 (1)	NA	NA	NA	8 (1)	23	16	

Notes:

(1) = Well was purged dry
 NA = Not Applicable
 MW-1 inaccessible on 12/13/18 due to parked car
 MW-2, MW-3, MW-7 and MW-8 frozen on 1/22/20

**Closure Request
Suggar Property
3301 – 60th Street
Kenosha, WI**



**ATTACHMENT B
Maps Figures and Photos**

Attachment B Explanations

B.4.b

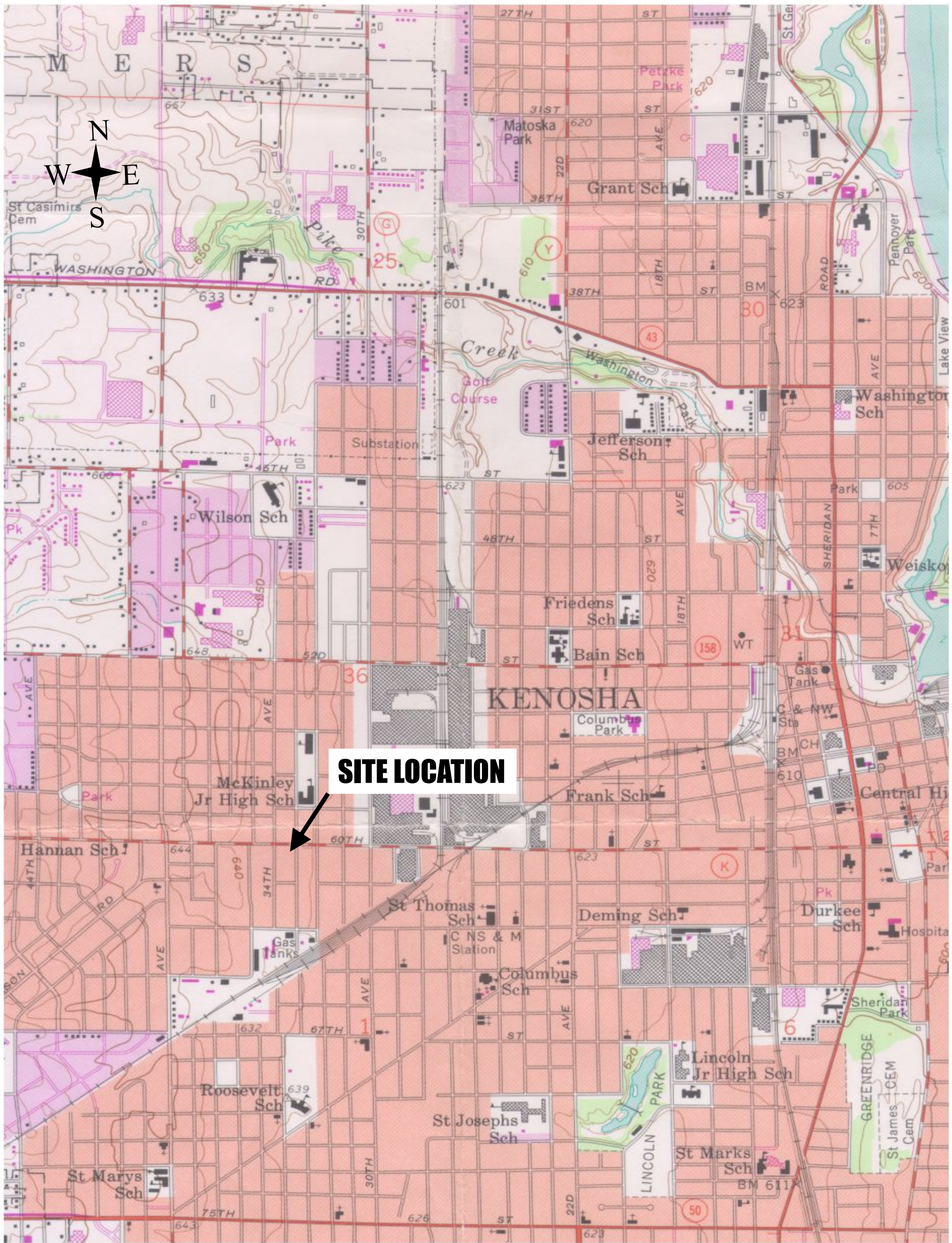
Not applicable, no other media of concern were identified at the site. Consequently, sampling of other media was performed.

B.4.c

Not applicable, no other maps or figures are deemed relevant to the site conditions or request for closure.

B.5

Not Applicable, no structures impeded the investigation.



Site Location Map		B.1.a.1
Date Approved:	Figure	
Date Drawn:	3/5/20	
Scale:	3/5/20	
Drawn By:	Not Scaled	
S. Cranley		

Project Title and Address

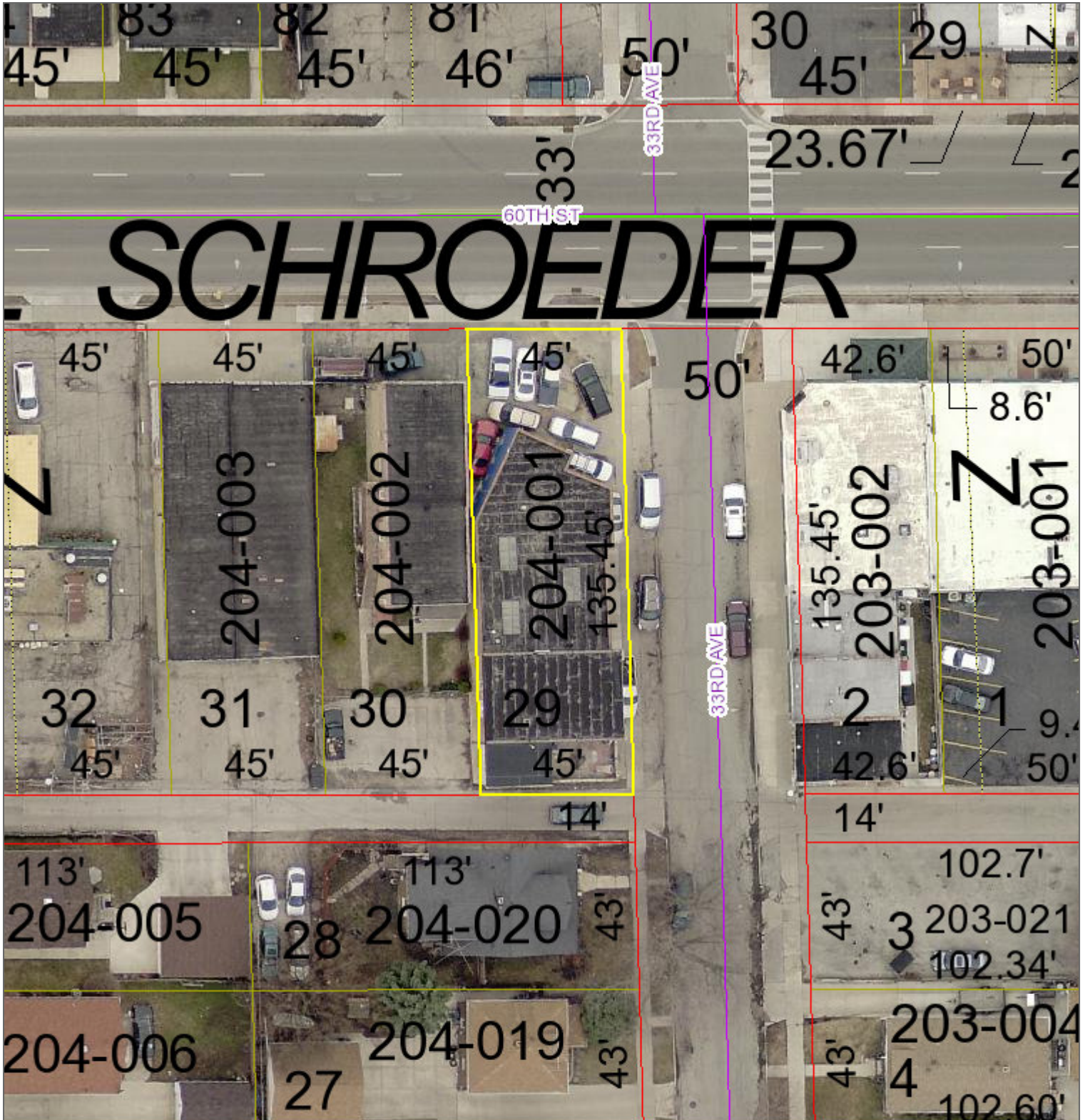
FIGURE B.1.a.1
SITE LOCATION MAP
 Suggar Property
 3301 60th Street
 Kenosha, WI 53144



B.1.a.2. Site Location Map



1 inch = 40 feet
Date Printed: 4/30/2020



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.

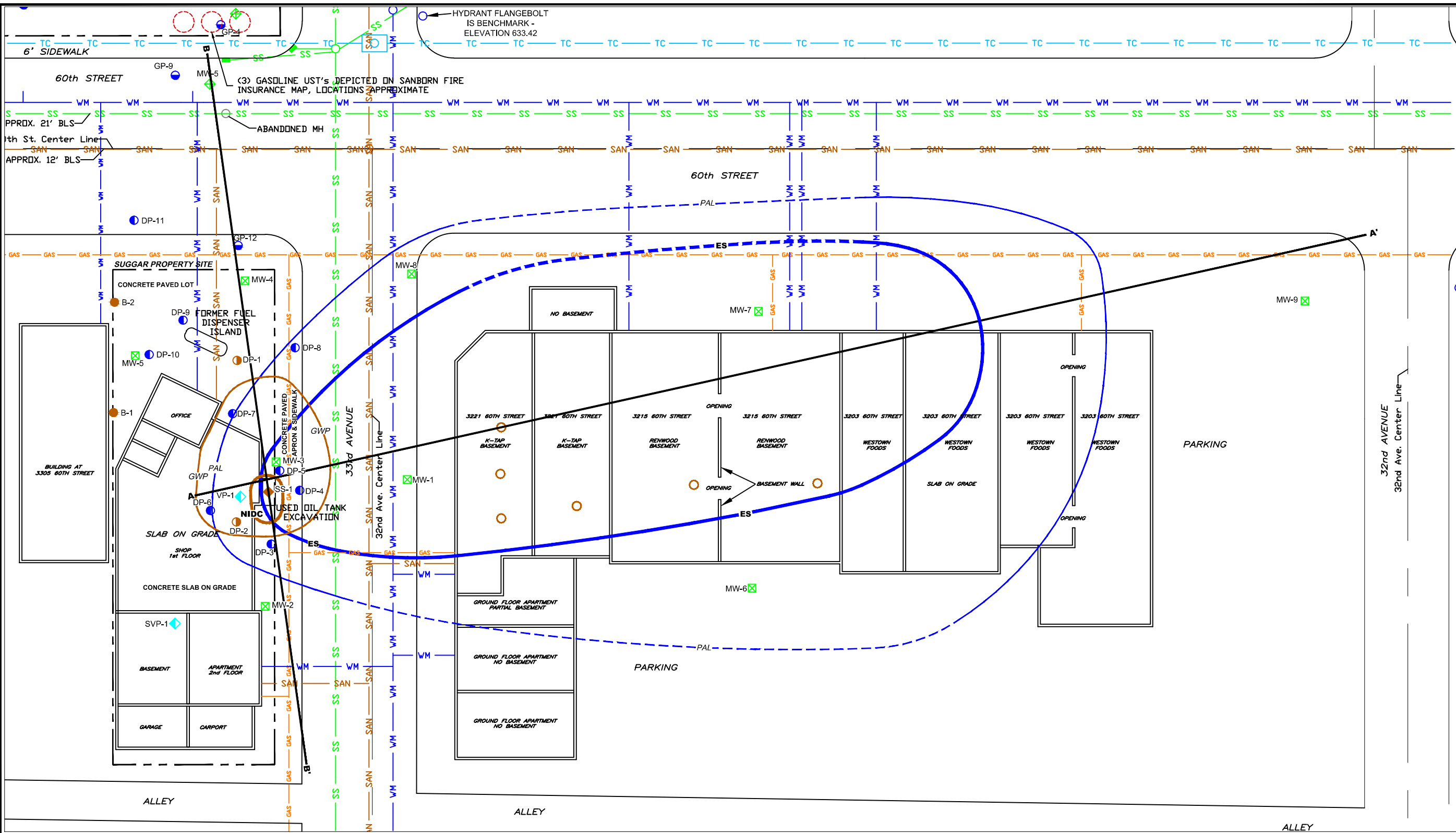


FIGURE B.1.b.1
DETAILED SITE MAP
SUGGAR PROPERTY
3301 60TH STREET
KENOSHA, WISCONSIN

LEGEND

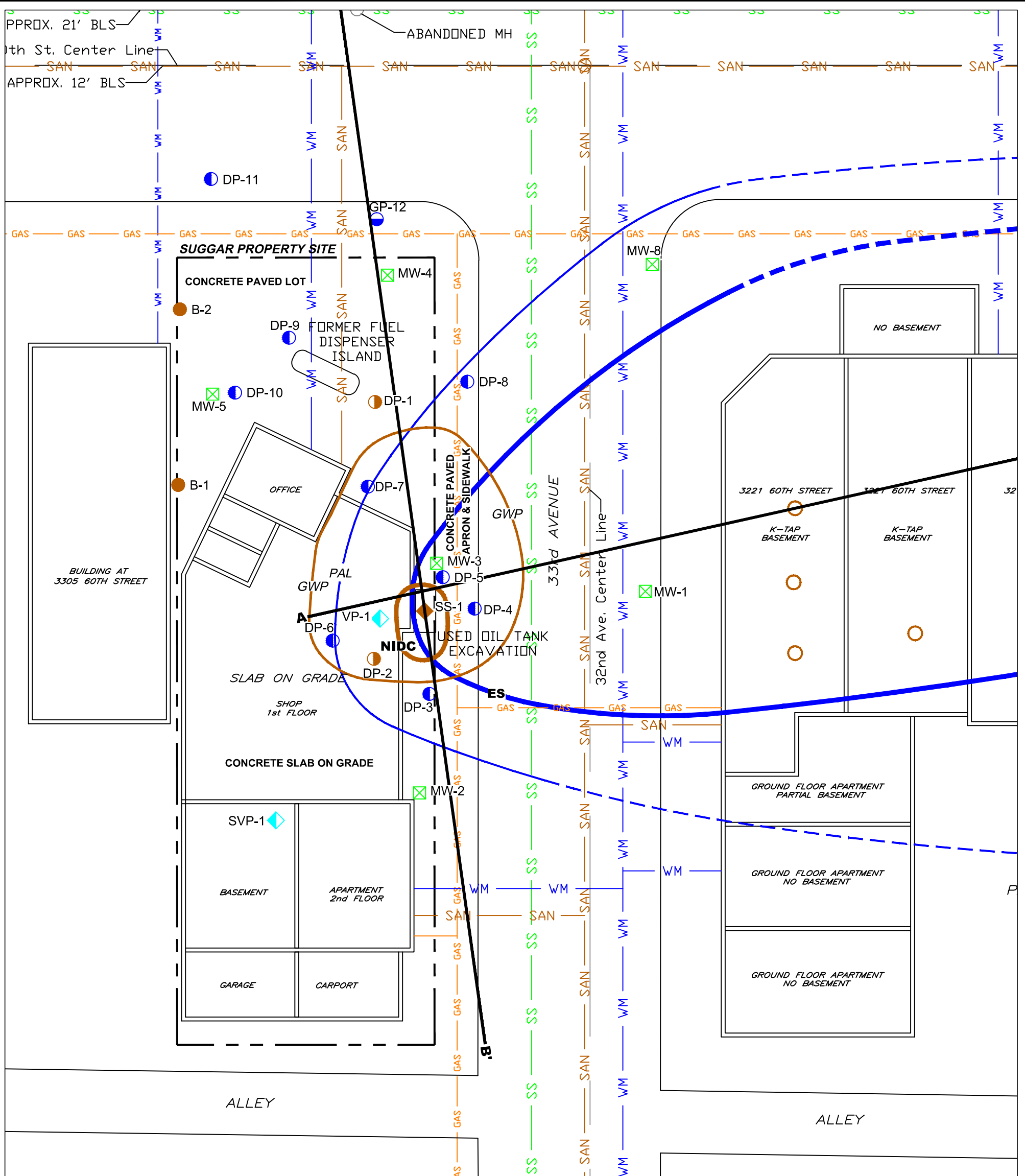
- ☒ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- ⬠ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ⬠ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION
- - FLOOR DRAIN
- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM

- NS - NO SAMPLE
- NE - NO EXCEEDANCE
- ND - NO DETECTS
- NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
- PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS

- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
- PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS

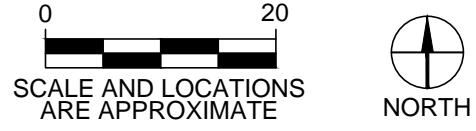


Approved By: S. Cranley	Figure B.1.b.1
Date Approved: 5/26/2021	
Date Drawn: 5/26/2021	
Drawn by: R. Schwartz	



LEGEND

- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> ● - MUELLERS DIRECT-PUSH SOIL BORING LOCATION ● - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION ◆ - MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION ◇ - MUELLERS GROUNDWATER MONITORING WELL LOCATION ● - SUGGAR DIRECT-PUSH SOIL BORING LOCATION ● - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION ◇ - SUGGAR GROUNDWATER MONITORING WELL LOCATION | <ul style="list-style-type: none"> ◆ - TANK CLOSURE SOIL SAMPLE LOCATION ● - 3305 60th STREET PHASE II SOIL BORING LOCATION ○ - FLOOR DRAIN — GAS — - GAS — ELEC — - ELECTRICAL — WM — - WATER — SAN — - SANITARY SEWER — SS — - STORM SEWER — TC — - TELECOM | <ul style="list-style-type: none"> NS - NO SAMPLE NE - NO EXCEEDANCE ND - NO DETECTS NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS | <ul style="list-style-type: none"> NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS |
|--|--|---|--|

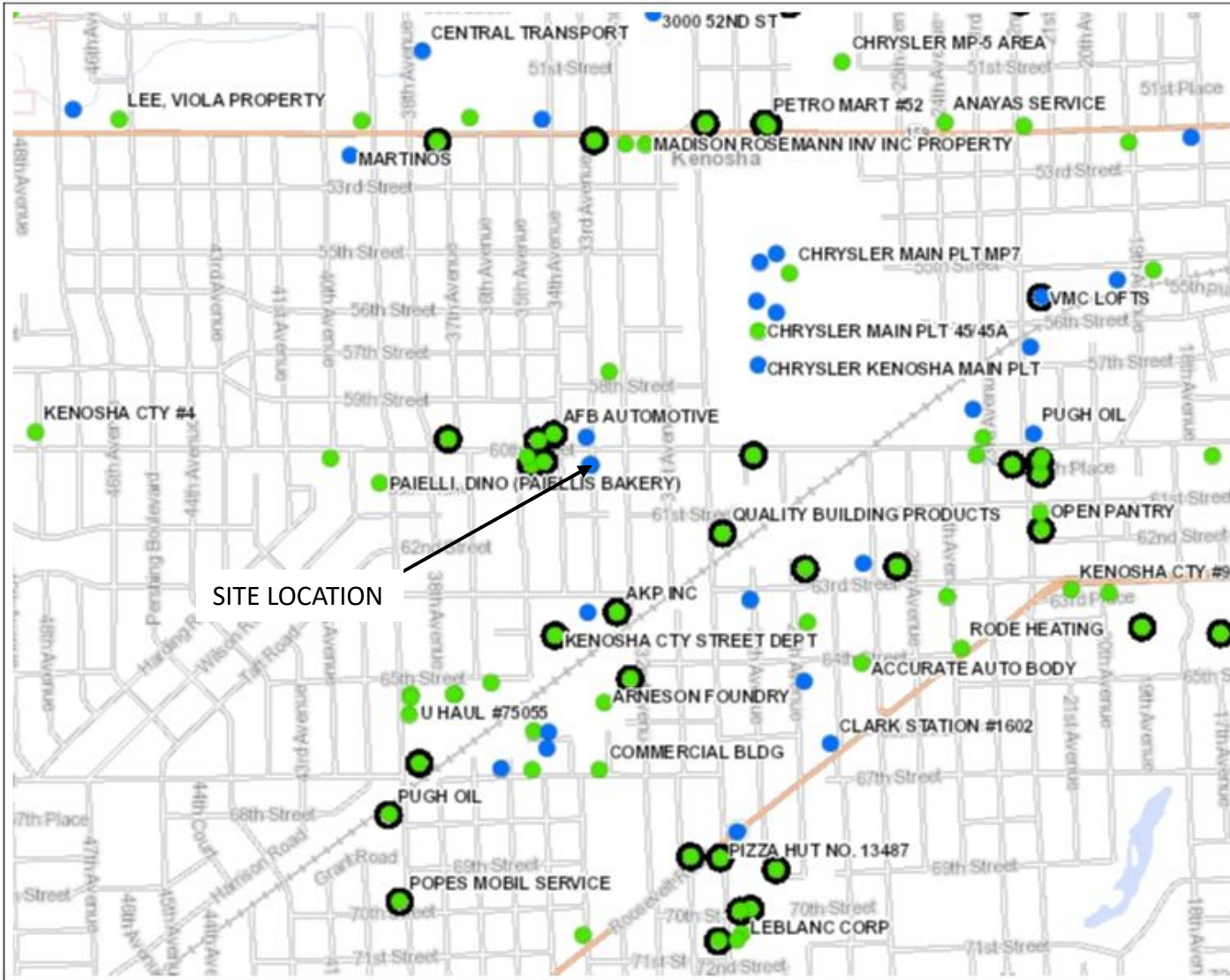


Approved By: S. Cranley
 Date Approved: 5/26/2021
 Date Drawn: 5/26/2021
 Drawn by: R. Schwartz

FIGURE B.1.b.2
DETAILED SITE MAP CLOSEUP
SUGGAR PROPERTY
 3300 & 3301 60TH STREET
 Kenosha, WI 53142



RR Sites Map



Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Facility-wide Site

B.1.c RR SITES MAP

0.5 0 0.25 0.5 Miles

NAD_1983_HARN_Wisconsin_TM

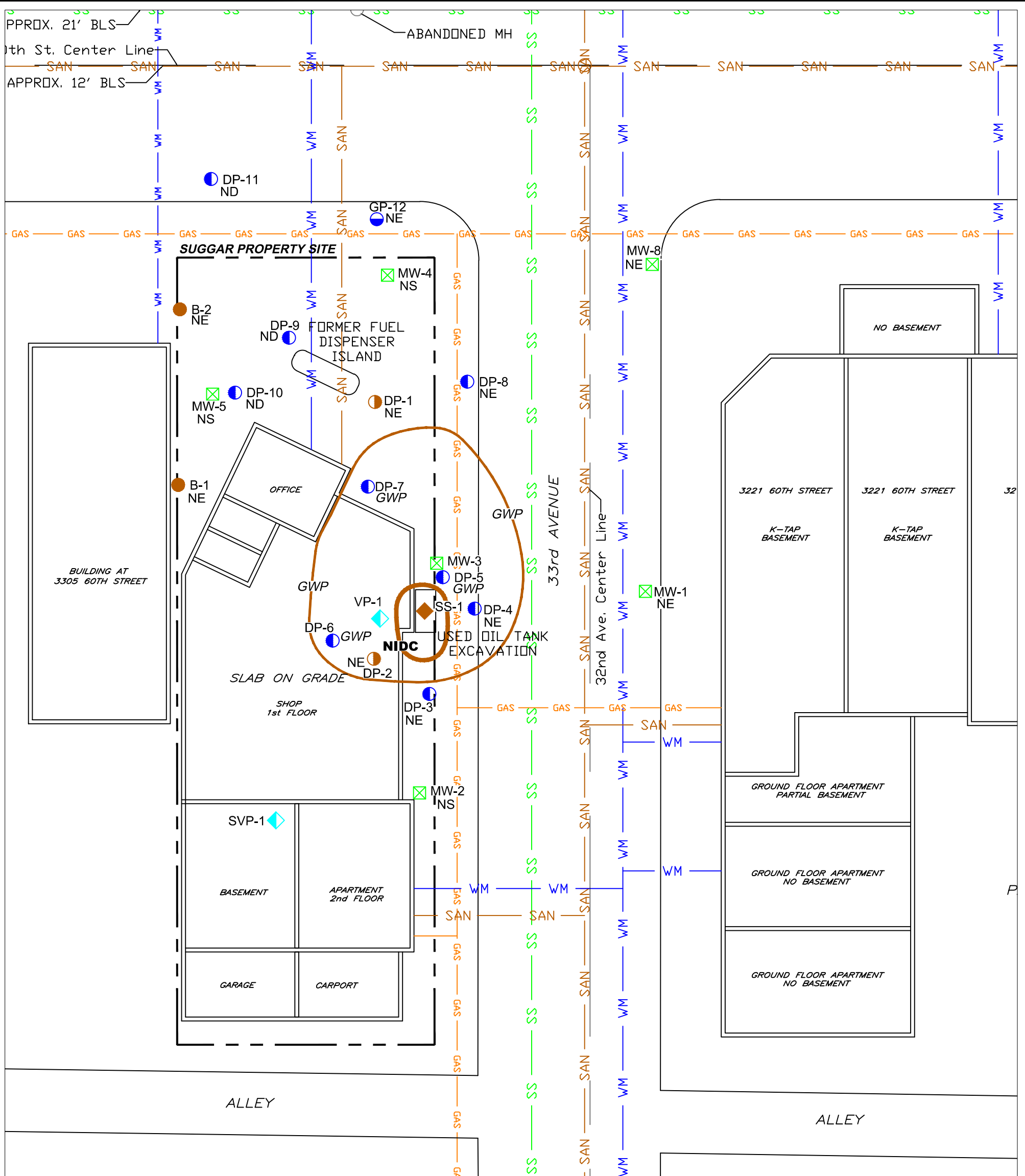
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DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information 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

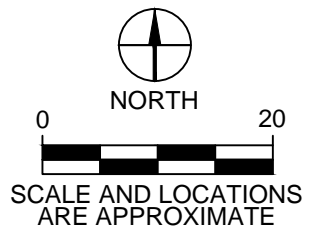



LEGEND

- SUGGAR GROUNDWATER MONITORING WELL LOCATION
- SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- TANK CLOSURE SOIL SAMPLE LOCATION
- 3305 60th STREET PHASE II SOIL BORING LOCATION

- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM

- NS - NO SAMPLE
- NE - NO EXCEEDANCE
- ND - NO DETECTS
- NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS





262-237-4351

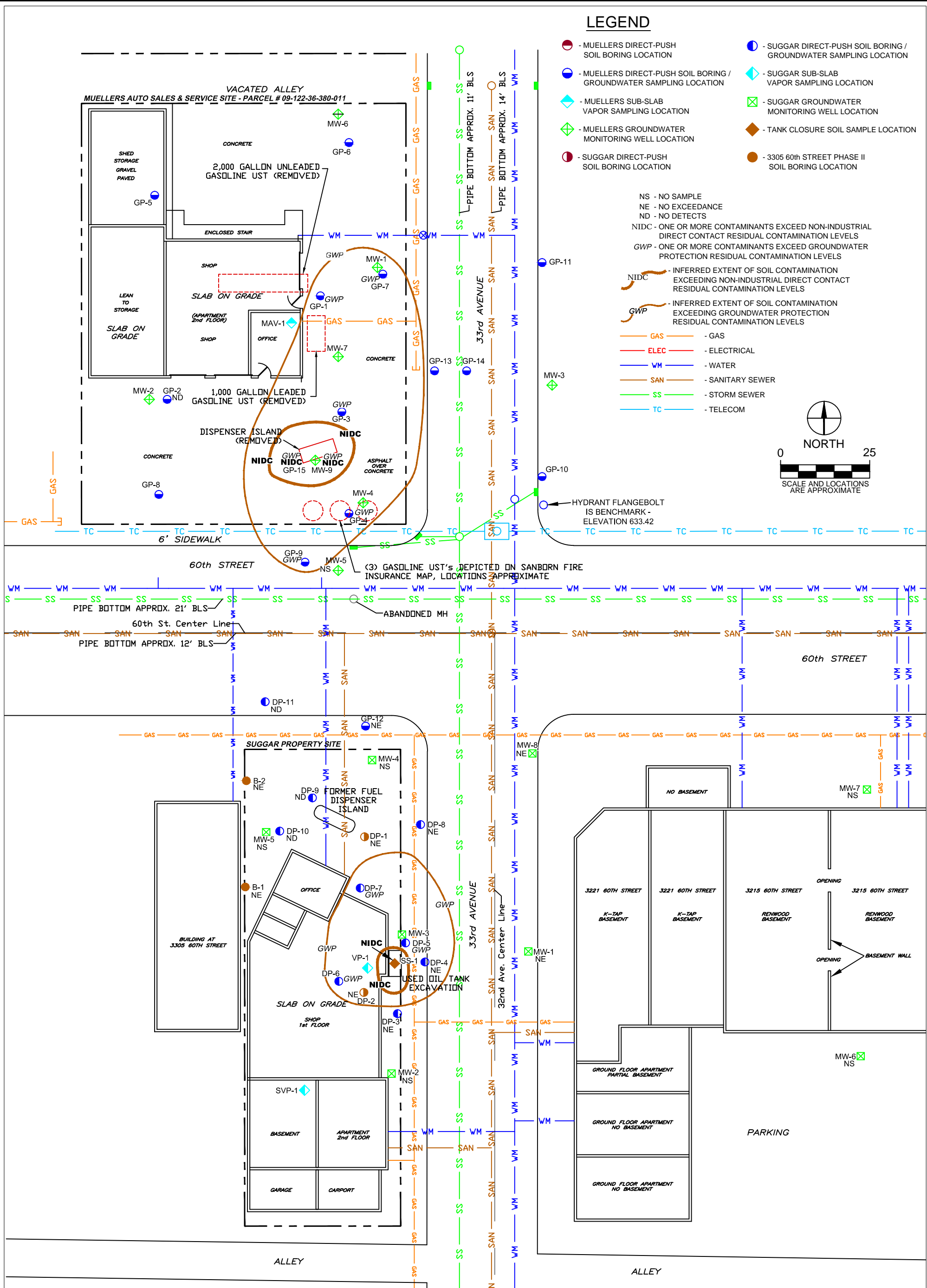
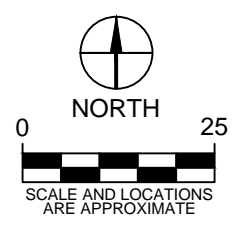
Approved By: S. Cranley	Figure B.2.a.1
Date Approved: 5/1/2020	
Date Drawn: 5/1/2020	
Drawn by: R. Schwartz	

FIGURE B.2.a.1
SOIL CONTAMINATION
SUGGAR PROPERTY
 3300 & 3301 60TH STREET
 Kenosha, WI 53142

LEGEND

- - MUELLERS DIRECT-PUSH SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION
- ◇ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- ◇ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION

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- - GAS
- - ELEC
- - WM
- - SAN
- - SS
- - TC

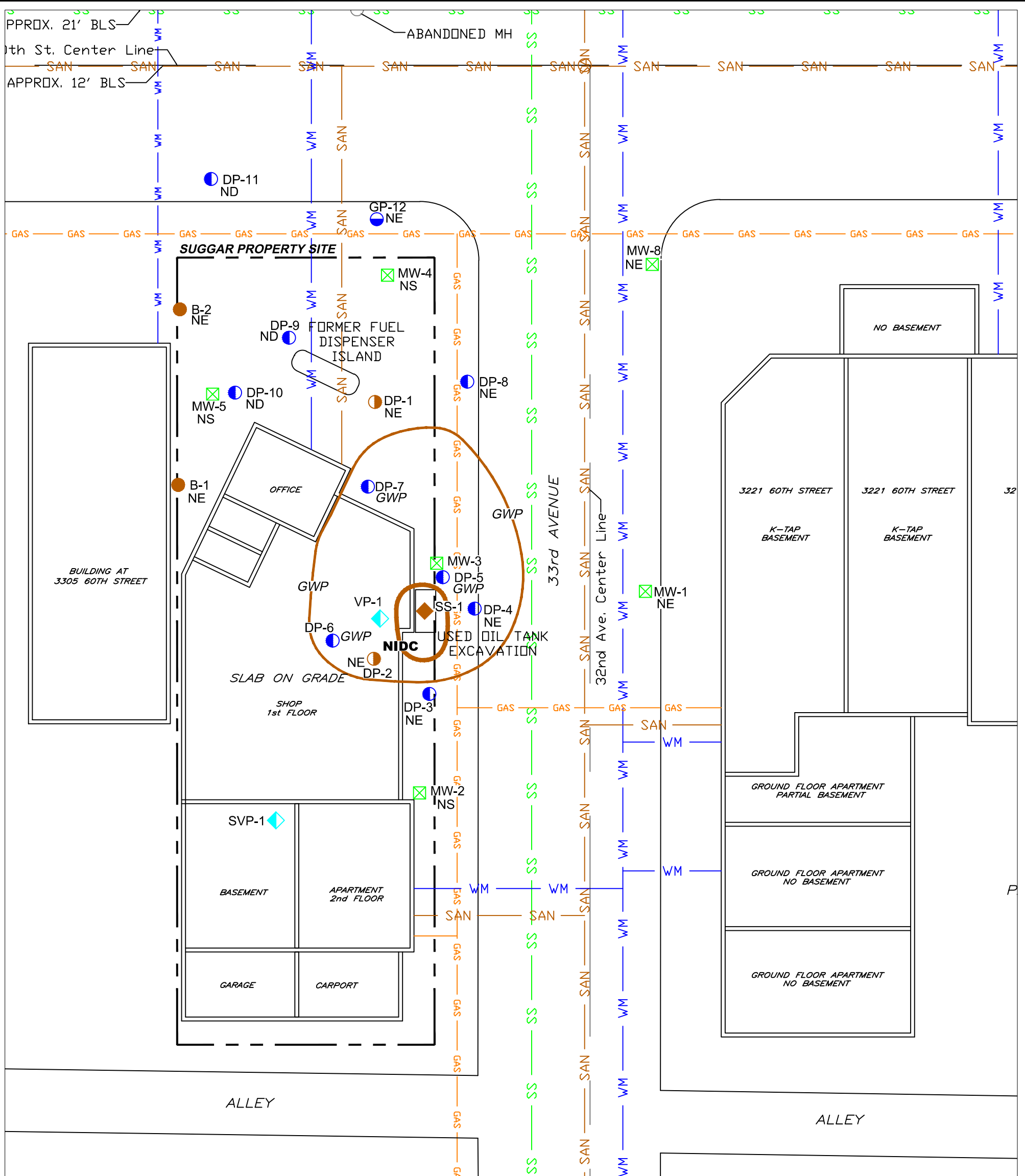


262-237-4351

Approved By:
S. Cranley
Date Approved:
5/1/2020
Date Drawn:
5/1/2020
Drawn by:
R. Schwartz

Figure
B.2.a.2

FIGURE B.2.a.2
SOIL CONTAMINATION
SUGGAR PROPERTY, MUELLERS AUTO SALES & SERVICE
3300 & 3301 60TH STREET
Kenosha, WI 53142

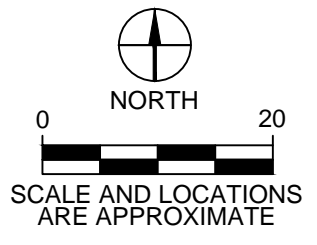


LEGEND

- SUGGAR GROUNDWATER MONITORING WELL LOCATION
- SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
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- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS





262-237-4351

Approved By: S. Cranley	Figure B.2.b.1
Date Approved: 5/1/2020	
Date Drawn: 5/1/2020	
Drawn by: R. Schwartz	

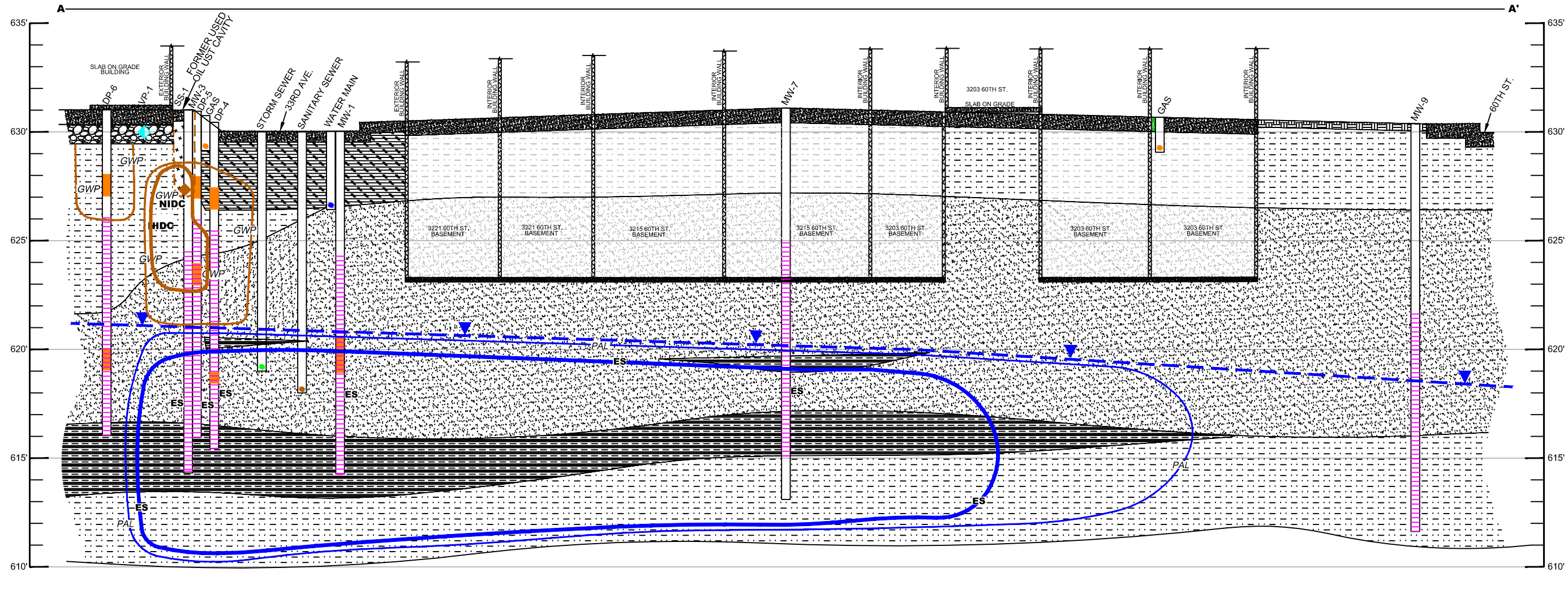
FIGURE B.2.b.1

RESIDUAL SOIL CONTAMINATION

SUGGAR PROPERTY

3300 & 3301 60TH STREET
Kenosha, WI 53142

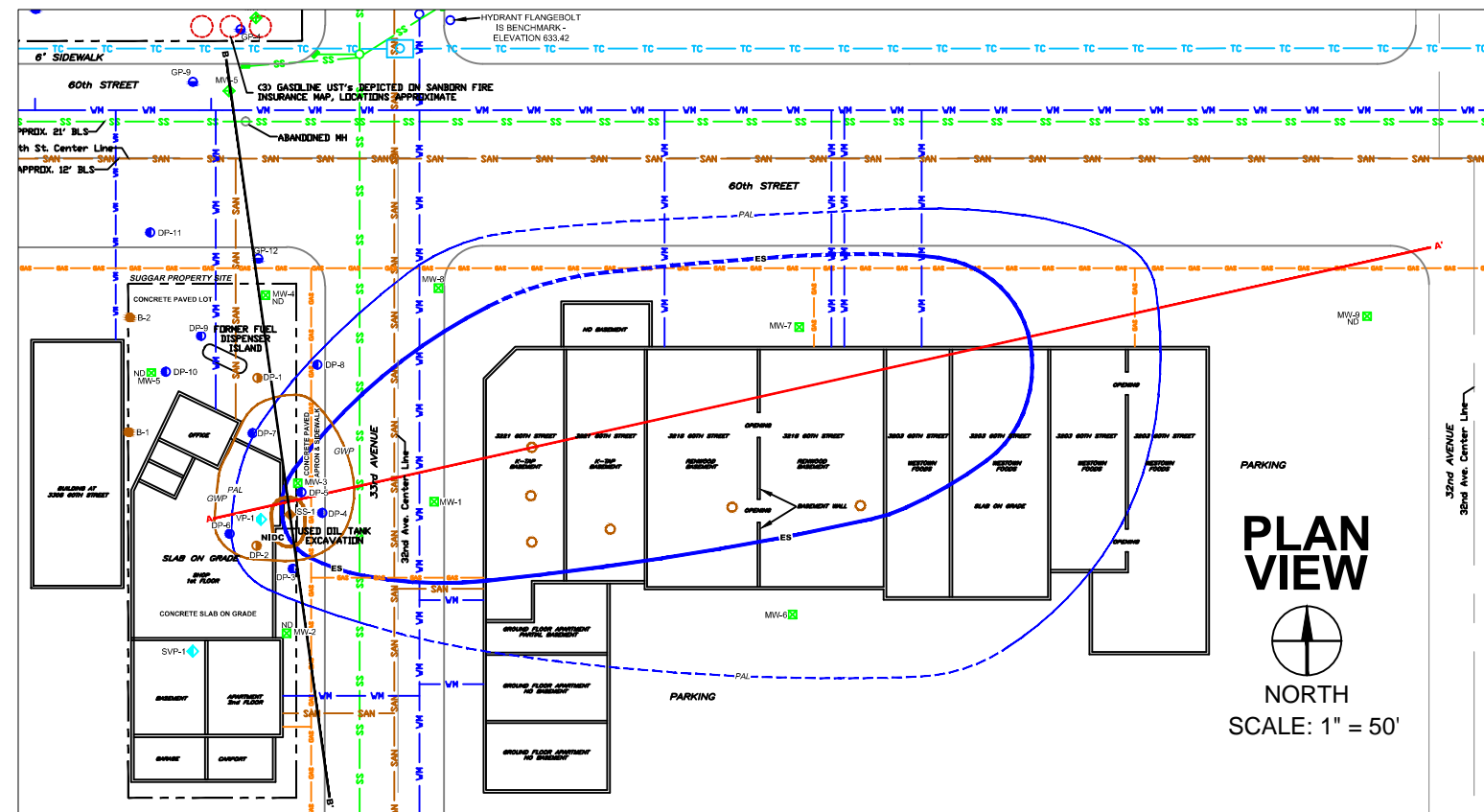
FIGURE B.3.a.1 GEOLOGICAL CROSS-SECTION A-A' SUGGAR PROPERTY 3301 60TH STREET KENOSHA, WISCONSIN



HORIZONTAL SCALE: 1" = 25'
VERTICAL SCALE: 1" = 5'

LEGEND

- | | | | | | |
|--|---|------|---|--|---|
| | CONCRETE PAVEMENT | | WELL SCREEN INTERVAL | | SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION |
| | ASPHALT PAVEMENT | | LABORATORY SOIL SAMPLE INTERVAL | | TANK CLOSURE SOIL SAMPLE LOCATION |
| | COURSE SAND AND GRAVEL TANK CAVITY FILL | | BURIED UTILITY TRENCH (APPROXIMATE) | | WATER TABLE 6/13/2019 |
| | AGGREGATE BASE COURSE | ES | - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS | | |
| | VERY FINE TO COURSE SAND | PAL | - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS | | |
| | CLAY | ES | - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS | | |
| | SILT | PAL | - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS | | |
| | CLAY, SAND, GRAVEL FILL | NIDC | - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS | | |
| | | GWP | - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS | | |
| | | NIDC | - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS | | |
| | | GWP | - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS | | |



Approved By: S. Cranley	Figure
Date Approved: 5/26/2021	B.3.a.1
Date Drawn: 5/1/2020	
Drawn by: 5/26/2021	

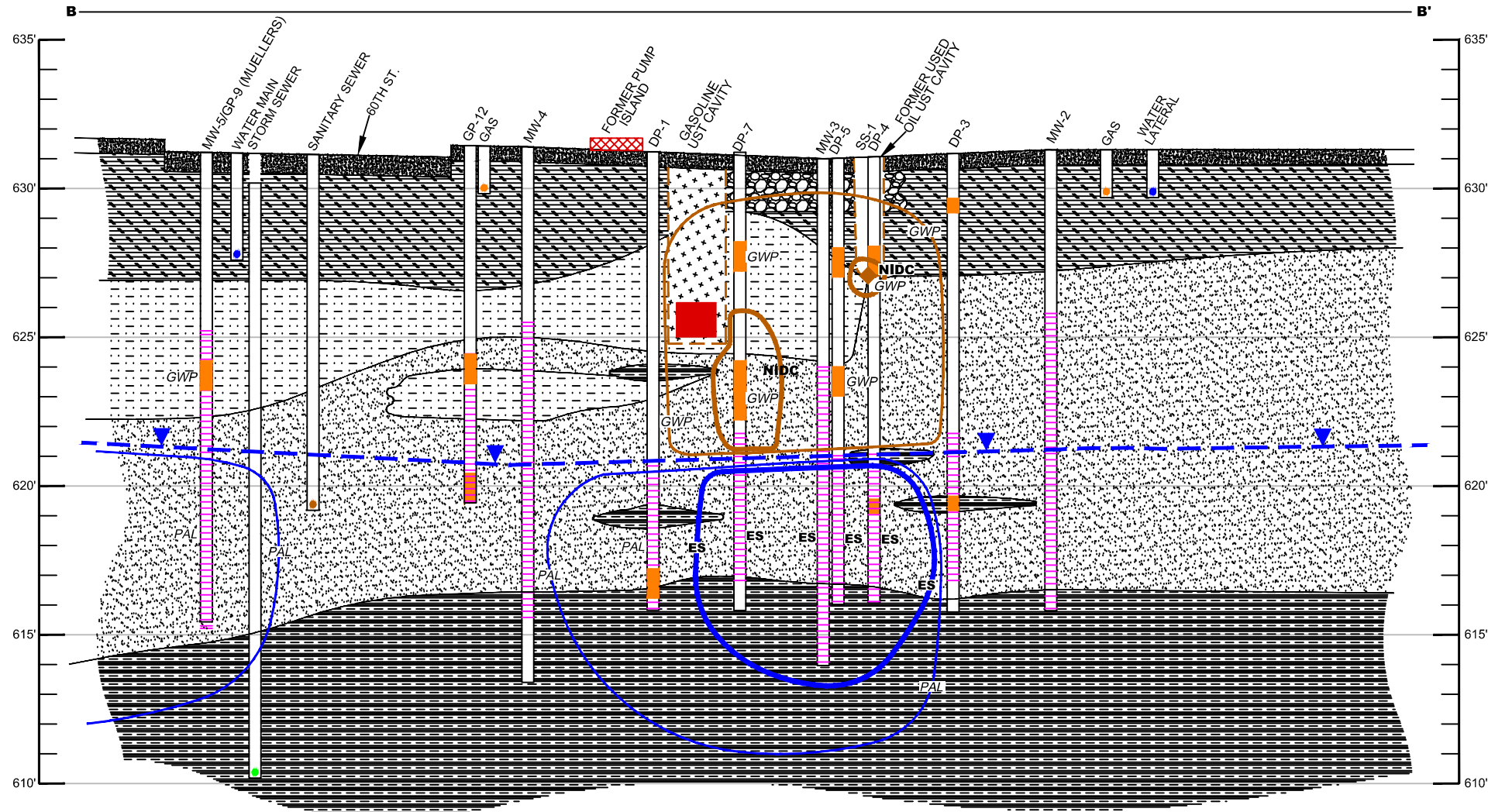










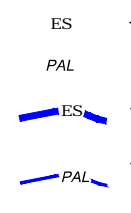


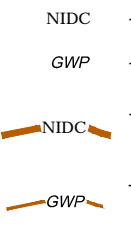


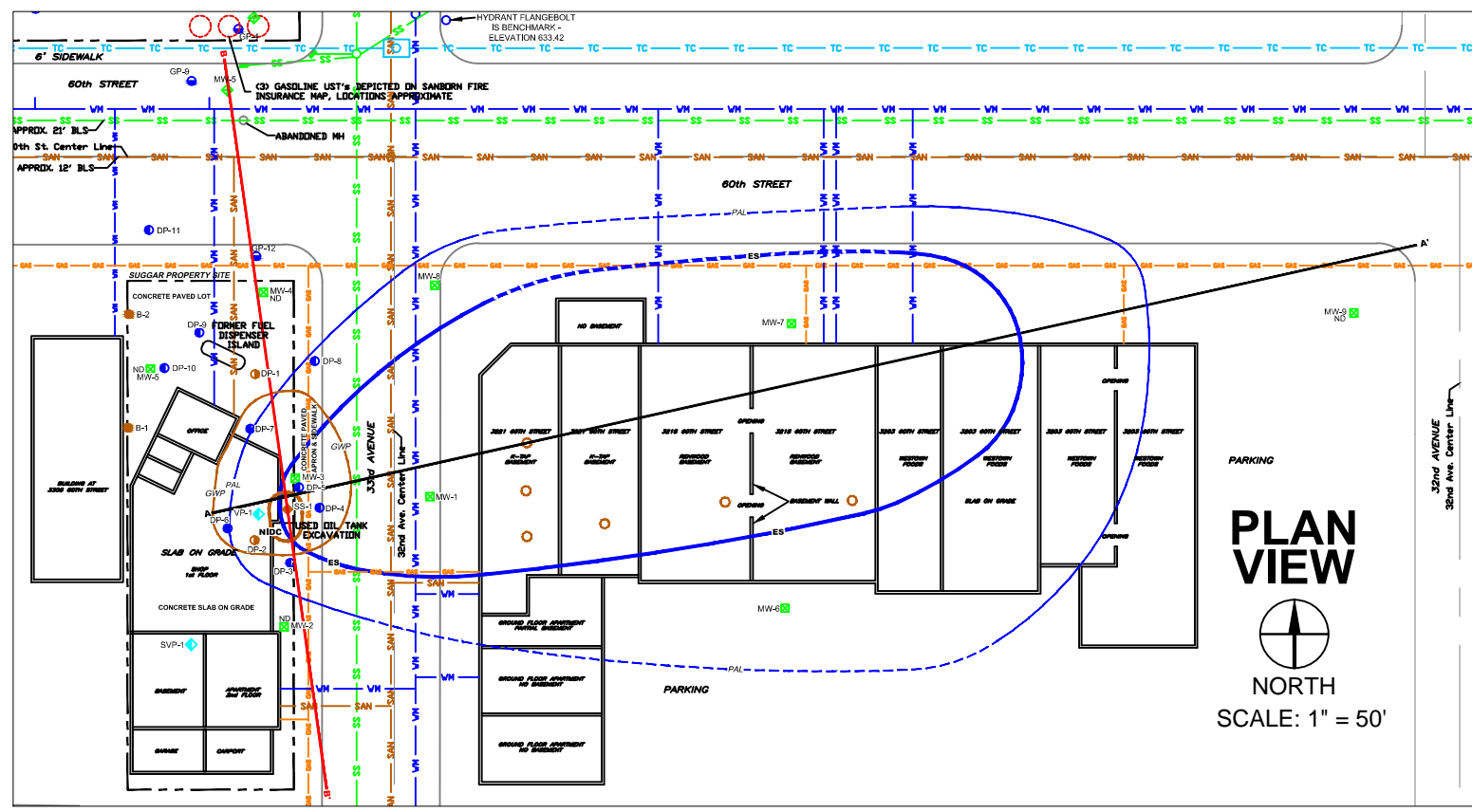


FIGURE B.3.a.2
GEOLOGICAL CROSS-SECTION B-B'
SUGGAR PROPERTY
3301 60TH STREET
KENOSHA, WISCONSIN

HORIZONTAL SCALE: 1" = 25'
VERTICAL SCALE: 1" = 5'

LEGEND

- | | | | | | |
|--|---|---|--|---|---|
|  | CONCRETE PAVEMENT |  | WELL SCREEN INTERVAL |  | SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION |
|  | COURSE SAND AND GRAVEL TANK CAVITY FILL |  | LABORATORY SOIL SAMPLE INTERVAL |  | TANK CLOSURE SOIL SAMPLE LOCATION |
|  | AGGREGATE BASE COURSE |  | BURIED UTILITY TRENCH (APPROXIMATE) |  | WATER TABLE 6/13/2019 |
|  | VERY FINE TO COURSE SAND |  | ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS
ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS |  | THREE GASOLINE USTs CLOSED IN PLACE |
|  | CLAY |  | NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS | | |
|  | SILT | | | | |
|  | CLAY, SAND, GRAVEL FILL | | | | |



Approved By: **S. Cranley**
Date Approved: **5/26/2021**
Date Drawn: **5/26/2021**
Drawn by: **R. Schwartz**

Figure **B.3.a.2**

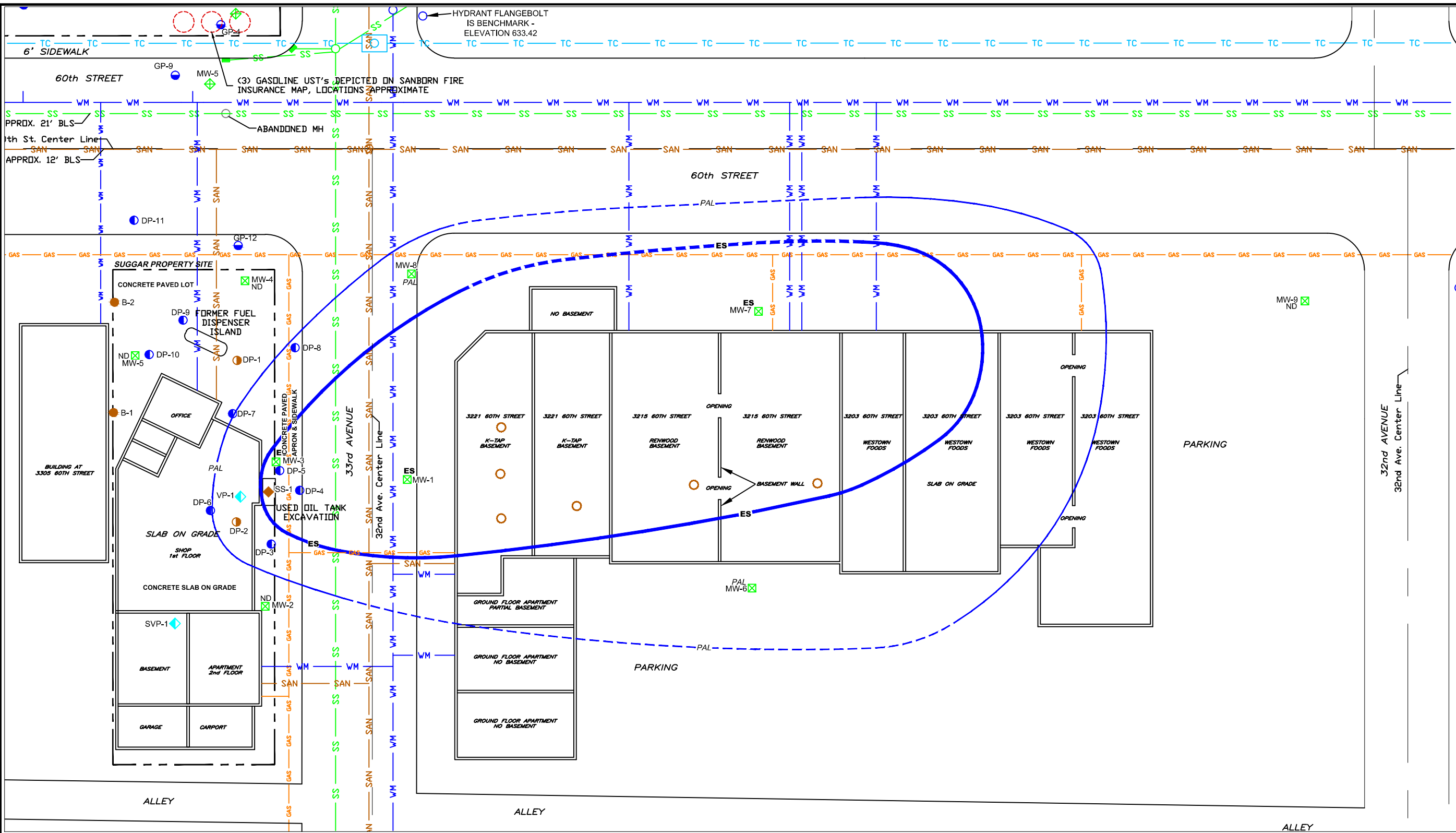


FIGURE B.3.b.1
GROUNDWATER ISOCONCENTRATION
SUGGAR PROPERTY
3301 60TH STREET
KENOSHA, WISCONSIN

LEGEND

- | | | | |
|--|--|--------|---|
| - SUGGAR GROUNDWATER MONITORING WELL LOCATION | - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION | - GAS | - NO DETECTS |
| - MUELLERS GROUNDWATER MONITORING WELL LOCATION | - TANK CLOSURE SOIL SAMPLE LOCATION | - ELEC | - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS |
| - SUGGAR DIRECT-PUSH SOIL BORING LOCATION | - 3305 60th STREET PHASE II SOIL BORING LOCATION | - WM | - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS |
| - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION | - FLOOR DRAIN | - SAN | - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS |
| - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION | | - SS | - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS |
| | | - TC | |



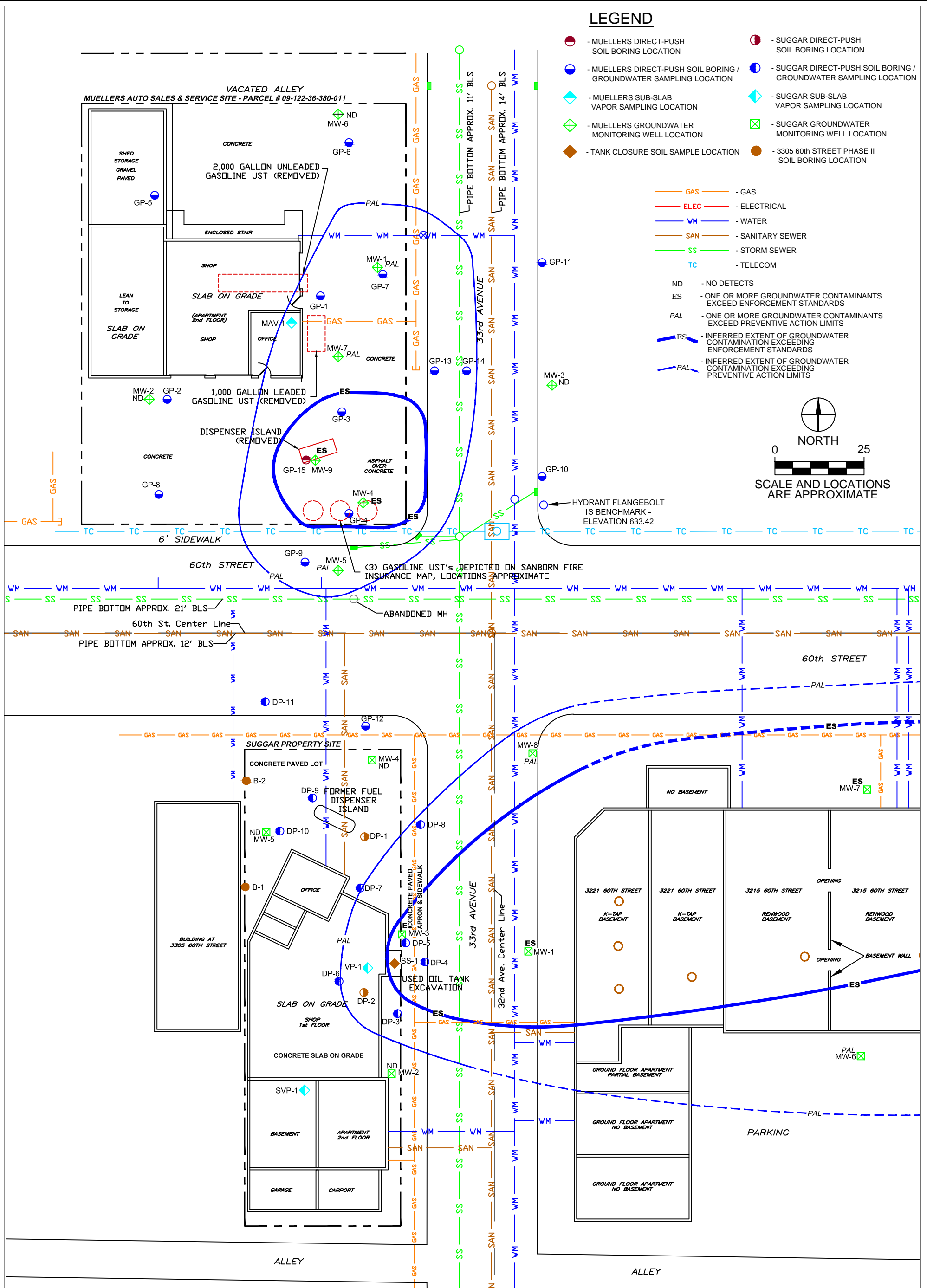
Approved By: S. Cranley	Figure
Date Approved: 5/26/2021	B.3.b.1
Date Drawn: 5/26/2021	
Drawn by: R. Schwartz	

LEGEND

- - MUELLERS DIRECT-PUSH SOIL BORING LOCATION
 - - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
 - ◆ - MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION
 - ◆ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
 - ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
 - - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
 - - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
 - ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
 - ◆ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
 - - 3305 60th STREET PHASE II SOIL BORING LOCATION
-
- GAS - GAS
 - ELEC - ELECTRICAL
 - WM - WATER
 - SAN - SANITARY SEWER
 - SS - STORM SEWER
 - TC - TELECOM
-
- ND - NO DETECTS
 - ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
 - PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS
 - ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
 - PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS



0 25
SCALE AND LOCATIONS ARE APPROXIMATE



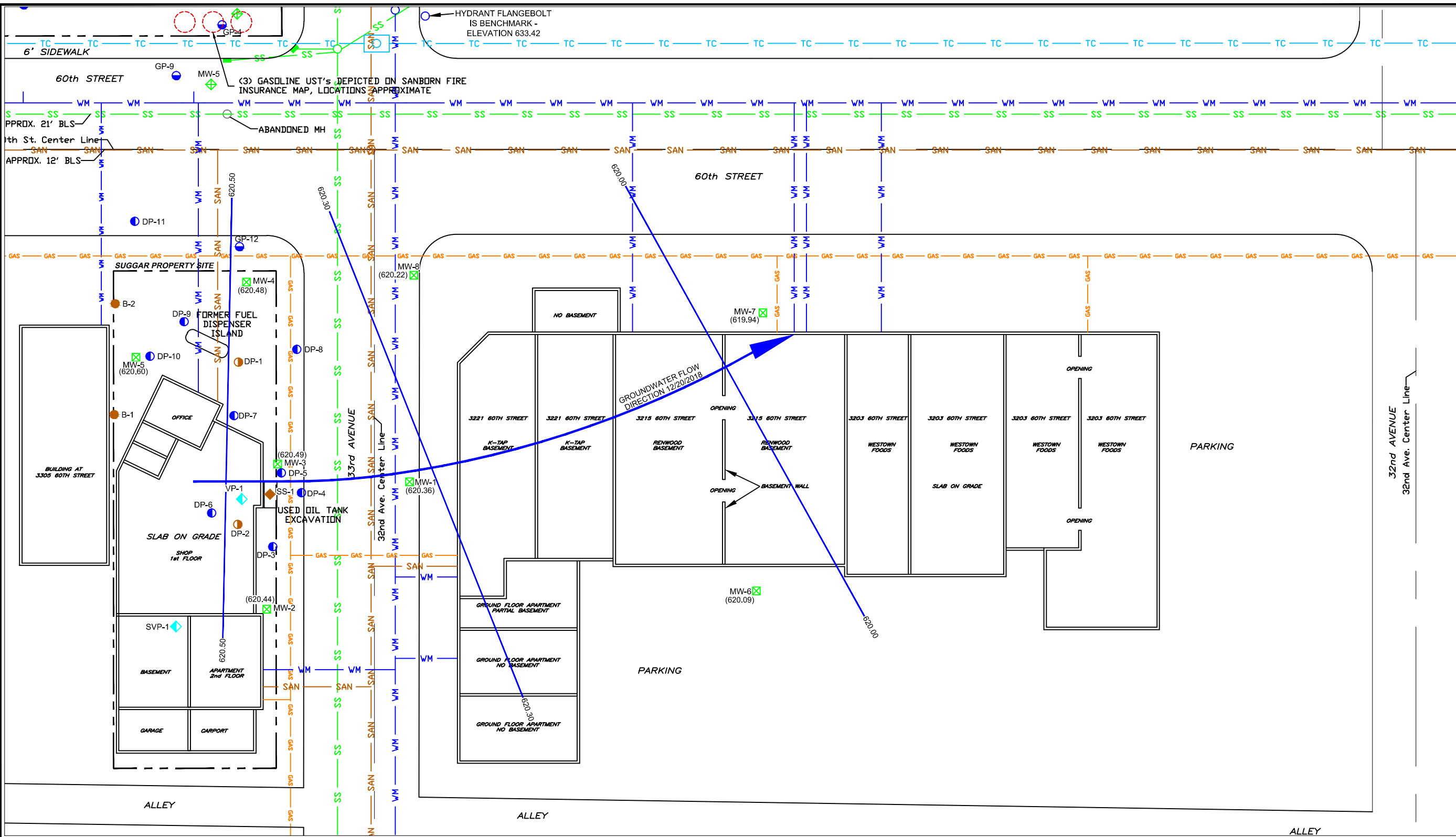
262-237-4351

Approved By: S. Cranley
 Date Approved: 5/26/2021
 Date Drawn: 5/26/2021
 Drawn by: R. Schwartz



















Figure B.3.b.2

FIGURE B.3.b.2
GROUNDWATER ISOCONCENTRATIONS 6/13/2019
SUGGAR PROPERTY, MUELLERS AUTO SALES & SERVICE
 3300 & 3301 60TH STREET
 Kenosha, WI 53142

FIGURE B.3.C.1 GROUNDWATER FLOW DIRECTION 12/20/2018 SUGGAR PROPERTY 3301 60TH STREET KENOSHA, WISCONSIN



LEGEND

- | | | | | |
|--|--|---|------------------|---|
|  - SUGGAR GROUNDWATER MONITORING WELL LOCATION |  - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION |  - GAS | - GAS |  - INFERRED GROUNDWATER ISO-ELEVATION CONTOUR (FT-MSL) |
|  - MUELLERS GROUNDWATER MONITORING WELL LOCATION |  - TANK CLOSURE SOIL SAMPLE LOCATION |  - ELEC | - ELECTRICAL |  (620.08) - GROUNDWATER ELEVATION (FT-MSL) |
|  - SUGGAR DIRECT-PUSH SOIL BORING LOCATION |  - 3305 60th STREET PHASE II SOIL BORING LOCATION |  - WM | - WATER |  - GROUNDWATER FLOW DIRECTION |
|  - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION |  - FLOOR DRAIN |  - SAN | - SANITARY SEWER | |
|  - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION | |  - SS | - STORM SEWER | |
| | |  - TC | - TELECOM | |



Approved By: S. Cranley	Figure
Date Approved: 5/1/2020	B.3.c.1
Date Drawn: 5/1/2020	
Drawn by: R. Schwartz	

LEGEND

- - MUELLERS DIRECT-PUSH SOIL BORING LOCATION
- - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION

- - GAS
- - ELEC
- - WM
- - SAN
- - SS
- - TC
- - INFERRED GROUNDWATER ISO-ELEVATION CONTOUR (FT-MSL)
- (620.94) - GROUNDWATER ELEVATION (FT-MSL)
- - GROUNDWATER FLOW DIRECTION



NORTH



SCALE AND LOCATIONS ARE APPROXIMATE

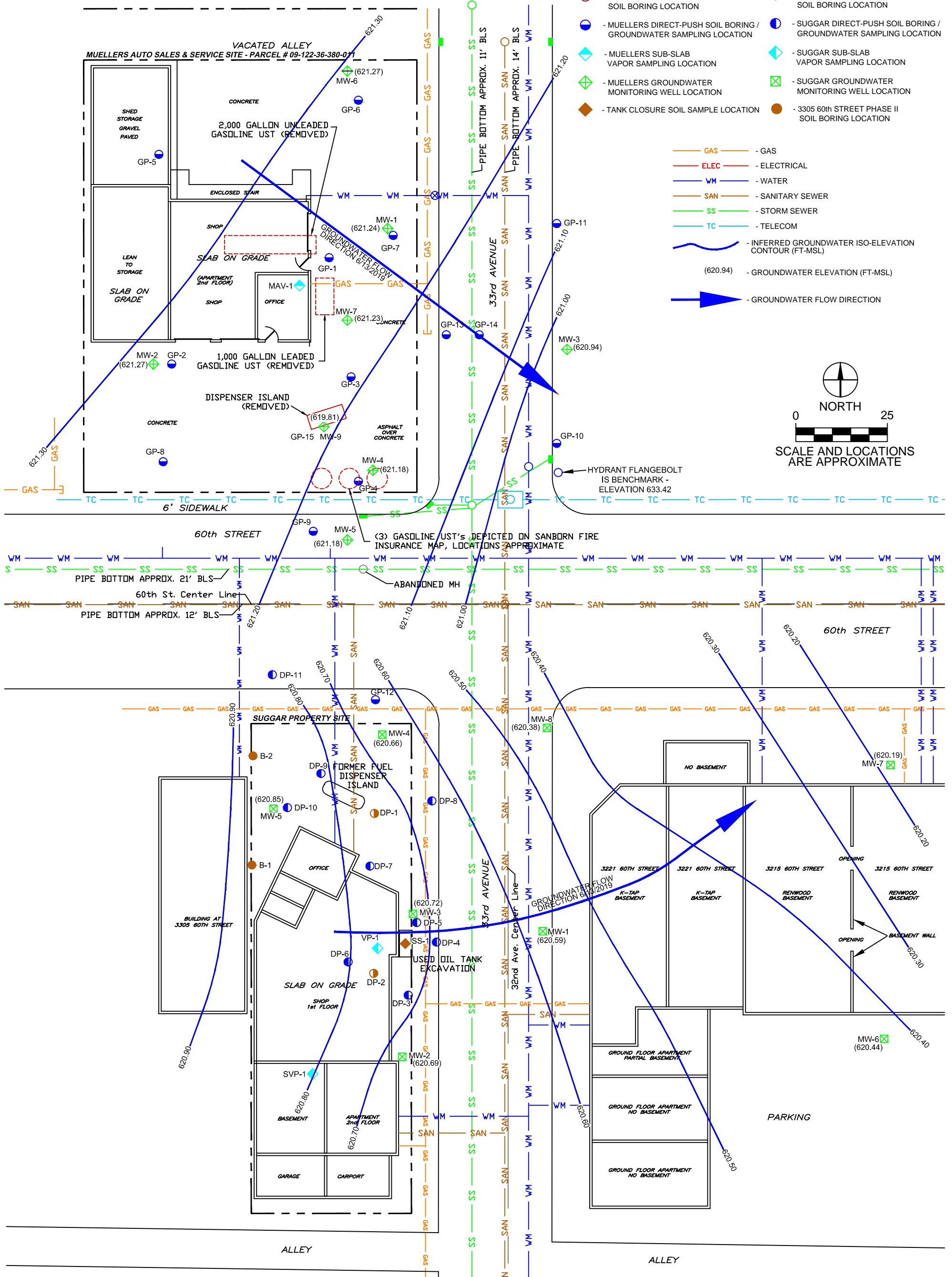


FIGURE B.3.c.2

**GROUNDWATER FLOW DIRECTION 6/13/2019
SUGGAR PROPERTY, MUELLERS AUTO SALES & SERVICE**

3300 & 3301 60TH STREET
Kenosha, WI 53142



262-237-4351

Approved By:
S. Cranley

Date Approved:
5/1/2020

Date Drawn:
5/1/2020

Drawn by:

R. Schwartz

Figure
B.3.c.2

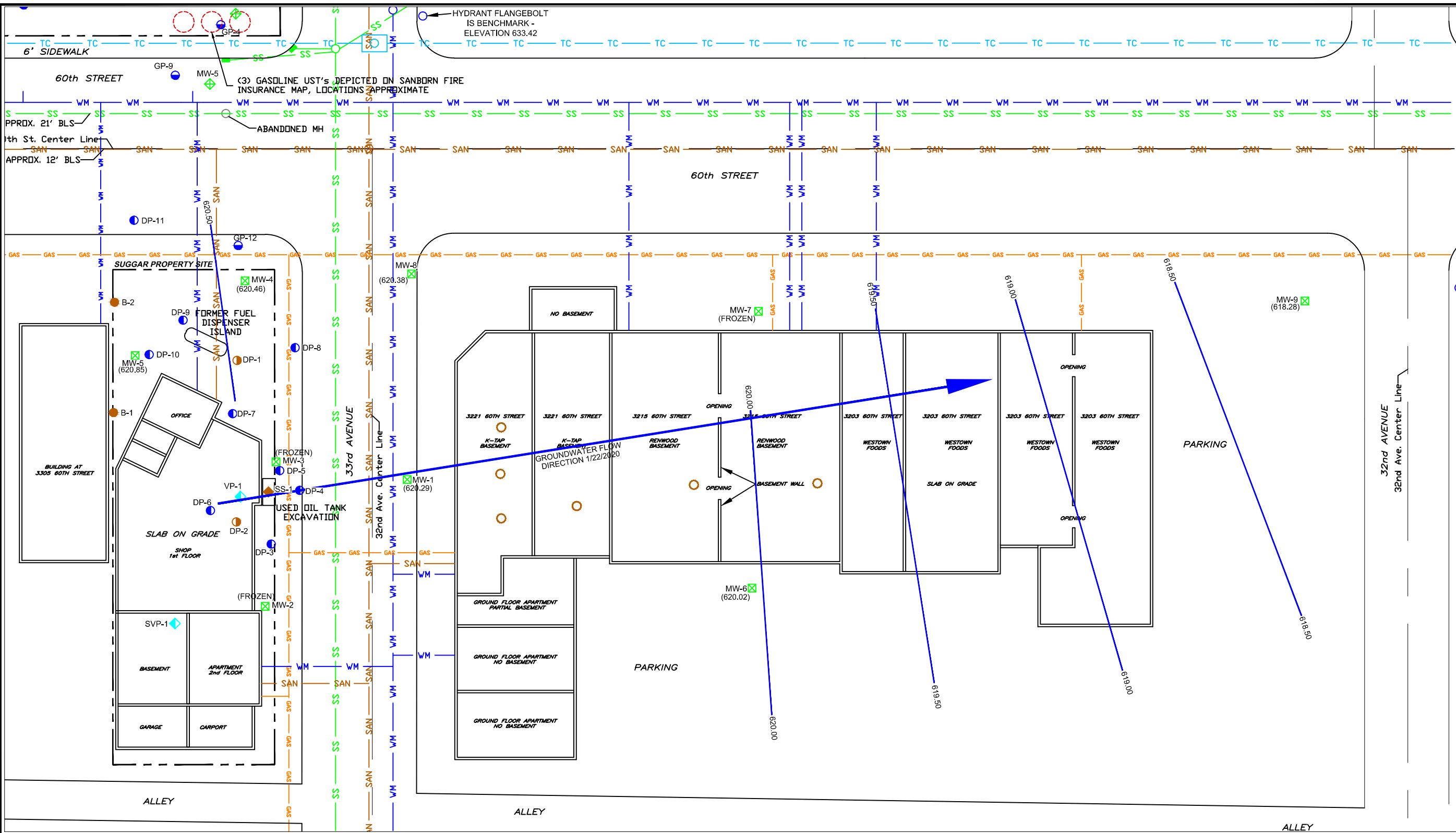


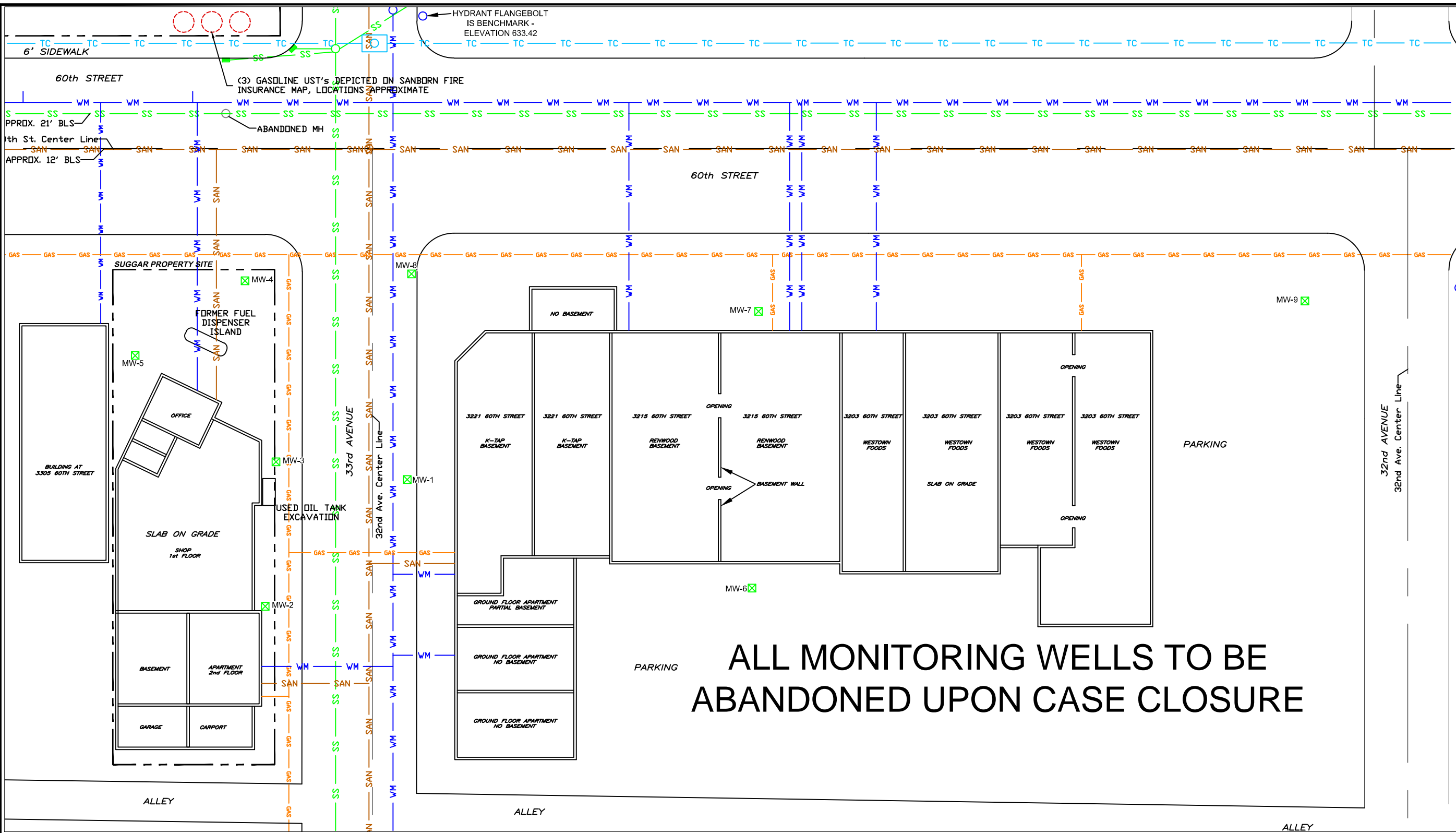
FIGURE B.3.C.3
GROUNDWATER FLOW DIRECTION 1/22/2020
SUGGAR PROPERTY
 3301 60TH STREET
 KENOSHA, WISCONSIN

LEGEND

- - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM
- - INFERRED GROUNDWATER ISO-ELEVATION CONTOUR (FT-MSL)
- (620.08) - GROUNDWATER ELEVATION (FT-MSL)
- ➔ - GROUNDWATER FLOW DIRECTION



Approved By: S. Cranley	Figure B.3.C.3
Date Approved: 5/1/2020	
Date Drawn: 5/1/2020	
Drawn by: R. Schwartz	



**ALL MONITORING WELLS TO BE
ABANDONED UPON CASE CLOSURE**

- LEGEND**
- | | |
|--|---|
| | - SUGGAR GROUNDWATER MONITORING WELL LOCATION |
| | - GAS |
| | - ELECTRICAL |
| | - WATER |
| | - SANITARY SEWER |
| | - STORM SEWER |
| | - TELECOM |

0 25
SCALE AND LOCATIONS ARE APPROXIMATE

NORTH

FIGURE B.3.d
MONITORING WELLS
SUGGAR PROPERTY
3301 60TH STREET
KENOSHA, WISCONSIN

Approved By: S. Cranley	Figure
Date Approved: 5/1/2020	B.3.d
Date Drawn: 5/1/2020	
Drawn by: R. Schwartz	

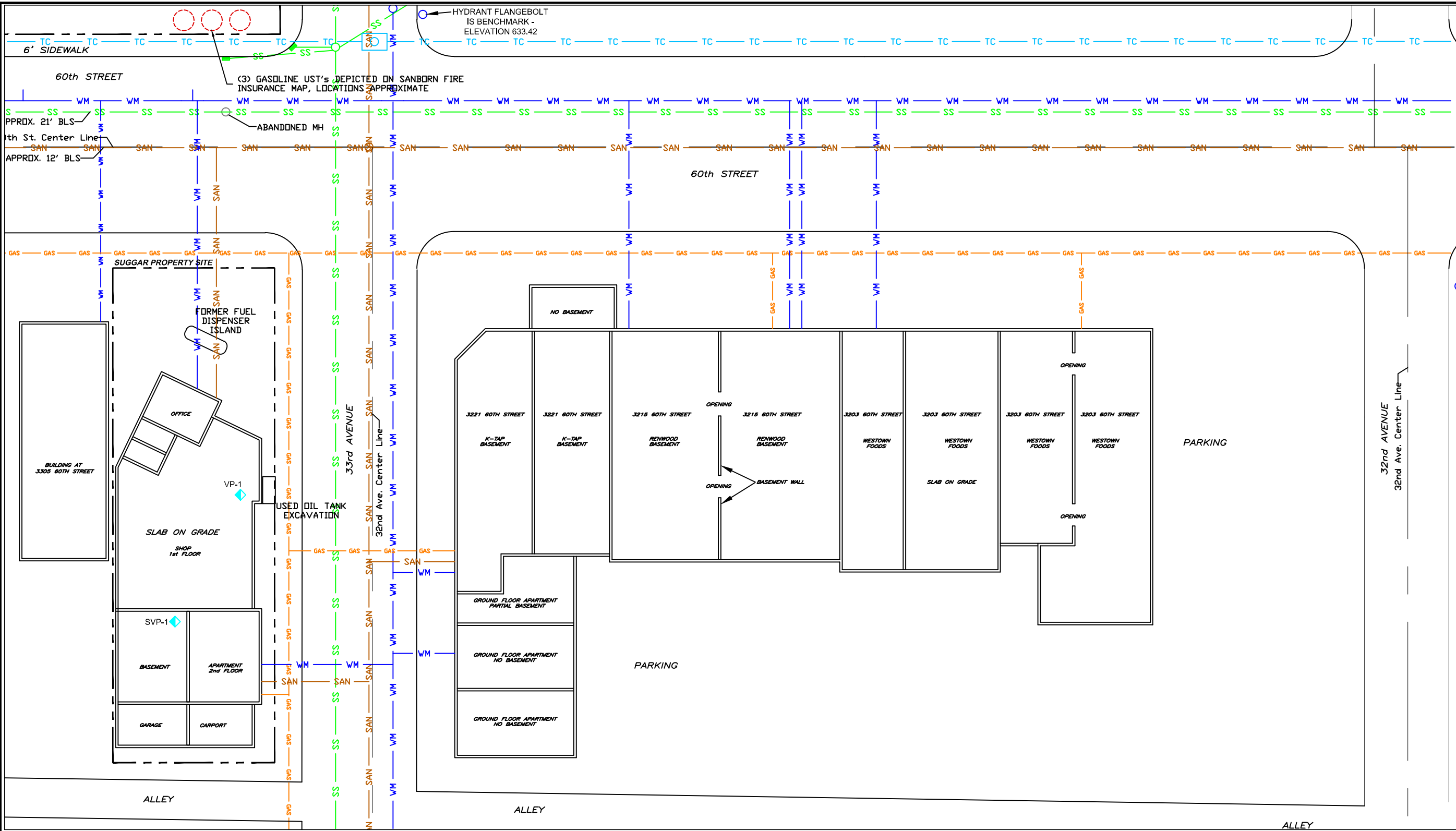









FIGURE B.4.a
VAPOR INTRUSION MAP
SUGGAR PROPERTY
 3301 60TH STREET
 KENOSHA, WISCONSIN

LEGEND

-  - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
-  - GAS
-  - ELEC
-  - WM
-  - SAN
-  - SS
-  - TC
- GAS
- ELECTRICAL
- WATER
- SANITARY SEWER
- STORM SEWER
- TELECOM



Approved By: S. Cranley	Figure
Date Approved: 5/1/2020	B.4.a
Date Drawn: 5/1/2020	
Drawn by: R. Schwartz	

**Closure Request
Suggar Property
3301 – 60th Street
Kenosha, WI**



**ATTACHMENT C
Documentation of Remedial Action**

Attachment C Explanations

C.1.

All of the site investigation documentation has been previously submitted.

C.2.

All of the investigative waste has been properly disposed and the documentation has been previously submitted.

C.3.

Midwest used the Department's RCL Spreadsheet from December 2018 to determine the RCLs used on the Soil Analytical Tables A.2. and A.3.

C.4.

Not applicable, no remedial system was installed.

C.5.

Not applicable, no remedial system was installed.

C.6.

Not Applicable.

**Closure Request
Suggar Property
3301 – 60th Street
Kenosha, WI**



**ATTACHMENT D
Maintenance Plan and Photographs**

COVER or BARRIER MAINTENANCE PLAN
(to be included in Form 4400-202, as Attachment D)

May 5, 2020

Suggar Property site Located at:

3301 – 60th St. Kenosha, WI 53144

DNR BRRTS: 03-30-004964, FID: 23015610

Lot 29, Paul Schroeder Subdivision, being part of the Northwest Quarter of Section 1, Town 1 North, Range 22 East of the Fourth Principal Meridian; lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. Parcel Identification Number: 01-122-01-204-001.

Introduction

This document is the Maintenance Plan for a site surface cover system comprised of the existing site surface, which includes paved, unpaved portions the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing site surface which addresses or occupies the area over the contaminated groundwater plume or soil.

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

- The case file in the DNR Southeast Region office
- [BRRTS on the Web](#) (DNR's internet based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
- [RR Sites Map/GIS Registry layer](#) for a map view of the site, and
- The DNR project manager for Kenosha County.

D.1. Descriptions:

(Form 4400-202, Attachment D, Part D1. – brief description of the type, depth and location of residual contamination, description of the system/cover/barrier to be maintained, and its location on the site, maintenance activities, and contact information.)

Description of Contamination

Soil contaminated by gasoline and used oil at concentrations exceeding residual contaminant levels is located at a depth of approximately 3 to 10 feet in the east central portion of the site and extending under the on-site building and beneath the 33rd Avenue right-of-way to the east.

Groundwater contaminated by petroleum related volatile organic compounds at concentrations exceeding enforcement standards is located at a depth of approximately 10 feet in the east-central portion of the site, under the east side of the onsite building and extending beneath the 33rd Avenue right-of-way to the east and beyond to the 3200 block of 60th Street on the south side of 60th Street. The extent of the soil and groundwater contamination is shown on the attached Detailed Site Map Figure D.1.

Description of the Cover to be Maintained

The cover consists of the concrete paved lot north of the on-site building, including the former fuel dispenser

island area, as well as the concrete pavement between the east side of the onsite building and the sidewalk on the western portion of the 33rd Avenue right-of-way. The cover also includes the slab-on-grade concrete floor in the northeast portion of the onsite building. These areas are paved with 6-inches of concrete. The area of cover to be maintained is illustrated on Figure D.2.

Cover/Building/Slab/Barrier Purpose

The concrete over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. In addition, the pavement will serve to inhibit surface water infiltration that may result in leaching of contaminants to groundwater. Based on the current use of the property, commercial, the barrier should function as intended unless disturbed.

Annual Inspection

The concrete overlying the contaminated soil and as depicted in Figure D.2. will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause 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 contaminated soils have become or are likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection 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 maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

Maintenance Activities

(Form 4400-202, Attachment D, Part D1. – Description of Maintenance Actions required for maximizing effectiveness of the cover/barrier/engineered control, feature or other action for which maintenance is required.)

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 gravel base course overlying the contaminated soil are removed or replaced, the replacement barrier must 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 DNR or its successor.

The property owner, in order to maintain the integrity of the asphalt, gravel, concrete and soil, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner 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 Cover/Barrier

The following activities are prohibited on any portion of the property where pavement 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; or 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 DNR.

Contact Information

(Form 4400-202, Attachment D, Part 1.) Contact Information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.)

May 2020

Site Owner and Operator: Jose Ochoa
3301 – 60th St., Kenosha, WI 53144
(262) 344-9754

Signature:



Consultant: Midwest Environmental Consulting Attn. Sean Cranley
N6395 E. Paradise Rd, Burlington, WI 53105
(262) 237-4351

DNR: Lee Delcore
1155 Pilgrim Rd. Plymouth, WI 53073
(920) 893-8524

D.2 Location Map(s)

Include a location map which shows:

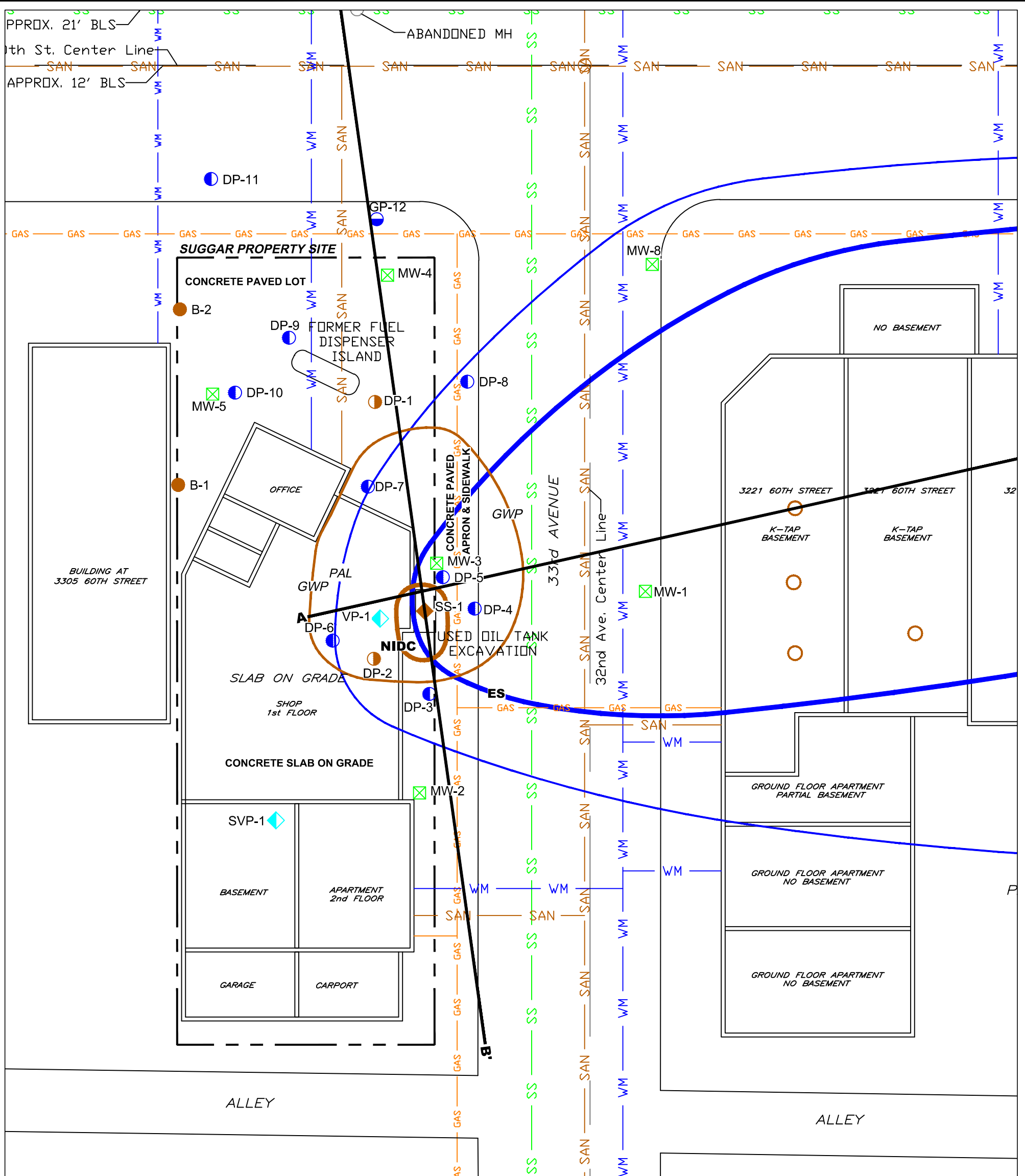
- (1) the feature that requires maintenance;
- (2) the location of the feature(s) that require(s) maintenance: on and off the source property;
- (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;
- (4) the extent and type of residual contamination; and
- (5) all property boundaries.

D.3 Photographs of Cover/Barrier

Include one or more photographs documenting the condition and extent of the cover/barrier/building/slab at the time of the closure request. Pertinent features must be visible and discernible. Include a title on each photograph, which identifies the site name and location of the feature, and the date on which the photograph was taken.

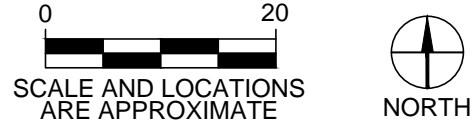
D.4 Continuing Obligations Inspection and Maintenance Log

Use DNR Fillable Form [Form 4400-305](#)



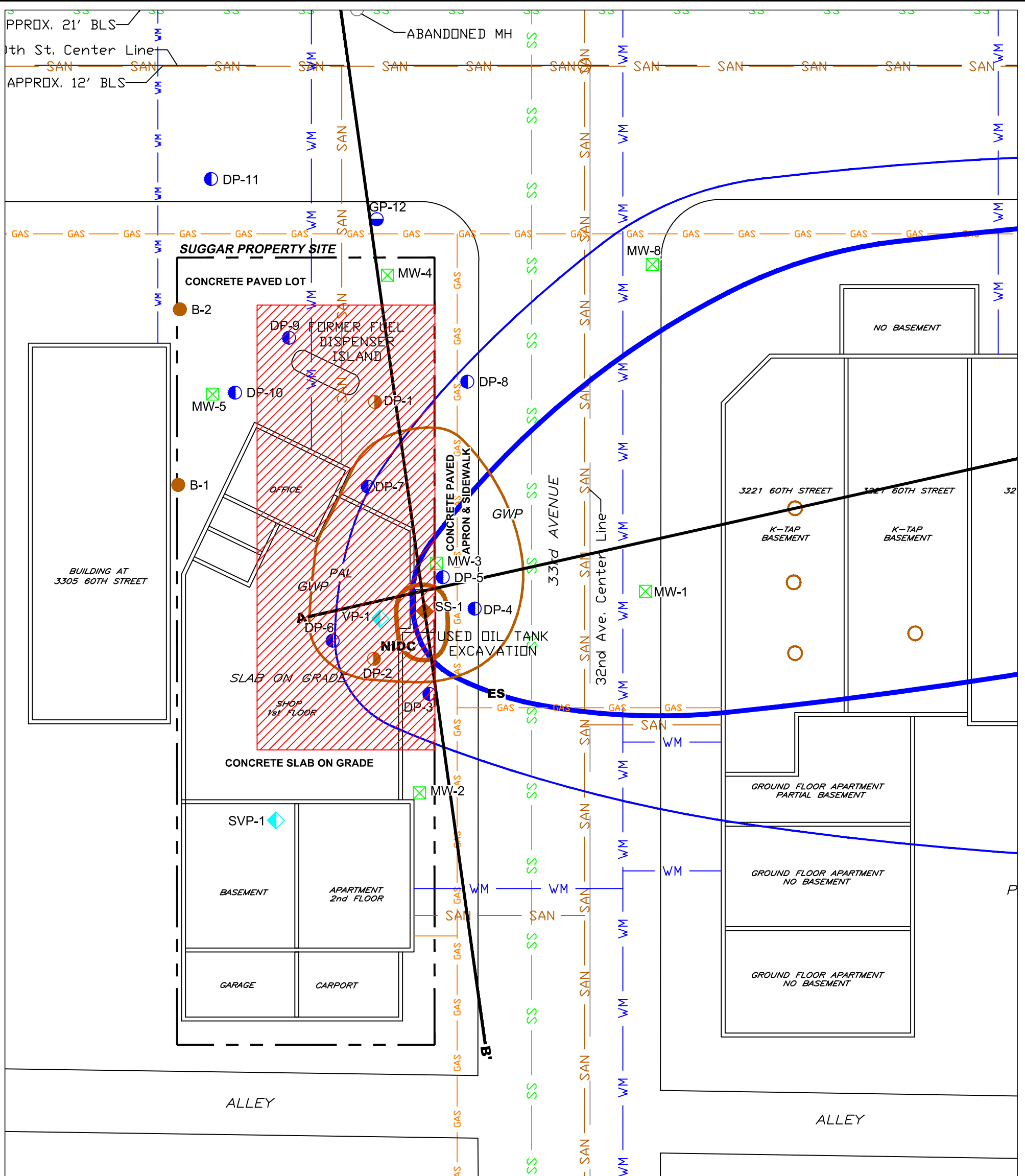
LEGEND

- - MUELLERS DIRECT-PUSH SOIL BORING LOCATION
- - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION
- - FLOOR DRAIN
- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM
- NS - NO SAMPLE
- NE - NO EXCEEDANCE
- ND - NO DETECTS
- NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
- PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS
- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
- PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS



Approved By: S. Cranley
 Date Approved: 5/6/2020
 Date Drawn: 5/6/2020
 Drawn by: R. Schwartz

FIGURE D.1
DETAILED SITE MAP CLOSEUP
SUGGAR PROPERTY
 3300 & 3301 60TH STREET
 Kenosha, WI 53142



LEGEND

- - MUELLERS DIRECT-PUSH SOIL BORING LOCATION
- - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION
- - FLOOR DRAIN
- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM
- SITE CAP AREA
- NS - NO SAMPLE
- NE - NO EXCEEDANCE
- ND - NO DETECTS
- NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
- PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS
- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
- PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS



Midwest Environmental Consulting, LLC
262-237-4351

Approved By: S. Cranley	Figure D.2
Date Approved: 5/6/2020	
Date Drawn: 5/6/2020	
Drawn by: R. Schwartz	

FIGURE D.2
SITE CAP AREA
SUGGAR PROPERTY
3300 & 3301 60TH STREET
Kenosha, WI 53142

{Click to Add/Edit Image}

Date added: 05/10/2020



Title: Concrete Shop Floor

{Click to Add/Edit Image}

Date added: 05/10/2020



Title: East side concrete walk and apron facing north

{Click to Add/Edit Image}

Date added: 05/10/2020



Title: East side concrete walk and apron facing south

{Click to Add/Edit Image}

Date added: 05/10/2020



Title: North side concrete lot

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 Suggar Property Site	BRRTS No. 03-30-004964
---	----------------------------------

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:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

**Closure Request
Suggar Property
3301 – 60th Street
Kenosha, WI**



**ATTACHMENT E
Monitoring Well Information**

Attachment E Explanations

None

**Closure Request
Suggar Property
3301 – 60th Street
Kenosha, WI**



**ATTACHMENT F
Source Legal Documents**

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number _____

This Deed, made between Banks of Wisconsin

Grantor, and Jose Ochoa Martinez and Amber Ochoa, husband and wife

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Kenosha County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

Lot 29, PAUL SCHROEDER SUBDIVISION, being part of the Northwest Quarter of Section 1, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Recording Area

Name and Return Address
Jose Ochoa Martinez and Amber Ochoa
3301 60th Street - U11 312nd Avenue
Kenosha, WI 53144
53142

01-122-01-204-001

Parcel Identification Number (PIN)

This is not homestead property.

(i/s) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except

Dated this 21 day of December, 2010.

* Phillip L. Wade, AVP
* _____

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____,

* _____
* _____
ACKNOWLEDGMENT LORI MILES
STATE OF Wisconsin)
County) ss
Kenosha County)
Personally came before me this 21 day of December, 2010 the above named Phillip L. Wade, AVP



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

THIS INSTRUMENT WAS DRAFTED BY
Phillip Wade

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.
* Lori Miles
Notary Public, State of _____
My Commission is permanent. (If not, state expiration date: 9-21-14)

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

* Names of persons signing in any capacity must be typed or printed below their signature.

Attachment F Explanations

F.2.

No certified survey map. The property deed does not reference a certified survey map

(http://www.co.kenosha.wi.us/)

Search powered by



Kenosha County Property Information Web Portal

(http://www.gcssoftware.com/)

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▼	Real Estate	01-122-01-204-001	241 - CITY OF KENOSHA	3301 60TH ST	JOSE OCHOA 6111 31ST AVE KENOSHA WI 53142
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Property Summary

Parcel #:	01-122-01-204-001
Alt. Parcel #:	0112201204001
Parcel Status:	Current Description
Creation Date:	1/1/1994
Historical Date:	
Acres:	0.140
Zoning:	
Frontage (ft):	45.000
Depth (ft):	135.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	3301 60TH ST KENOSHA 53142

Owners

Name	Status	Ownership Type	Interest
OCHOA, JOSE	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

Tax Year	Last Updated	Type	Level
2020	2/26/2020 10:29:00 AM	CONTAM - CURRENT	HIGH
2017	2/26/2020 10:30:55 AM	CONTAM - CURRENT	HIGH

Abbreviated Legal Description

(See recorded documents for a complete legal description)

LOT 29 PAUL SCHROEDER SUB PT OF NW 1/4 SEC 1 T1 R22 V 1160 P 86 DOC#1512739 DOC#1512740 DOC#1632550 DOC#1635654 DOC#1745724

Public Land Survey - Property Descriptions

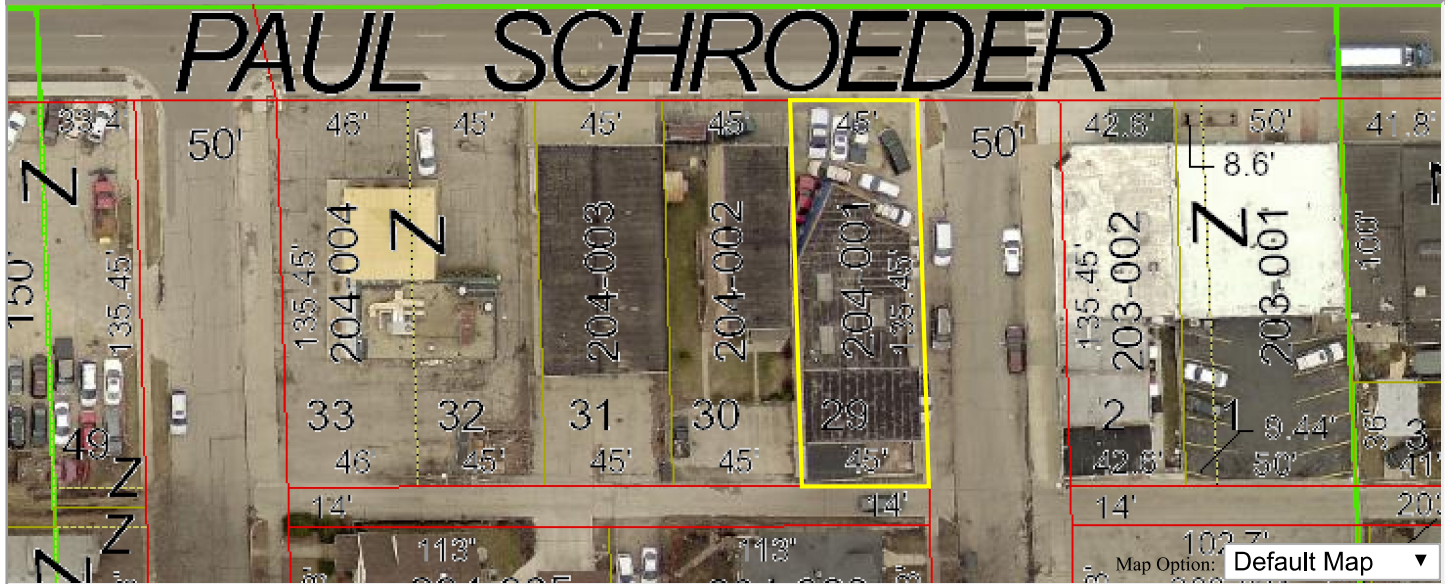
Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	01	01 N	22 E		NW			N/A	29	PAUL SCHROEDER SUB



District

Code ▲	Description	Category
	KENOSHA COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2793	KENOSHA UNIF SCHOOL DIST	REGULAR SCHOOL
0600	GATEWAY TECHNICAL COLLEGE	TECHNICAL COLLEGE

GIS Map



**Southeastern Wisconsin Environmental Program Associate
Remediation and Redevelopment Program
Wisconsin Dept. of Natural Resources
2300 N. Martin Luther king Dr.
Milwaukee, WI 53212**


**RE: Suggar Property
3301 – 60th Street
Kenosha, WI 53144
Parcel #: 02-122-01-204-001
BRRTS#: 03-30-004964**

To Whom it may concern:

This letter is to certify that to the best of my knowledge the legal description provided on the attached deed for the above referenced parcel is accurate.

If you have any questions please call the Kenosha County Land Information Office at (262) 653-2622 or Sean Cranley of Midwest Environmental Consulting at (262) 237-4351. Thank you.

Sincerely,



Jose Ochoa
(262) 344-9754

65-8-20
Date

**Closure Request
Suggar Property
3301 – 60th Street
Kenosha, WI**



**ATTACHMENT G
Notifications to Owners of Affected Properties**

AFFECTED
B
PROPERTY

AFFECTED
C
PROPERTY

AFFECTED
D
PROPERTY

Attachment G Explanations

No certified survey maps were listed on the deeds.

AFFECTED
A
PROPERTY

RIGHT-OF-WAY

Notification of Continuing Obligations and Residual Contamination

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 Jose Ochoa

Contact Person Last Name Martinez	First Jose	MI O	Phone Number (include area code) (262) 344-9754
Address 3301 - 60th Street	City Kenosha	State WI	ZIP Code 53144
E-mail shelbyal@hotmail.com			

Name of Party Receiving Notification:

Business Name, if applicable: City of Kenosha

Title Ms.	Last Name Salas	First Deb	MI	Phone Number (include area code) (262) 653-4020
Address 625 - 52nd Street	City Kenosha	State WI	ZIP Code 53140	

Site Name and Source Property Information:

Site (Activity) Name Suggar Property

Address 3301 - 60th Street	City Kenosha	State WI	ZIP Code 53144
DNR ID # (BRRTS#) 03-30-004964	(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: Midwest Environmental Consulting

Contact Person Last Name Cranley	First Sean	MI	Phone Number (include area code) (262) 237-4351
Address N6395 E. Paradise Rd.	City Burlington	State WI	ZIP Code 53105
E-mail mwenvirocon@gmail.com			

Department Contact:

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

Department of: Natural Resources (DNR) **Office:** Plymouth

Address 1155 Pilgrim Parkway	City Plymouth	State WI	ZIP Code 53073
Contact Person Last Name Delcore	First Lee	MI	Phone Number (include area code) (920) 893-8524
E-mail (Firstname.Lastname@wisconsin.gov) Lee.Delcore@wisconsin.gov			

AFFECTED
A
PROPERTY

RIGHT-OF-WAY

Notification of Continuing Obligations and Residual Contamination

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

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

625 - 52nd Street
Kenosha, WI, 53140

Dear Ms. Salas:

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 Kenosha may become responsible. I investigated a release of:

Petroleum from an underground storage tank system

on 3301 - 60th Street, Kenosha, WI, 53144 that has shown that contamination

has migrated into the right-of-way for which the City of Kenosha 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: 1155 Pilgrim Parkway, Plymouth, WI, 53073, or at Lee.Delcore@wisconsin.gov.

Residual Contamination:

Groundwater Contamination:

Groundwater contamination originated at the property located at: 3301 - 60th Street, Kenosha, WI, 53144 .

Contaminated groundwater has migrated onto your property at:

60th Street right-of-way and 33rd Avenue right-of-way

The levels of

Benzene, ethylbenzene, naphthalene, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene,

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

Soil Contamination:

Soil contamination remains at:

The southbound lane of 33rd Avenue.

The remaining contaminants include :

Xylenes, naphthylene, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene and xylene

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.

Natural attenuation has been demonstrated and will bring the soil contamination into compliance with groundwater protection residual contaminant levels.

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:

**Notification of Continuing Obligations
and Residual Contamination**

Residual Soil Contamination:

If soil is excavated from the areas with residual contamination, the right-of-way holder at the time of excavation will be responsible for the following:

- determine if contamination is present,
- determine whether the material would be considered solid or hazardous waste,
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. Contaminated soil may be managed in-place, in accordance with s. NR 718, Wis. Adm. Code, with prior Department approval.

The right-of-way holder needs 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 during excavation activities to prevent a health threat to humans from ingestion, inhalation or dermal contact.

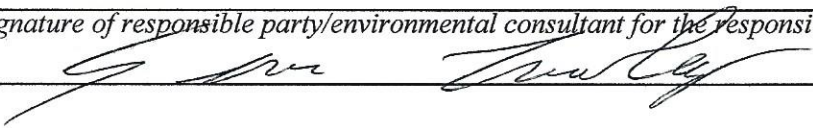
Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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 <https://dnr.wi.gov/topic/Brownfields/WRRD.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), at the same internet address listed above.

DNR 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. Special well construction standards may be necessary to protect the well from the remaining contamination. The property owner needs to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. A well driller can help complete this form. The well construction application, form 3300-254, is on the internet at <https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf>

If you have any questions regarding this notification, I can be reached at: (262) 237-4351
mwenvirocon@gmail.com

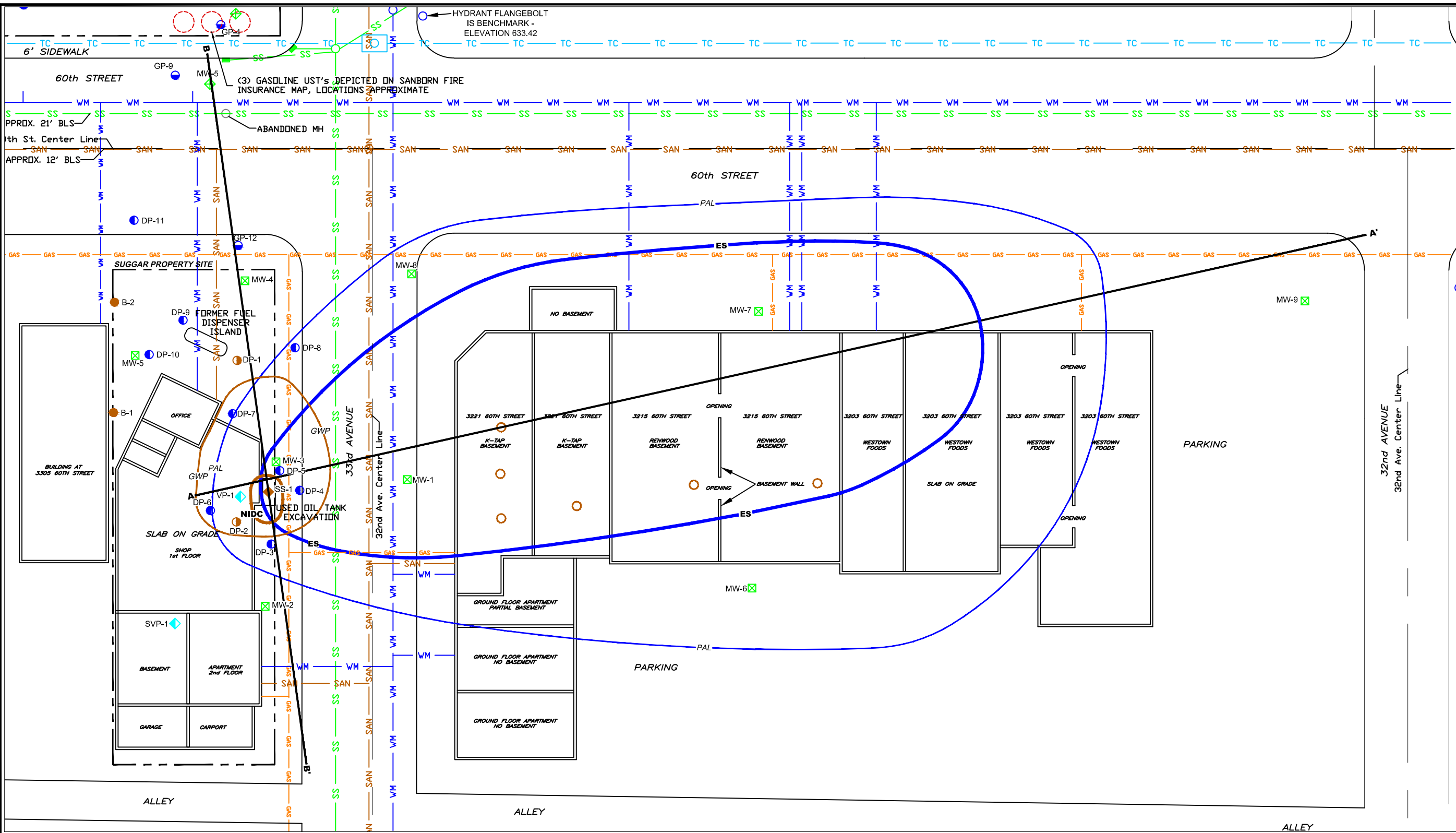
<i>Signature of responsible party/environmental consultant for the responsible party</i> 	Date Signed 5/4/2020
---	-------------------------

Attachments
Contact Information
Legal Description for each Parcel:














AFFECTED
A
PROPERTY

RIGHT-OF-WAY





FIGURE B.1.b.1 DETAILED SITE MAP SUGGAR PROPERTY 3301 60TH STREET KENOSHA, WISCONSIN



LEGEND

- | | | | |
|--|--|---|------------------|
|  - SUGGAR GROUNDWATER MONITORING WELL LOCATION |  - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION |  - GAS | - GAS |
|  - MUELLERS GROUNDWATER MONITORING WELL LOCATION |  - TANK CLOSURE SOIL SAMPLE LOCATION |  - ELEC | - ELECTRICAL |
|  - SUGGAR DIRECT-PUSH SOIL BORING LOCATION |  - 3305 60TH STREET PHASE II SOIL BORING LOCATION |  - WM | - WATER |
|  - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION |  - FLOOR DRAIN |  - SAN | - SANITARY SEWER |
|  - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION | |  - SS | - STORM SEWER |
| | |  - TC | - TELECOM |

- NS - NO SAMPLE
NE - NO EXCEEDANCE
ND - NO DETECTS
NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS

-  - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
 - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
 - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
 - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS



Approved By:
S. Cranley
Date Approved:
5/1/2020
Date Drawn:
5/1/2020
Drawn by:
R. Schwartz

Figure
B.1.b.1

AFFECTED
B
PROPERTY

Notification of Continuing Obligations and Residual Contamination

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 Jose Ochoa

Contact Person Last Name Martinez	First Jose	MI O	Phone Number (include area code) (262) 344-9754
Address 3301 - 60th Street	City Kenosha	State WI	ZIP Code 53144
E-mail shelbya1@hotmail.com			

Name of Party Receiving Notification:

Business Name, if applicable: City of Kenosha

Title Mr.	Last Name Museutif	First Nasser	MI	Phone Number (include area code) (262) 657-5712
Address 3221 - 60th Street	City Kenosha	State WI	ZIP Code 53144	

Site Name and Source Property Information:

Site (Activity) Name Suggar Property

Address 3301 - 60th Street	City Kenosha	State WI	ZIP Code 53144
DNR ID # (BRRTS#) 03-30-004964	(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: Midwest Environmental Consulting

Contact Person Last Name Cranley	First Sean	MI	Phone Number (include area code) (262) 237-4351
Address N6395 E. Paradise Rd.	City Burlington	State WI	ZIP Code 53105
E-mail mwenvirocon@gmail.com			

Department Contact:

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

Department of: Natural Resources (DNR) **Office:** Plymouth

Address 1155 Pilgrim Parkway	City Plymouth	State WI	ZIP Code 53073
Contact Person Last Name Delcore	First Lee	MI	Phone Number (include area code) (920) 893-8524
E-mail (Firstname.Lastname@wisconsin.gov) Lee.Delcore@wisconsin.gov			

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

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

3221 - 60th Street
Kenosha, WI, 53144

Dear Mr. Museutif:

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 from underground storage tanks

on 3301 - 60th Street, Kenosha, WI, 53144 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 Sean Cranley at N6395 E. Paradise Rd., Burlington, WI, 53105 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: 1155 Pilgrim Parkway, Plymouth, WI, 53073, or at Lee.Delcore@wisconsin.gov.

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

The responses included

Site investigation and monitoring for natural attenuation

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 contract has been executed.

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 3301 - 60th Street, Kenosha, WI, 53144 .
Contaminated groundwater has migrated onto your property at:

3221 - 60th Street

The levels of

Benzene, ethylbenzene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene

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 **Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Continued monitoring was requested/required for certain monitoring wells

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.

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 <https://dnr.wi.gov/topic/Brownfields/WRRD.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), at the same internet address listed above.

DNR 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. Special well construction standards may be necessary to protect the well from the remaining contamination. The property owner needs to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. A well driller can help complete this form. The well construction application, form 3300-254, is on the internet at <https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf>.

**Notification of Continuing Obligations
and Residual Contamination**

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 Lee Delcore, Lee. Delcore@wisconsin.gov, (920) 893-8524 . 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: (262) 237-4351
mwenvirocon@gmail.com


Signature of responsible party/environmental consultant for the responsible party Date Signed 5/4/2020

Attachments

Contact Information

Legal Description for each Parcel:

Maps:

Maintenance plan

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

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

AFFECTED
B
PROPERTY

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Joseph Resudek

("Grantor," whether one or more),
and Naster, Inc., a Wisconsin corporation

("Grantee," whether one or more).

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

Lot Three (3) of PAUL SCHROEDER SUBDIVISION of part of the northwest quarter (1/4) of section one (1) in town One (1) north of range twenty-two (22) east of the fourth principal meridian, and lying and being in the City of Kenosha.
And

The west forty-two and six tenths (42.6) of lot two (2) of PAUL SCHROEDER SUBDIVISION of part of the northwest quarter (1/4) of section one (1) in town one (1) north of range twenty-two (22) east of the fourth principal meridian, and lying and being in the City of Kenosha.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated May 5, 2006

01-122-01-203-002 and 01-122-01-203-021

Parcel Identification Number (PIN)

This is not (is not) (is not) (is not) (is not) (is not)

TRANSFER FEE

\$ 750

Joseph Resudek (SEAL) _____ (SEAL)
* Joseph Resudek * _____

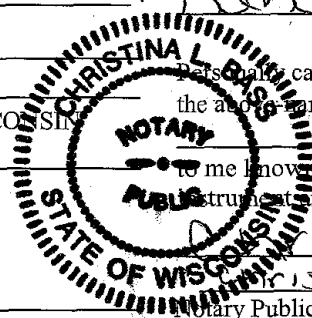
* _____ (SEAL) _____ (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____ STATE OF WISCONSIN)
authenticated on _____ Kenosha COUNTY) ss.

* _____ came before me on May 5 2006,
the above named Joseph Resudek
TITLE: MEMBER STATE BAR OF WISCONSIN)
(If not, _____ to me (now) to be the person(s) who executed the foregoing
authorized by Wis. Stat. § 706.06) _____ instrument and acknowledged the same.



THIS INSTRUMENT DRAFTED BY:

Attorney Christina L. Bass
Bass Law Offices, S.C. _____
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.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.

1481771
DOCUMENT
RECORDED
At Kenosha County, Kenosha, WI 53140
Louise I. Prinsipe, Register of Deeds
on 5/31/2006 at 9:02AM \$761.00
60023083
RESUDED2
JANK

Recording Area




Name and Return Address

Attorney Christina L. Bass
Bass Law Offices, S.C.
P.O. Box 61
Union Grove, WI 53182

(http://www.co.kenosha.wi.us/)

Kenosha County Property Information
Web Portal

(http://www.gcssoftw:

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▼	Real Estate	01-122-01-203-002	241 - CITY OF KENOSHA	3221 60TH ST	NASTER INC 6021 33RD AVE KENOSHA WI 53144-4141
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed Delinquent Current					

Property Summary

Parcel #:	01-122-01-203-002
Alt. Parcel #:	0112201203002
Parcel Status:	Current Description
Creation Date:	1/1/1994
Historical Date:	
Acres:	0.130
Zoning:	
Frontage (ft):	43.000
Depth (ft):	136.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	3221 60TH ST KENOSHA 53142

Owners

Name	Status	Ownership Type	Interest
NASTER INC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

No Flag/Messages were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

W 42.6 FT OF LOT 2 PAUL SCHROEDER SUB PT OF NW 1/4 SEC 1 T1 R 22 DOC#1481771 DOC#1717352 & 1717353 AGREEMENT
--

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	01	01 N	22 E		NW			N/A	2	PAUL SCHROEDER SUB

AFFECTED
B
PROPERTY

District

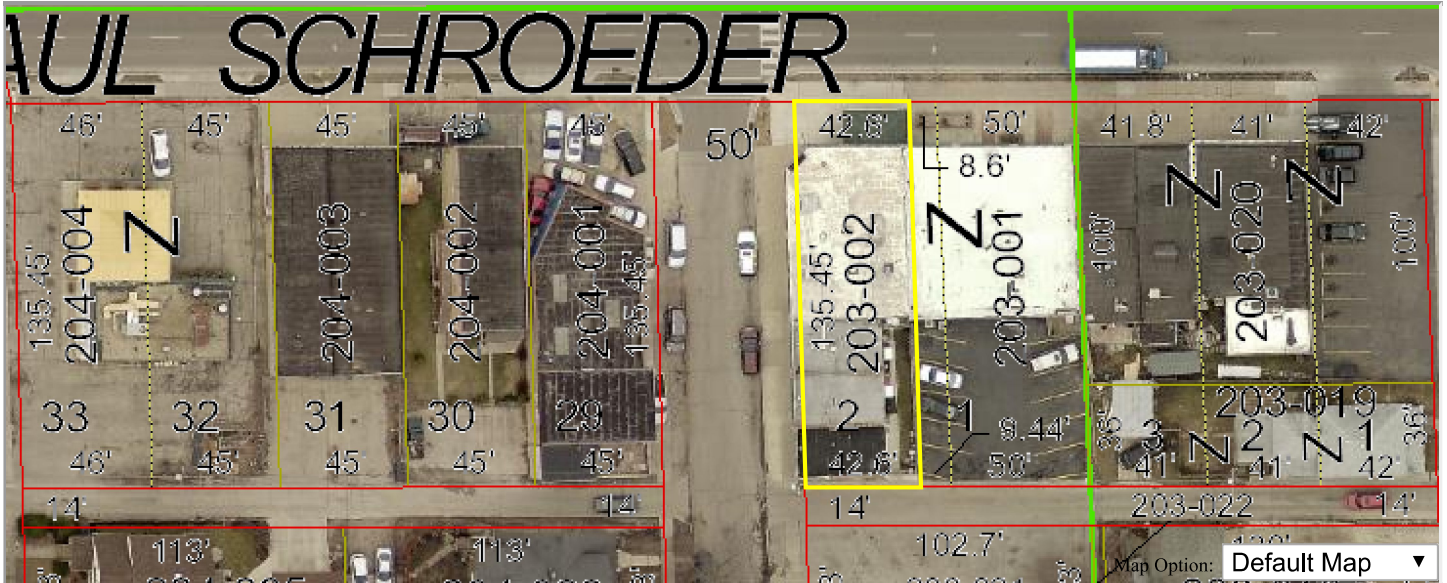
Search powered by



Code ▲	Description	Category
	KENOSHA COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2793	KENOSHA UNIF SCHOOL DIST	REGULAR SCHOOL
0600	GATEWAY TECHNICAL COLLEGE	TECHNICAL COLLEGE

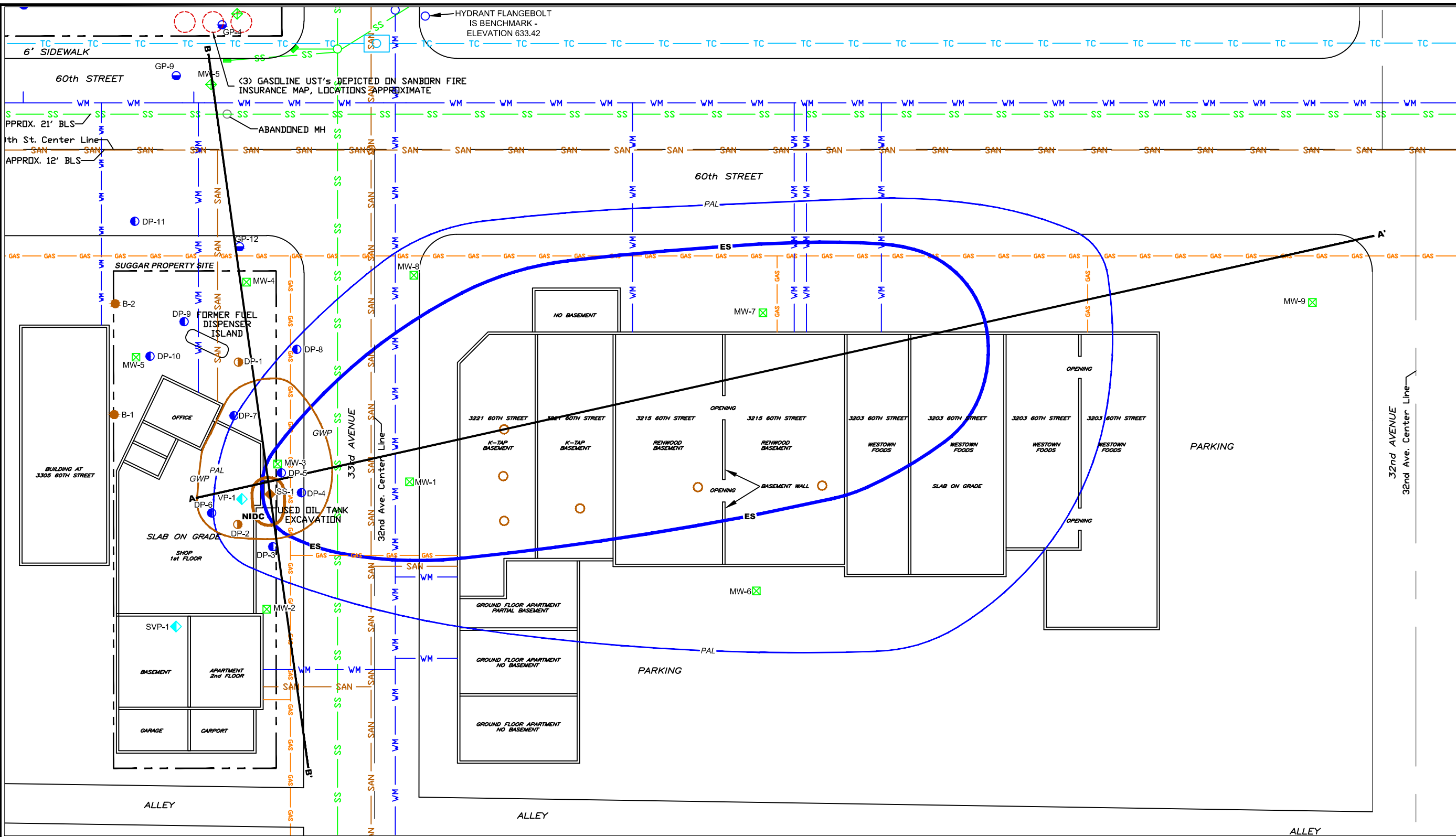
(http://www.gcssoftw...

GIS Map



AFFECTED
B
PROPERTY

FIGURE B.1.b.1
DETAILED SITE MAP
SUGGAR PROPERTY
3301 60TH STREET
KENOSHA, WISCONSIN



LEGEND

- ☒ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- ◇ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◇ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION
- - FLOOR DRAIN
- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM
- NS - NO SAMPLE
- NE - NO EXCEEDANCE
- ND - NO DETECTS
- NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
- PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS

- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
- PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS



Approved By:
S. Cranley
Date Approved:
5/1/2020
Date Drawn:
5/1/2020
Drawn by:
R. Schwartz

Figure
B.1.b.1

AFFECTED
C
PROPERTY

Notification of Continuing Obligations and Residual Contamination

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 Jose Ochoa

Contact Person Last Name Martinez	First Jose	MI O	Phone Number (include area code) (262) 344-9754
Address 3301 - 60th Street	City Kenosha	State WI	ZIP Code 53144
E-mail shelbyal@hotmail.com			

Name of Party Receiving Notification:

Business Name, if applicable: City of Kenosha

Title Mr.	Last Name Ali	First Sameer	MI	Phone Number (include area code) (262) 654-8021
Address 3213 - 60th Street	City Kenosha	State WI	ZIP Code 53144	

Site Name and Source Property Information:

Site (Activity) Name Suggar Property

Address 3301 - 60th Street	City Kenosha	State WI	ZIP Code 53144
DNR ID # (BRRTS#) 03-30-004964	(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: Midwest Environmental Consulting

Contact Person Last Name Cranley	First Sean	MI	Phone Number (include area code) (262) 237-4351
Address N6395 E. Paradise Rd.	City Burlington	State WI	ZIP Code 53105
E-mail mwenvirocon@gmail.com			

Department Contact:

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

Department of: Natural Resources (DNR) **Office:** Plymouth

Address 1155 Pilgrim Parkway	City Plymouth	State WI	ZIP Code 53073
Contact Person Last Name Delcore	First Lee	MI	Phone Number (include area code) (920) 893-8524
E-mail (Firstname.Lastname@wisconsin.gov) Lee.Delcore@wisconsin.gov			

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

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

3215 - 60th Street
Kenosha, WI, 53144

Dear Mr. Ali:

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 from underground storage tanks

on 3301 - 60th Street, Kenosha, WI, 53144 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 Sean Cranley at N6395 E. Paradise Rd., Burlington, WI, 53105 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: 1155 Pilgrim Parkway, Plymouth, WI, 53073, or at Lee.Delcore@wisconsin.gov.

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

The responses included

Site investigation and monitoring for natural attenuation

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 contract has been executed.

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 3301 - 60th Street, Kenosha, WI, 53144 .
Contaminated groundwater has migrated onto your property at:

3213 - 60th Street

The levels of

Benzene, ethylbenzene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene

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 **Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Continued monitoring was requested/required for certain monitoring wells

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.

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 <https://dnr.wi.gov/topic/Brownfields/WRRD.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), at the same internet address listed above.

DNR 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. Special well construction standards may be necessary to protect the well from the remaining contamination. The property owner needs to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. A well driller can help complete this form. The well construction application, form 3300-254, is on the internet at <https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf>.

**Notification of Continuing Obligations
and Residual Contamination**

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 Lee Delcore, Lee. Delcore@wisconsin.gov, (920) 893-8524 . 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: (262) 237-4351
mwenvirocon@gmail.com


Signature of responsible party/environmental consultant for the responsible party Date Signed 5/4/2020

Attachments

Contact Information

Legal Description for each Parcel:

Maps:

Maintenance plan

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

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

15

AFFECTED
C
PROPERTY

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

Document #: **1681677**
Date: **2012-09-04** Time: **3:38 PM** Pages: **1**
Fee: **\$30.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS : **LOUISE I PRINCIPE**
Transfer Fee: \$412.50
The above recording information verifies this document has been electronically recorded and returned to the submitter

THIS DEED, made between RENWOOD MESSENGER RECORDING LLC

_____ ("Grantor," whether one or more),

and WESTOWN, LLC

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

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

Lot One (1) and all of Lot Two (2) save and except forty-two and six tenths (42.6) feet from and off the entire West side thereof, of Paul Schroeder's Subdivision, of part of the Northwest Quarter (1/4) of Section One (1), Town One (1) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Tax Key No: 01-122-01-203-001

Recording Area

Name and Return Address

Sameer Ali
4718 Wood Rd
Racine, WI 53403

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in the Offer, general taxes for 2012, and will warrant and defend the same.

Dated 8/31/2012

RENWOOD MESSENGER RECORDING LLC

George P. Renner member (SEAL)
*GEORGE P. RENNER, MEMBER

_____ (SEAL)
*

_____ (SEAL)
*

_____ (SEAL)
*

AUTHENTICATION

Signature(s) _____

authenticated on _____

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

THIS INSTRUMENT DRAFTED BY:

JOHN U. SCHNEIDER
ATTORNEY AT LAW

File 70219

ACKNOWLEDGMENT

STATE OF WISCONSIN)

Racine COUNTY) ss.

Personally came before me on 8-31-12,
the above-named GEORGE R. RENNER to me known to be the
person(s) who executed the foregoing instrument and acknowledged
the same.

Scott J. Piemeusi
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 2-28-16)

(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.

(http://www.co.kenosha.wi.us/)



Kenosha County Property Information Web Portal

(http://www.gcssoftw...

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▼	Real Estate	01-122-01-203-001	241 - CITY OF KENOSHA	3213 60TH ST	WESTOWN LLC 3203 60TH ST KENOSHA WI 53144-4141
Tax Year Legend: ↔ = owes prior year taxes ✗ = not assessed \$ = not taxed Delinquent Current					

Property Summary

Parcel #:	01-122-01-203-001
Alt. Parcel #:	0112201203001
Parcel Status:	Current Description
Creation Date:	1/1/1994
Historical Date:	
Acres:	0.170
Zoning:	

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	3213 60TH ST KENOSHA 53142

Owners

Name	Status	Ownership Type	Interest
WESTOWN LLC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

No Flag/Messages were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

LOT 1 & 2 EXC W 42.6 FT THEREOF PAUL SCHROEDER SUB PT OF NW 1/4 SEC 1 T1 R 22 DOC#1026580 DOC#1070227 DOC#1070226 DOC#1681677

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	01	01 N	22 E		NW			N/A	0	PAUL SCHROEDER SUB

District

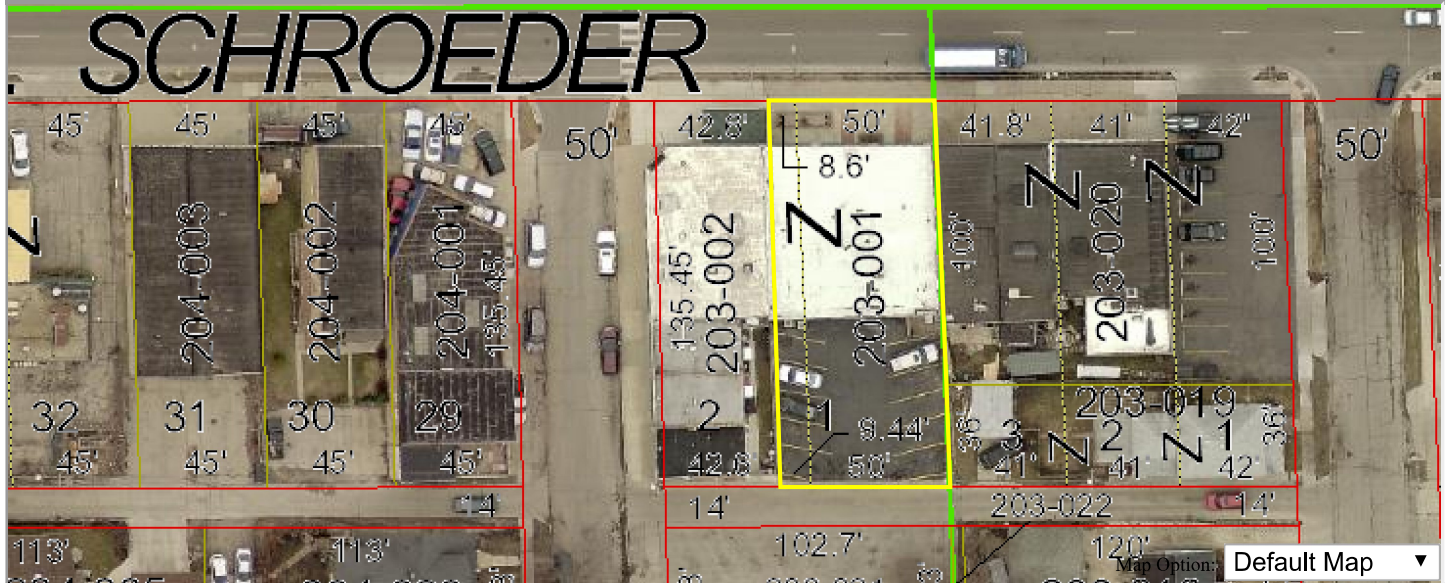
AFFECTED
C
PROPERTY

Code ▲	Description	Category
	KENOSHA COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2793	KENOSHA UNIF SCHOOL DIST	REGULAR SCHOOL
0600	GATEWAY TECHNICAL COLLEGE	TECHNICAL COLLEGE



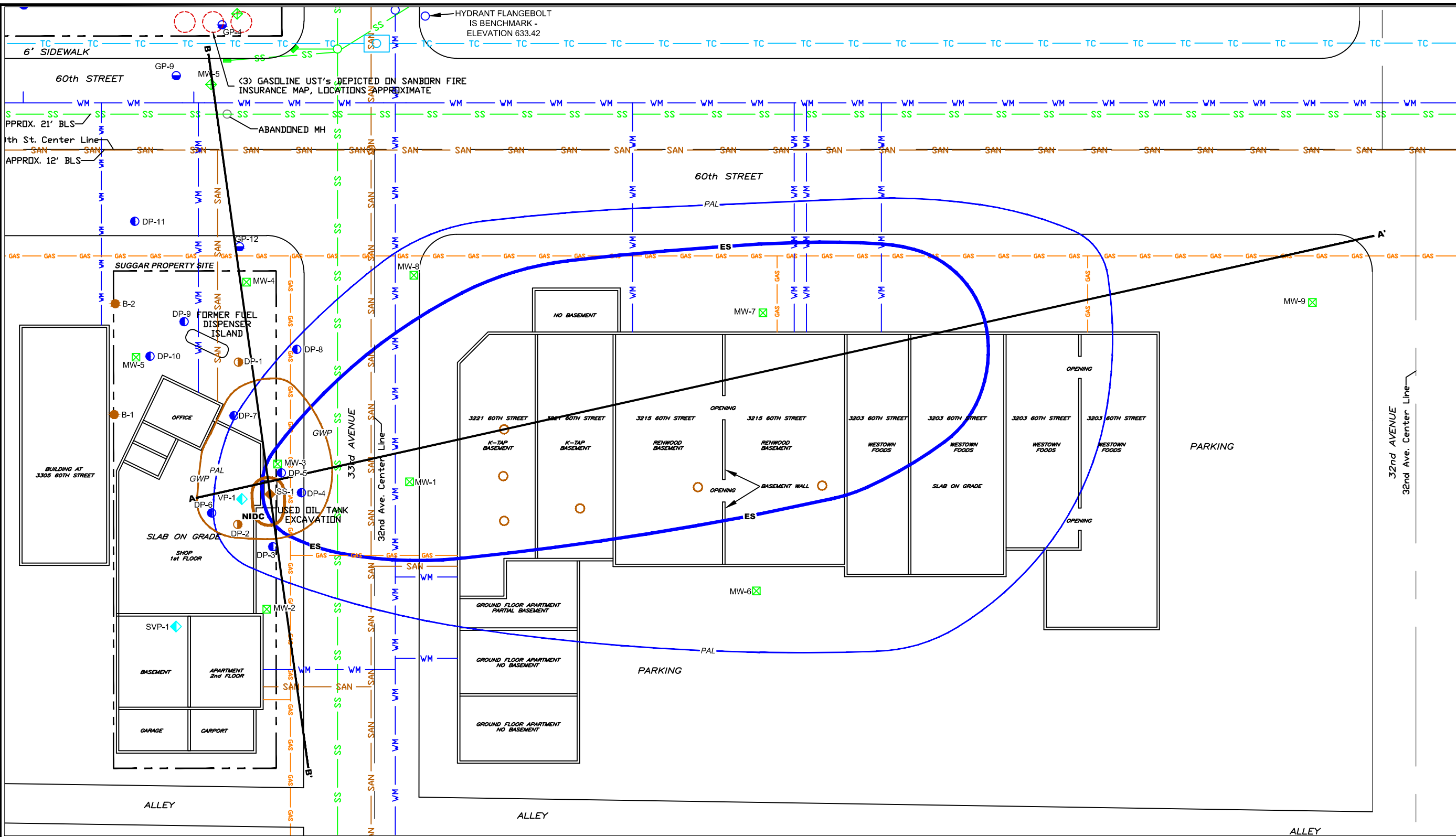
(http://www.gcssoftw...

GIS Map



AFFECTED
C
PROPERTY

FIGURE B.1.b.1
DETAILED SITE MAP
SUGGAR PROPERTY
3301 60TH STREET
KENOSHA, WISCONSIN



LEGEND

- ☒ - SUGGAR GROUNDWATER MONITORING WELL LOCATION
- ⬠ - MUELLERS GROUNDWATER MONITORING WELL LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- - MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- ⬠ - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- ◆ - TANK CLOSURE SOIL SAMPLE LOCATION
- - 3305 60th STREET PHASE II SOIL BORING LOCATION
- - FLOOR DRAIN
- GAS - GAS
- ELEC - ELECTRICAL
- WM - WATER
- SAN - SANITARY SEWER
- SS - STORM SEWER
- TC - TELECOM

- NS - NO SAMPLE
- NE - NO EXCEEDANCE
- ND - NO DETECTS
- NIDC - ONE OR MORE CONTAMINANTS EXCEED NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
- GWP - ONE OR MORE CONTAMINANTS EXCEED GROUNDWATER PROTECTION RESIDUAL CONTAMINATION LEVELS
- ES - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
- PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS

- NIDC - INFERRED EXTENT OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINATION LEVELS
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Approved By: S. Cranley	Figure B.1.b.1
Date Approved: 5/1/2020	
Date Drawn: 5/1/2020	
Drawn by: R. Schwartz	

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Notification of Continuing Obligations and Residual Contamination

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 Jose Ochoa

Contact Person Last Name Martinez	First Jose	MI O	Phone Number (include area code) (262) 344-9754
Address 3301 - 60th Street	City Kenosha	State WI	ZIP Code 53144
E-mail shelbyal@hotmail.com			

Name of Party Receiving Notification:

Business Name, if applicable: City of Kenosha

Title Mr.	Last Name Ali	First Sameer	MI	Phone Number (include area code) (262) 654-8021
Address 3203 - 60th Street	City Kenosha	State WI	ZIP Code 53144	

Site Name and Source Property Information:

Site (Activity) Name Suggar Property

Address 3301 - 60th Street	City Kenosha	State WI	ZIP Code 53144
DNR ID # (BRRTS#) 03-30-004964	(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: Midwest Environmental Consulting

Contact Person Last Name Cranley	First Sean	MI	Phone Number (include area code) (262) 237-4351
Address N6395 E. Paradise Rd.	City Burlington	State WI	ZIP Code 53105
E-mail mwenvirocon@gmail.com			

Department Contact:

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

Department of: Natural Resources (DNR) **Office:** Plymouth

Address 1155 Pilgrim Parkway	City Plymouth	State WI	ZIP Code 53073
Contact Person Last Name Delcore	First Lee	MI	Phone Number (include area code) (920) 893-8524
E-mail (Firstname.Lastname@wisconsin.gov) Lee.Delcore@wisconsin.gov			

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

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

3203 - 60th Street
Kenosha, WI, 53144

Dear Mr. Ali:

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 from underground storage tanks

on 3301 - 60th Street, Kenosha, WI, 53144 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 Sean Cranley at N6395 E. Paradise Rd., Burlington, WI, 53105 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: 1155 Pilgrim Parkway, Plymouth, WI, 53073, or at Lee.Delcore@wisconsin.gov.

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

The responses included

Site investigation and monitoring for natural attenuation

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 contract has been executed.

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 3301 - 60th Street, Kenosha, WI, 53144 .
Contaminated groundwater has migrated onto your property at:
3203 - 60th Street

The levels of

Benzene, ethylbenzene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene

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 **Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Continued monitoring was requested/required for certain monitoring wells

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.

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 <https://dnr.wi.gov/topic/Brownfields/WRRD.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), at the same internet address listed above.

DNR 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. Special well construction standards may be necessary to protect the well from the remaining contamination. The property owner needs to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. A well driller can help complete this form. The well construction application, form 3300-254, is on the internet at <https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf>.

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**Notification of Continuing Obligations
and Residual Contamination**

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 Lee Delcore, Lee.Delcore@wisconsin.gov, (920) 893-8524 . 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: (262) 237-4351
mwenvirocon@gmail.com


Signature of responsible party/environmental consultant for the responsible party Date Signed 5/4/2020

Attachments

Contact Information

Legal Description for each Parcel:

Maps:

Maintenance plan

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

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

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QUIT CLAIM DEED

This deed, made between Sami A. Ali, A married Person
Grantor

quit claims to Westtown LLC, Sameer A. ALI (agent)
Grantee

the following described real estate located in Kenosha County, State of Wisconsin:

The north 100 feet of lots 1, 2 and 3, Block 3 of Pfennig and Bullamor's Orchard Knoll subdivision, of part of the northwest quarter of section 1, town 1 North, range 22 east of the fourth principal meridian, according to the plat and survey of said subdivision on file and of record in the office of the register of Deeds in and for the County of Kenosha, state of Wisconsin; and lying and being in the city of Kenosha, County of Kenosha and State of Wisconsin.

is not
This _____ homestead property.
is/s not

Return to: Westtown LLC, 4718 Wood RD, Racine, WI 53403

01-4-122-01-203-020
Parcel Identification Number

TRANSFER FEE \$ 300-

Dated this 24th day of Nov, 2008

* Sami A. ALI (seal)

* Sameer A. ALI (seal)

AUTHENTICATION

Signature(s)
Authenticated this _____ day of, _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
County }
Personally came before me this 24th day of November, 2008 the above named Sami Ali Sameer Ali

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

THIS INSTRUMENT WAS DRAFTED BY Sami A. ALI
Type or print name

To me known to be the person(s) who executed the foregoing Instrument and acknowledged the same.
Edie LaMothe
Notary Public, State of Wisconsin
My commission is permanent. (if not state expiration date: 11-21-2010)

RECORDED
At Kenosha County, Kenosha, WI 53140
Louise I. Principe, Register of Deeds
on 11/25/2008 at 3:34PM \$371.00
80051177
JUES
REGDEED3

*Signatures may be authenticated or acknowledged, Both are not necessary
*Names of Persons signing in any capacity must be typed or printed below their signature.
10/06/2000



(http://www.co.kenosha.wi.us/)



Kenosha County Property Information Web Portal

(http://www.gcssoftw...

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	01-122-01-203-020	241 - CITY OF KENOSHA	3203 60TH ST	WESTOWN LLC C/O AMEER A ALI 4718 WOOD RD RACINE WI 53403

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Property Summary

Parcel #:	01-122-01-203-020
Alt. Parcel #:	0112201203020
Parcel Status:	Current Description
Creation Date:	1/1/1994
Historical Date:	
Acres:	0.280
Zoning:	
Frontage (ft):	124.000
Depth (ft):	100.000

Property Addresses

Primary	Address
<input checked="" type="checkbox"/>	3203 60TH ST KENOSHA 53142

Owners

Name	Status	Ownership Type	Interest
WESTOWN LLC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

No Flag/Messages were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

12547 12548 THE N 100 FT OF LOTS 1 2 & 3 BLK 3 PFENNIG & BULLAMORE'S ORCHARD KNOLL SUB NW 1/4 SEC 1 T 1 R 22 V 1361 P 337 V 1381 P 512 V 1383 P 466 DOC#1234693 DOC#1573152

Public Land Survey - Property Descriptions

Primary	Section	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo	Bldg Type#	Plat
	04								PFENNIG & BULLAMORES ORCHARD

<input checked="" type="checkbox"/>	01	01 N	22 E	NW	3	N/ A	0	PFENNIG & BULLAMORES ORCHARD KNOLL SUB
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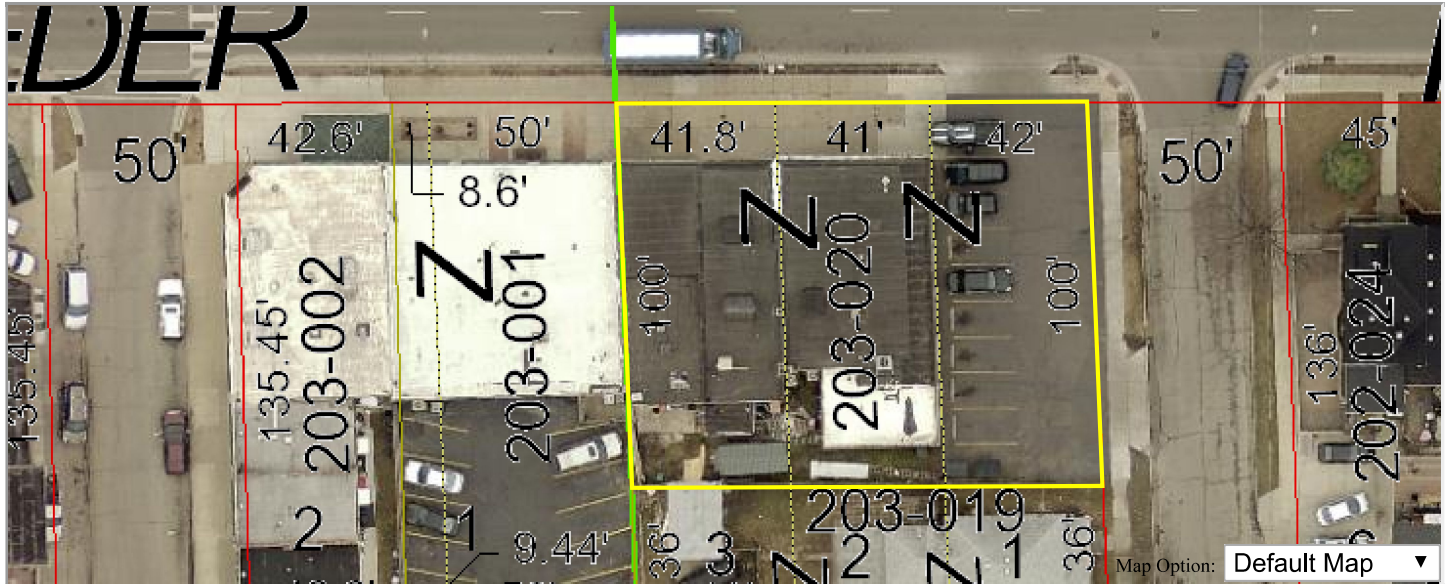


District

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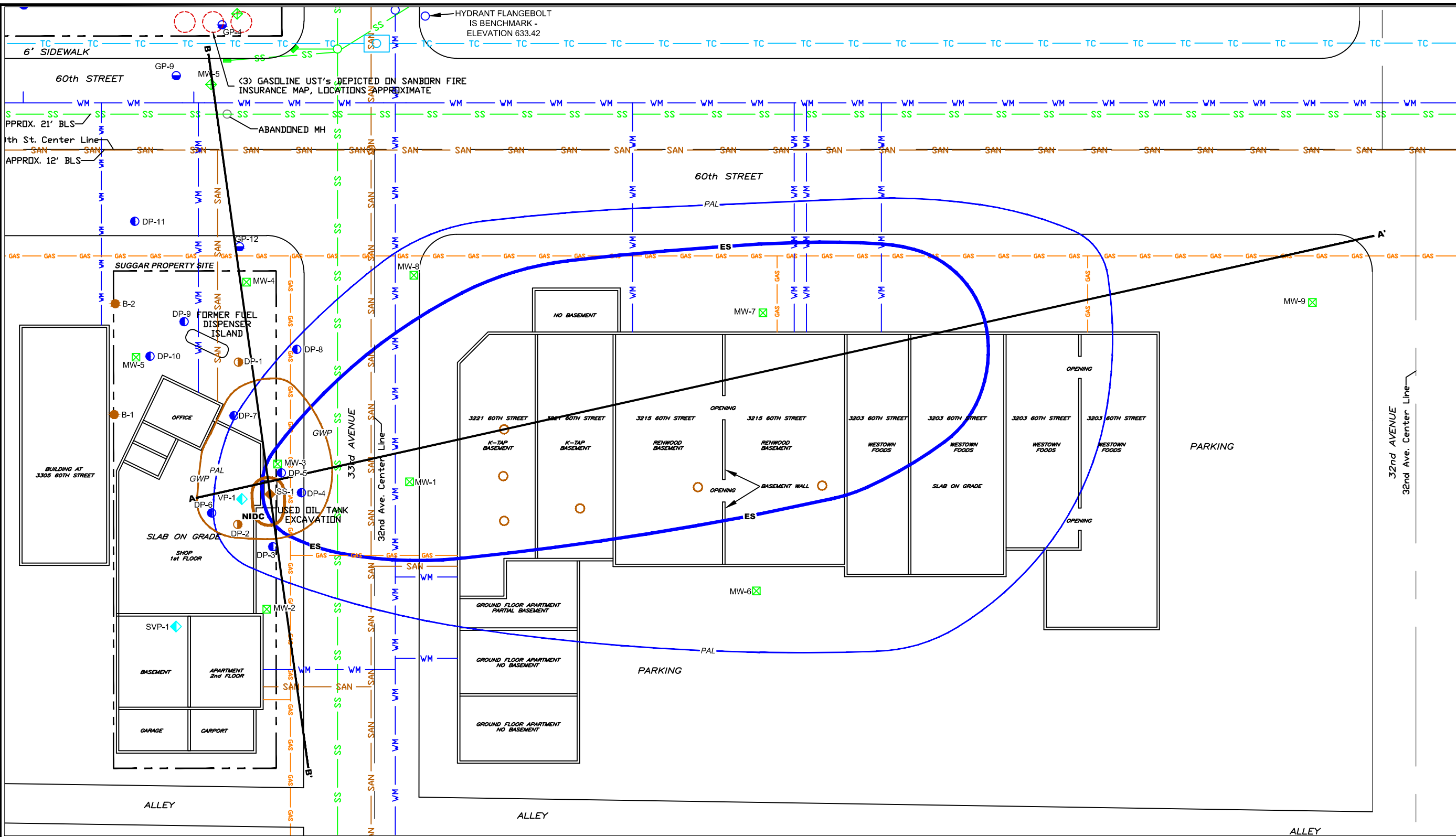
Code ▲	Description	Category
	KENOSHA COUNTY	OTHER DISTRICT (http://www.gcssoftware.com)
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2793	KENOSHA UNIF SCHOOL DIST	REGULAR SCHOOL
0600	GATEWAY TECHNICAL COLLEGE	TECHNICAL COLLEGE

GIS Map


















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FIGURE B.1.b.1 DETAILED SITE MAP SUGGAR PROPERTY 3301 60TH STREET KENOSHA, WISCONSIN



LEGEND

-  - SUGGAR GROUNDWATER MONITORING WELL LOCATION
-  - MUELLERS GROUNDWATER MONITORING WELL LOCATION
-  - SUGGAR DIRECT-PUSH SOIL BORING LOCATION
-  - SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
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-  - SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
-  - TANK CLOSURE SOIL SAMPLE LOCATION
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-  - ELEC - ELECTRICAL
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Approved By:
S. Cranley
Date Approved:
5/1/2020
Date Drawn:
5/1/2020
Drawn by:
R. Schwartz

Figure
B.1.b.1



**Southeastern Wisconsin Environmental Program Associate
Remediation and Redevelopment Program
Wisconsin Dept. of Natural Resources
2300 N. Martin Luther king Dr.
Milwaukee, WI 53212**

**RE: Suggar Property Affected Properties
3301 – 60th Street
Kenosha, WI 53144
Parcel #: 02-122-01-204-001
BRRTS#: 03-30-004964**

To Whom it may concern:

This letter is to certify that to the best of my knowledge the legal descriptions provided on the deeds are accurate for following parcels:

- 01-122-01-203-002 – 3221 60th Street Kenosha, WI
- 01-122-01-203-001 – 3213 60th Street Kenosha, WI
- 01-122-01-203-020 – 3203 60th Street Kenosha, WI

If you have any questions please call the Kenosha County Land Information Office at (262) 653-2622 or Sean Cranley of Midwest Environmental Consulting at (262) 237-4351. Thank you.

Sincerely,



Jose Ochoa
(262) 344-9754

05.8.20
Date

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RIGHT-OF-WAY

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> 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. 	A. Signature X CV-19 OC 4027 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee																	
1. Article Addressed to: Mrs. Deb Salas, City of Kenosha 625-52nd St. Kenosha, WI 53140	B. Received by (Printed Name) M. COHON	C. Date of Delivery 5-15-20																
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No																	
2. Article Number (Transfer from service label) 7019 2280 0001 4090 3587	3. Service Type <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Registered Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input 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"/> Registered Mail		<input type="checkbox"/> Registered Mail Restricted Delivery (500)	
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt																		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> 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. 	A. Signature X Theresamuseuti <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee																	
1. Article Addressed to: Mr. Nasser Museuti F 3221 60th St. Kenosha, WI 53144	B. Received by (Printed Name) Theresamuseuti F	C. Date of Delivery 5-18-20																
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No																	
2. Article Number (Transfer from service label) 7019 2280 0001 4090 3563	3. Service Type <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Registered Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input 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"/> Registered Mail		<input type="checkbox"/> Registered Mail Restricted Delivery (500)	
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt																		

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AFFECTED
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PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
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1. Article Addressed to: <i>Mr. Sameer Ali 3203 60th St. Kenosha, WI 53144</i>	B. Received by (Printed Name)	C. Date of Delivery
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) <i>7019 2280 0001 4090 3594</i>	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 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"/> Registered Mail Restricted Delivery (\$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">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.	A. Signature <input checked="" type="checkbox"/> <i>K. Helming</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <i>Mr. Sameer Ali 3203 60th St. Kenosha, WI 53144</i>	B. Received by (Printed Name)	C. Date of Delivery
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) <i>7019 2280 0001 4090 3570</i>	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 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"/> Registered Mail Restricted Delivery (\$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt		



AFFECTED
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PROPERTY

RIGHT-OF-WAY

June 16, 2021

City of Kenosha
Attn: Ms. Deb Salas
625 52nd St.
Kenosha, WI 53140

SUBJECT: Notice of Closure Approval with Continuing Obligations for Rights of Way Holders at
3301 60th St.
Case Closure for Suggar Property, 3301 60th St., Kenosha, WI 53142
BRRTS #s: 03-30-004964 & 03-30-556490, FID #: 230156410

Dear Ms. Salas:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the site identified above (the Site). This letter describes how that approval applies to the right of way (ROW) at 3301 60th St. As the ROW holder, you are responsible for complying with continuing obligations for any work you conduct in the ROW.

State law—Wisconsin Statute (Wis. Stat.) ch. 292— directs parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare or the environment.

On May 15, 2020, you received information from Jose Ochoa about the petroleum contamination from the Site remaining in the soil beneath the 33rd Avenue ROW and groundwater beneath the 60th Street & 33rd Avenue ROWs, and about the continuing obligations necessary to limit exposure to remaining contamination.

APPLICABLE CONTINUING OBLIGATIONS

The continuing obligations that apply to this ROW are described below and are consistent with Wis. Stat. § 292.12 and Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799.

SOIL

Continuing Obligations to Address Soil Contamination

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500-599, and § NR 726.15 (2) (b), and Wis. Stat. ch. 289)

Soil contamination remains on the east central portion of the property in the vicinity of the former used waste oil tank as indicated on the enclosed map (Fig. B.2.b.1, Residual Soil Contamination, May 1, 2020). If soil in the location(s) shown on the map 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. If sampling confirms that contamination is present, the



property owner or right-of-way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment, or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

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

GROUNDWATER

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Groundwater Contamination Equals or Exceeds Enforcement Standards (Wis. Admin. Code ch. NR 140 and § NR 812.09 (4) (w))

Groundwater contamination which equals or exceeds the enforcement standards for petroleum is present onsite and under the road ROW and properties to the east, as shown on the enclosed map (Fig. B.3.b.1, Groundwater Isoconcentration, May 26, 2021). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

ADDITIONAL INFORMATION

Site, case-related information, and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Send written notifications to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal." Questions on using this portal can be directed to the Project Manager below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab.

If you have questions or concerns regarding this letter, please contact the DNR project manager, Lee Delcore, at 262-202-3838, or at Lee.Delcore@wisconsin.gov.

Sincerely,

A handwritten signature in blue ink that reads "Michele R. Norman".

Michele R. Norman
Southeast Region Team Supervisor
Remediation & Redevelopment Program

Enclosures:

- Case closure letter dated June 16, 2021
- Figure B.2.b.1, Residual Soil Contamination, May 1, 2020
- Figure B.3.b.1, Groundwater Isoconcentration, May 26, 2021

cc: Jose Ochoa Martinez, A1 Auto Repair and Sales, 3301 60th St., Kenosha, WI 53142
Sean Cranley, Midwest Environmental Consulting, mwenvirocon@gmail.com.



AFFECTED
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PROPERTY

June 16, 2021

Mr. Nasser Museutif
3221 60th Street
Kenosha, WI 53144

SUBJECT: Notice of Completion of Response Actions at Suggar Property
3301 60th St., Kenosha, WI 53142
BRRTS #: 03-30-004964 & 03-30-556490, FID #: 230156410

Dear Mr. Museutif:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the Suggar Property site, located at 3301 60th St., Kenosha, WI (Site). This letter describes how that approval affects your property located at 3221 60th St., Kenosha, parcel ID# 01-122-01-203-002. You are not required to take any action in response to this letter.

State remedial action laws found in Wisconsin Statute (Wis. Stat.) ch. 292 direct parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare or the environment.

On May 18, 2020, you received information from Jose Ochoa about the petroleum contamination from the Site remaining in groundwater beneath your property. Over time, this contamination will naturally biodegrade on its own. Per Wis. Stat. § 292.13, you are not responsible for cleaning up contamination that has migrated beneath your property from the Site.

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

DNR approval is required under Wis. Admin. Code § NR 812.09 (4) (w) before well construction or reconstruction for all properties identified as having residual contamination. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, "Continuing Obligations/Residual Contamination Well Approval Application." The form should be submitted to the DNR Drinking Water and Groundwater Program's regional water supply specialist, identified by visiting dnr.wi.gov, and searching "private water supply specialist." A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

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, search "BOTW." Enter 03-30-004964 in the **activity number** field, then click **search**. Scroll down and click on the **CO Packet** link for information about the completion of the response actions. The Site may also be seen on the map viewer, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov by searching "RRSM." If you cannot access BOTW or RR Sites Map, please contact the DNR project manager for information regarding this Site.

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If you have questions or concerns regarding the Site or this letter, please contact Lee Delcore, the DNR Project Manager, at 262-202-3838 or lee.delcore@wisconsin.gov.

Sincerely,



Michele R. Norman
Southeast Region Team Supervisor
Remediation & Redevelopment Program

cc: Jose Ochoa Martinez, A1 Auto Repair and Sales, 3301 60th St., Kenosha, WI 53142
Sean Cranley, Midwest Environmental Consulting, mwenvirocon@gmail.com.



AFFECTED
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PROPERTY

June 16, 2021

Mr. Sameer Ali
3203 60th Street
Kenosha, WI 53144

SUBJECT: Notice of Completion of Response Actions at Suggar Property
3301 60th St., Kenosha, WI 53142
BRRTS #: 03-30-004964 & 03-30-556490, FID #: 230156410

Dear Mr. Ali:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the Suggar Property site, located at 3301 60th St., Kenosha, WI (Site). This letter describes how that approval affects your property located at 3213-3215 60th St., Kenosha, parcel ID# 01-122-01-203-001. You are not required to take any action in response to this letter.

State remedial action laws found in Wisconsin Statute (Wis. Stat.) ch. 292 direct parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare or the environment.

On May 21, 2020, you received information from Jose Ochoa Martinez about the petroleum contamination from the Site remaining in groundwater beneath your property. Over time, this contamination will naturally biodegrade on its own. Per Wis. Stat. § 292.13, you are not responsible for cleaning up contamination that has migrated beneath your property from the Site.

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

DNR approval is required under Wis. Admin. Code § NR 812.09 (4) (w) before well construction or reconstruction for all properties identified as having residual contamination. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, "Continuing Obligations/Residual Contamination Well Approval Application." The form should be submitted to the DNR Drinking Water and Groundwater Program's regional water supply specialist, identified by visiting dnr.wi.gov, and searching "private water supply specialist." A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

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, search "BOTW." Enter 03-30-004964 in the **activity number** field, then click **search**. Scroll down and click on the **CO Packet** link for information about the completion of the response actions. The Site may also be seen on the map viewer, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov by searching "RRSM." If you cannot access BOTW or RR Sites Map, please contact the DNR project manager for information regarding this Site.

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If you have questions or concerns regarding the Site or this letter, please contact Lee Delcore, the DNR Project Manager, at 262-202-3838 or lee.delcore@wisconsin.gov.

Sincerely,



Michele R. Norman
Southeast Region Team Supervisor
Remediation & Redevelopment Program

cc: Jose Ochoa Martinez, A1 Auto Repair and Sales, 3301 60th St., Kenosha, WI 53142
Sean Cranley, Midwest Environmental Consulting, mwenvirocon@gmail.com.



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PROPERTY

June 16, 2021

Mr. Sameer Ali
3203 60th Street
Kenosha, WI 53144

SUBJECT: Notice of Completion of Response Actions at Suggar Property
3301 60th St., Kenosha, WI 53142
BRRTS #: 03-30-004964 & 03-30-556490, FID #: 230156410

Dear Mr. Ali:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the Suggar Property site, located at 3301 60th St., Kenosha, WI (Site). This letter describes how that approval affects your property located at 3203 60th St., Kenosha, parcel ID# 01-122-01-203-020. You are not required to take any action in response to this letter.

State remedial action laws found in Wisconsin Statute (Wis. Stat.) ch. 292 direct parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare or the environment.

On May 21, 2020, you received information from Jose Ochoa Martinez about the petroleum contamination from the Site remaining in groundwater beneath your property. Over time, this contamination will naturally biodegrade on its own. Per Wis. Stat. § 292.13, you are not responsible for cleaning up contamination that has migrated beneath your property from the Site.

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

DNR approval is required under Wis. Admin. Code § NR 812.09 (4) (w) before well construction or reconstruction for all properties identified as having residual contamination. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, "Continuing Obligations/Residual Contamination Well Approval Application." The form should be submitted to the DNR Drinking Water and Groundwater Program's regional water supply specialist, identified by visiting dnr.wi.gov, and searching "private water supply specialist." A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

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, search "BOTW." Enter 03-30-004964 in the **activity number** field, then click **search**. Scroll down and click on the **CO Packet** link for information about the completion of the response actions. The Site may also be seen on the map viewer, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov by searching "RRSM." If you cannot access BOTW or RR Sites Map, please contact the DNR project manager for information regarding this Site.

If you have questions or concerns regarding the Site or this letter, please contact Lee Delcore, the DNR Project Manager, at 262-202-3838 or lee.delcore@wisconsin.gov.

Sincerely,



Michele R. Norman
Southeast Region Team Supervisor
Remediation & Redevelopment Program

cc: Jose Ochoa Martinez, A1 Auto Repair and Sales, 3301 60th St., Kenosha, WI 53142
Sean Cranley, Midwest Environmental Consulting, mwenvirocon@gmail.com.