

Notice: Pursuant to s. 292.15, Wis. Stats., and s. NR 750.05, Wis. Adm. Code, this form is required by the Department of Natural Resources (DNR) to be submitted when requesting approval to participate in the voluntary party liability exemption (VPLE). Failure to complete this application in its entirety may delay its review and/or may result in denial. Participation in this program is voluntary. If completing this form, refer to the instructions beginning on page 4. 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.).

Section 1: Property Information

BRRTS No. (if known)
 02-41-587342

Tax Parcel #
 3630066117

FID No. (if known) 241424920		Property Name SCOT INDUSTRIES INC	
Address 1532 W Galena Street		City Milwaukee	State ZIP Code WI 53205
County Milwaukee	Municipality Name Milwaukee	<input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village	Property is composed of: <input checked="" type="radio"/> Single Tax Parcel <input type="radio"/> Multiple Tax Parcels
			Property Size 2.36 Acres

Section 2: Applicant Information (Voluntary Party)

Organization / Firm / Person SCOT INDUSTRIES INC		Title EHS	
Last Name Hansen	First Kai	MI	Phone Number (include area code) (608) 739-3171
Address 810 E. Nebraska Street			Fax Number (include area code)
City Muscodia	State WI	ZIP Code 53573	Email khansen@scotIndustries.com

Section 3: Ownership Information

Applicant Relationship to Property (select one):
 Current Owner
 Potential/Future Purchaser
 Previous Owner
 Other:

Section 4: Regulatory Identification (include ID numbers if known)

DNR FID 241424920	USEPA ID
Environmental Repair (ERP)	Hazardous Substance Spill
Leaking Ungd. Storage Tank (LUST)	Brownfield Env'l. Asmt. Pilot
Solid Waste	Municipal Negotiation & Cost Recovery
Hazardous Waste	Superfund Remedial (NPL)
Wastewater-surface water (WPDES)	Abandoned Containers
Wastewater-groundwater (WPDES)	Superfund Site Evaluation (CERCLA)
DCOM PECFA Claim Number	Municipal Grants Program
DATCP Agricultural Contamination	Contaminated Sediments

Other:

Leave Blank – DNR Use Only			
Date Received	<input type="checkbox"/> Application Fee Received	<input type="checkbox"/> Deposit Received	<input type="checkbox"/> Approval to Proceed PMN _____
BRRTS Activity Number	BRRTS Activity Name		<input type="checkbox"/> Denied (explain) (603)
FID	Region		<input type="checkbox"/> Withdrawn (explain) (610)
Comments		Reviewed By	Date
		Project Manager	

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Section 5 Environmental Consultant Representing Applicant

Organization / Firm / Person Ramboll US Consulting, Inc.			Title Managing Consultant	
Last Name Karakis	First Snejana	MI	Phone Number (include area code) (262) 901-0105	
Address 234 W. Florida Street			Fax Number (include area code) (414) 837-3608	
City Milwaukee	State WI	ZIP Code 53204	Email skarakis@ramboll.com	

Section 6: Attorney Representing Applicant (if applicable)

Organization / Firm / Person Foley & Lardner LLP			Title Partner	
Last Name Thimke	First Mark	MI	Phone Number (include area code) (414) 297-5832	
Address 777 East Wisconsin Avenue			Fax Number (include area code) (414) 297-4900	
City Milwaukee	State WI	ZIP Code 53202	Email MThimke@foley.com	

Section 7: Past Land Uses and Known or Suspected Contamination Sources (check all that apply)

<input checked="" type="checkbox"/> Service station	<input type="checkbox"/> Coal gas manufacturer	<input type="checkbox"/> Contaminated building
<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Electroplater	<input type="checkbox"/> Industrial accident
<input type="checkbox"/> Agricultural co-op	<input type="checkbox"/> Landfill	<input type="checkbox"/> Lagoons
<input type="checkbox"/> Dry Cleaner	<input type="checkbox"/> Foundry sand	<input type="checkbox"/> Fly ash
<input type="checkbox"/> Salvage yard	<input type="checkbox"/> Underground pipeline or tank	<input checked="" type="checkbox"/> Unknown
<input type="checkbox"/> Bulk plant	<input checked="" type="checkbox"/> Surface spills	<input type="checkbox"/> Other _____
<input type="checkbox"/> Pipeline	<input type="checkbox"/> Above ground pipeline or tank	
<input type="checkbox"/> Tannery	<input checked="" type="checkbox"/> Routine industrial operations	

Section 8: Solid Waste

Does the property contain a solid waste site or facility as defined in s. 289.01(35), Wis. Stats.?
 Yes No Name: _____ License number: _____

If 'Yes', does the site currently have an active or passive system in place for leachate, groundwater or gas treatment, collection or monitoring?
 Yes No Describe system: _____

Section 9: Site Eligibility If any boxes are checked "Yes", the site is not eligible for VPLE, see instructions for more information.

Does the property contain a solid waste facility or site that meets definition of an approved facility under 289.01(3), Wis. Stats.? Yes No

Does the property contain a hazardous waste treatment, storage or disposal facility that first began operation after the voluntary party acquired the property? Yes No

Does the property contain a licensed hazardous waste treatment, storage or disposal facility operated on the property before the date on which the voluntary party acquired the property, and that is operated after the date on which the voluntary party acquired the property? Yes No

Does the property contain a hazardous waste disposal facility that has been issued a license under s. 144.441 (2), 1995 Wis. Stats., or s. 289.41 (1m), Wis. Stats., or rules promulgated under those sections, for a period of long-term care following closure of the facility? Yes No

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Section 10: Regulatory Criteria

Has contamination been detected at the property? Yes No

If yes, has it been reported to the state? Yes No

Agent notified: R&R Program Associate Date 03/12/2021

Does it include petroleum from a leaking underground storage tank (LUST)? Yes No

Are you using the Petroleum Environmental Cleanup Fund (PECFA) to pay for any portion of the remedial actions? Yes No Undecided

Is there a state or federal enforcement order currently in effect at this property? Yes No

Section 11: Attachments and Certification

All listed attachments are required for an application to be complete:

- a list of past environmental work
 a non-refundable check for \$250 application fee made payable to the Wisconsin DNR
 a clear map showing location of property
 a detailed map that clearly indicates the property boundaries
 a copy of the property deed

I certify that I have read and am familiar with the information on this application and that the information is true, accurate and complete to the best of my knowledge.

I hereby request assistance from DNR in reviewing the environmental response actions that have been or will be taken to obtain protection of limited liability, as provided in s. 292.15, Wis. Stats.

I recognize that to obtain this limited liability exemption that the environmental response actions taken will need to comply with the applicable provisions of ch. NR 700, Wis. Adm. Code, and will require a Phase I and II environmental assessment to be conducted for the property. I recognize that I will be responsible for paying fees to DNR for assistance provided to me as provided under ch. NR 750, Wis. Adm. Code.

Applicant Name (Type or Print) Kai Hansen Title EHS
Organization / Firm / Person SCOT INDUSTRIES INC

Signature Kai Hansen

Date Signed 6/20/22

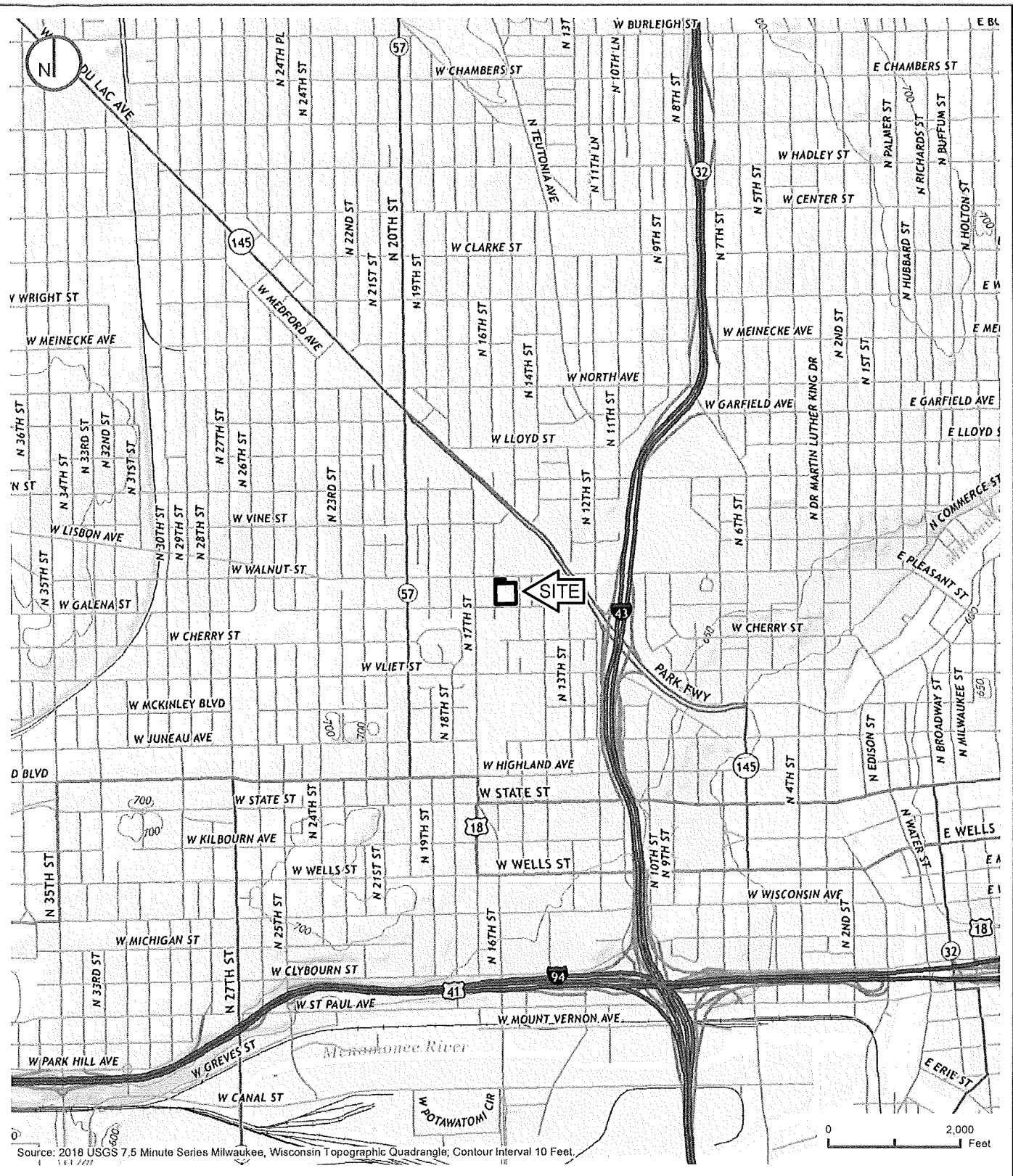
SCOT INDUSTRIES, INC.
BRRTS # 02-41-587342 (ERP)
FID # 241424920

Scot Industries, Inc. is a Wisconsin corporation with its corporate offices located in Lone Star, Texas. Scot Industries, Inc. currently owns and operates a facility located at 1532 W. Galena Street, Milwaukee, Wisconsin.

LISTING OF PAST ENVIRONMENTAL WORK TO DATE:

- LUST, (February 13, 1989); Site Assessment Report, Geraghty & Miller, March 24, 1989 (BRRTS# 03-41-000081); Sump/air venting system installed December 12, 1989; closed February 23, 1990
- Tank System Site Assessment Report, Giles Engineering Associates, November 19, 1995; BRRTS# 09-41-292065; NAR determination, November 19, 1995
- Phase I Environmental Site Assessment, September 2020, Ramboll US Consulting
- Phase II Environmental Site Assessment, April 2021, Ramboll US Consulting
- NR 716 Site Investigation Report, March 2022, Ramboll US Consulting

PROJECT: 1690020135 DATED: 2/24/2021 DESIGNER: CKL
 L:\Loop Project Files_CAD\1690020135_Scot_MKE_VPLE_Phil01_Site Location Map (Milwaukee WI).dwg

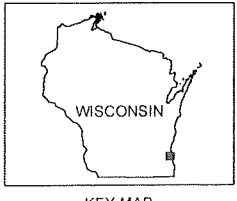


Source: 2018 USGS 7.5 Minute Series Milwaukee, Wisconsin Topographic Quadrangle, Contour Interval 10 Feet.

Map Scale: 1:24,000 | Map Center: 43°3'6.9208", -87°55'55.5047"

SITE LOCATION MAP

FIGURE 01



KEY MAP

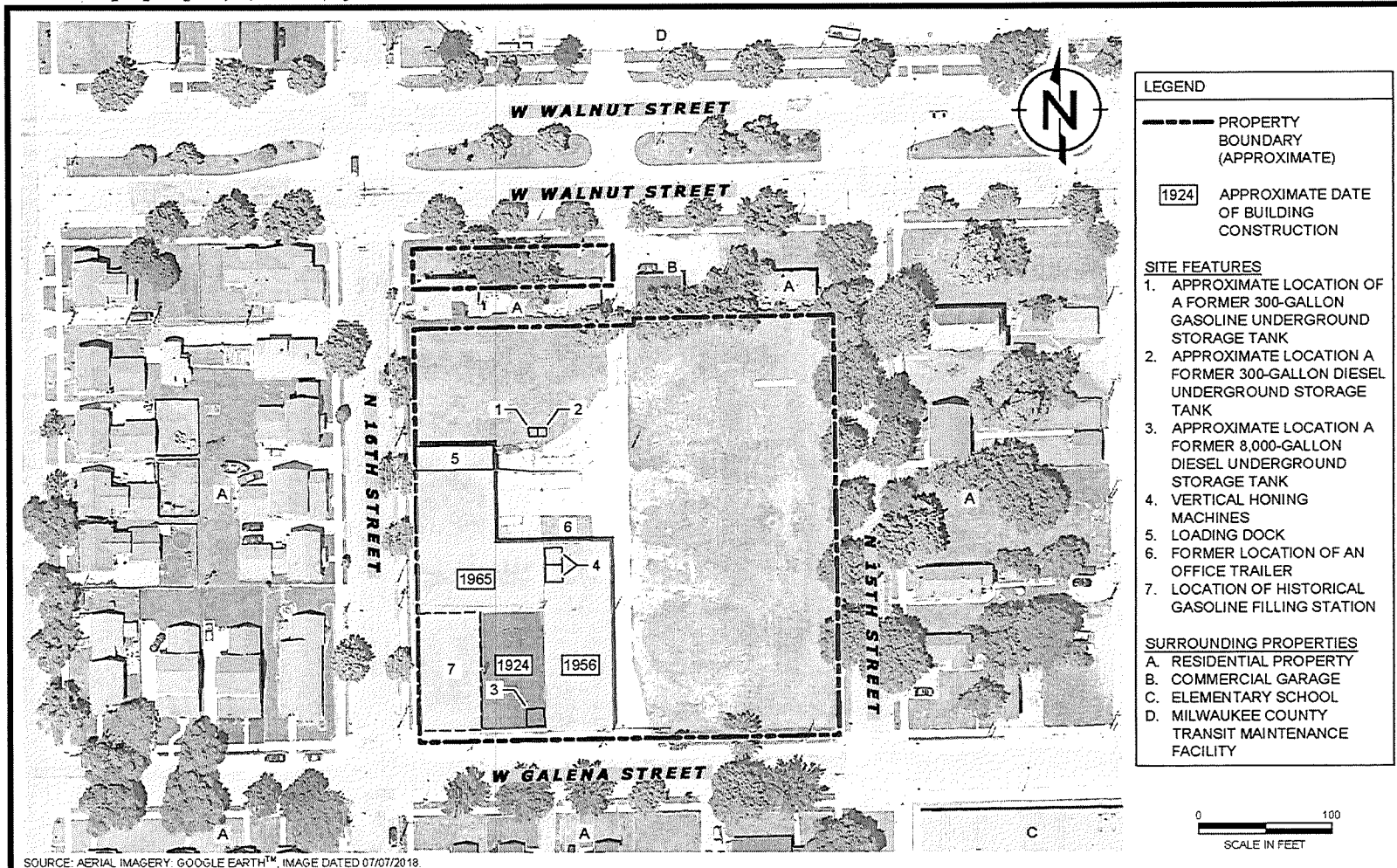
SCOT INDUSTRIES
 1532 WEST GALENA STREET
 MILWAUKEE, WISCONSIN

RAMBOLL US CONSULTING, INC.
 A RAMBOLL COMPANY



EXHIBIT B MAP OF PROPERTY

M:\CAD\1690018685_Scot\PHI02_Site Layout (Milwaukee WI).dwg



LEGEND	
-----	PROPERTY BOUNDARY (APPROXIMATE)
1924	APPROXIMATE DATE OF BUILDING CONSTRUCTION
SITE FEATURES	
1.	APPROXIMATE LOCATION OF A FORMER 300-GALLON GASOLINE UNDERGROUND STORAGE TANK
2.	APPROXIMATE LOCATION A FORMER 300-GALLON DIESEL UNDERGROUND STORAGE TANK
3.	APPROXIMATE LOCATION A FORMER 8,000-GALLON DIESEL UNDERGROUND STORAGE TANK
4.	VERTICAL HONING MACHINES
5.	LOADING DOCK
6.	FORMER LOCATION OF AN OFFICE TRAILER
7.	LOCATION OF HISTORICAL GASOLINE FILLING STATION
SURROUNDING PROPERTIES	
A.	RESIDENTIAL PROPERTY
B.	COMMERCIAL GARAGE
C.	ELEMENTARY SCHOOL
D.	MILWAUKEE COUNTY TRANSIT MAINTENANCE FACILITY

DRAFTED BY: H.J.W	DATE: 9/15/20

SITE LAYOUT SCOT INDUSTRIES 1532 WEST GALENA STREET MILWAUKEE, WISCONSIN
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FIGURE 1
1690018685

EXHIBIT A
PROPERTY DESCRIPTION

According to the Assessor's Office, the assessor's parcel number (APN) and legal description for the property is:

3630066117 - KNEELAND'S ADDN IN SE 1/4 SEC 19-7-22 BLOCK 6 LOTS 7 THRU 18 & S 30' LOT 3 AND S 20' LOT 6 & S 25' LOT 5 AND S 310' OF VAC ALLEY ADJ

4831169
490014
490015
APR-1-74
APR-1-74

DOCUMENT NO. REC 777IMC1920

STATE BAR OF WISCONSIN - FORM 4
TRANSFERRED DEED
THIS SPACE FOR OTHER RECORDING DATA
4831169

REGISTER'S OFFICE } SS
Milwaukee County, Wis.
RECORDED AT 9:24 PM
on APR 4 1974 in
Rec'd 777 (1974)
Richard C. Geyer
REGISTER OF DEEDS

By This Deed, SPECIALTY ENGINEERING CORPORATION,
a Wisconsin Corporation

Change money and terms to: SCOT INDUSTRIES, INC.,
a Wisconsin Corporation

for a valuable consideration

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

RETURN TO Eugene A. Ranney, Attorney
720 East Wisconsin Avenue
Milwaukee, WI 53202
Tel Key # 353-0066-114-3
This is NON homestead property.

The South 30 feet of Lots 3 and 4, the S 25 feet of Lot 5, the S 20 feet of Lot 6, and Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Block 6, Kneelands Addition of the City of Milwaukee.

This deed is given to correct the legal description contained in that deed recorded December 27, 1973 on Rec'd 762, Image 1003, Document No. 4815197, and to reflect the true consideration for the sale of said property.

TRANSFER
5119.00
FEE

Exception to restrictions: None

Executed at Milwaukee, Wisconsin this 27th day of December 19 73

SIGNED AND SEALED IN PRESENCE OF SPECIALTY ENGINEERING CORPORATION (NPAL)

BY J. S. Wilmeth, President (SAL)
ATTEST: M. L. Wilmeth, Secretary (SAL)

Signatures of J. S. Wilmeth, President, and M. L. Wilmeth, Secretary of Specialty Engineering Corporation
subscribed this 27th day of December 19 73

Eugene A. Ranney
Notary Public
Subscribed under Sec. 76A.06 et seq.

STATE OF WISCONSIN }
County }
Personally came before me, this 27th day of December, 19 73,
the above named SPECIALTY ENGINEERING CORPORATION
to me known as the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS GRANTED BY Eugene A. Ranney
The city of Witness is optional. Notary Public, County Wis

My commission (expires) (is) _____
Name of person signing in any capacity shall be typed or printed below their signatures.

WARRANTY DEED
WARRANTY OF WISCONSIN
WISCONSIN DEED INDEX SYSTEM

3-10

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Scot Industries, Inc.,
a Wisconsin corporation
("Grantor," whether one or more),
and Anne Hegwood Williams

("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 Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Plat Page 363-19
Neighborhood 6300 Kneeland's Addn
IN SE 1/4 SEC 19-7-22 Block 6
S 30! Lot 4.

Recording Area

Name and Return Address

Anne Hegwood Williams
4412 N. 58th St.
Milwaukee, WI 53218

363-006-116X (part thereof)

Parcel Identification Number (PIN)

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

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

Dated _____

_____, (SEAL) Scot Industries, Inc., (SEAL)

_____, (SEAL) By: Steven L. Wilmeth, (SEAL)
_____, Steven L. Wilmeth, President

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated on _____

STATE OF ~~WISCONSIN~~ Texas)
~~XXXXXX~~) ss.
Morris COUNTY)

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

Personally came before me on Feb 14, 2012
the above-named Steven L. Wilmeth
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY: _____

Andrea R Wall
Notary Public, State of ~~Wisconsin~~ Texas
My Commission (is permanent) (expires: 5-31-2015)

(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 1-2003

* Type name below signatures.

