

**GIS REGISTRY INFORMATION**

<b>SITE NAME:</b>	REEDSVILLE AUTOMOTIVE SPECIALISTS		
<b>BRRTS #:</b>	02-36-186013	<b>FID # (if appropriate):</b>	
<b>COMMERCE # (if appropriate):</b>	54230-9314-16		
<b>CLOSURE DATE:</b>	04/01/2004		
<b>STREET ADDRESS:</b>	16 MANITOWOC STREET		
<b>CITY:</b>	REEDSVILLE		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	X=	684353	Y= 410973
<b>CONTAMINATED MEDIA:</b>	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>IF YES, STREET ADDRESS 1:</b>	_____		
<b>GPS COORDINATES</b> (meters in WTM91 projection):	X=		Y=
<b>OFF-SOURCE SOIL CONTAMINATION &gt;Generic or Site-Specific RCL (SSRCL):</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>IF YES, STREET ADDRESS 1:</b>	_____		
<b>GPS COORDINATES</b> (meters in WTM91 projection):	X=		Y=
<b>CONTAMINATION IN RIGHT OF WAY:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>DOCUMENTS NEEDED:</b>			
Closure Letter, and any conditional closure letter issued	X		
Copy of most recent deed, including legal description, for all affected properties: CLOSED PRE-GIS; DEED NOTICE ONLY	X		
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	NA		
County Parcel ID number, if used for county, for all affected properties: SEE DEED NOTICE	X		
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X		
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X		
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X		
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	NA		
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA		
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	NA		
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X		
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	NA		
RP certified statement that legal descriptions are complete and accurate: SEE DEED RESTRICTION FOR SIGNATURE	NA		
Copies of off-source notification letters (if applicable)	NA		
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA		
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	X		



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

April 1, 2004

Mr. Todd Brotski  
PO Box 267  
Francis Creek, WI 54214

RE: **Final Closure**

**Commerce # 54230-9314-16**      **WDNR BRRTS # 02-36-186013**  
Reedsville Auto Specialists (Former), 16 Manitowoc Street, Reedsville

Dear Mr. Brotski:

The Wisconsin Department of Commerce (Commerce) has received the item required as a condition for closure for the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk".

Robert H. Klauk  
Hydrogeologist  
Site Review Section

cc: Case File



July 11, 2000

Mr. Todd Brotski  
P.O. Box 267  
Francis Creek WI 54214

RE: **Commerce # 54230-9314-16**  
Reedsville Auto Specialists (Former), 16 Manitowoc Street, Reedsville, WI

**Case Closure (conditional upon receipt of documentation)**

Dear Mr. Brotski:

On June 23, 2000 the Wisconsin Department of Natural Resources transferred this site to the Wisconsin Department of Commerce for regulatory oversight. On behalf of the Wisconsin Department of Commerce, I am reviewing this case for closure.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health, and no further investigation or remedial action is necessary. In making this determination, I reviewed the following documents prepared by Miller Engineers & Scientists, as well as other correspondence in the case file:

- *Case Summary and Request for Closure, May 9, 2000*

If, in the future, site conditions indicate that any contamination that might remain poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

**IMPORTANT:** we cannot list this case as "closed" on our computer database until we receive the following items.

- A notification must be placed on the property deed addressing residual soil impacts. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for review prior to filing.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (920) 424-0046.

Sincerely,

A handwritten signature in black ink that reads 'Dee Zoellner'.

Dee Zoellner, Hydrogeologist  
PECFA Site Review Section

enclosure

cc: Kristine Gallagher – Miller Eng. & Sci. (with enclosure)  
electronic case file

862619

Document Number

RECEIVED

MAR 30 2004



VOL 1450

PAGE 638

ERS DIVISION  
OSHKOSH

RECEIPT# 6548

\$12.00 MISC

**NOTICE OF CONTAMINATION TO  
PROPERTY**

STATE OF WISCONSIN  
MANITOWOC COUNTY  
PRESTON JONES  
REGISTER OF DEEDS  
RECEIVED FOR RECORD

1 SEP 2000 9:34:35 AM

**In re the following described property in Manitowoc County, Wisconsin:**

A tract of land in Block Numbered Forty-nine (49) in the Village of Reedsville, according to the Recorded Plat thereof, known as the Original Plat of said Village of Reedsville, Manitowoc County, Wisconsin, described as follows:

Commencing at a point on the North line of Manitowoc Street a distance 46.5 feet East of the Southwest corner of said Block 49; thence East along the North line of Manitowoc Street a distance of 250.9 feet to the Intersection of said North line with the South right-of-way line of U.S.H. "10"; thence Northwesterly along the said South right-of-way line a distance of 280.4 feet; thence South and parallel to the East line of vacated First Street (and 46.5 feet distant therefrom) a distance of 123.8 feet to the point of commencement.

EXCEPTING THEREFROM that portion conveyed for highway purposes by Warranty Deed recorded in Volume 972 of Records, page 740, #696871.

**Recording Area**

**Name and Return Address**

DENMARK STATE BANK  
PO BOX 106  
MARIBEL WI 54227

*12CK*

STATE OF WISCONSIN            )  
  ) ss  
COUNTY OF MANITOWOC        )

36-500-049-003.00

**Parcel Identification Number (PIN)**

Section 1. Todd Brotski is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Residual petroleum contaminated soil remains on this site. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this

restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 22 day of August, 2000.

Signature: Todd Brotski

Printed Name: Todd Brotski

Title: Owner

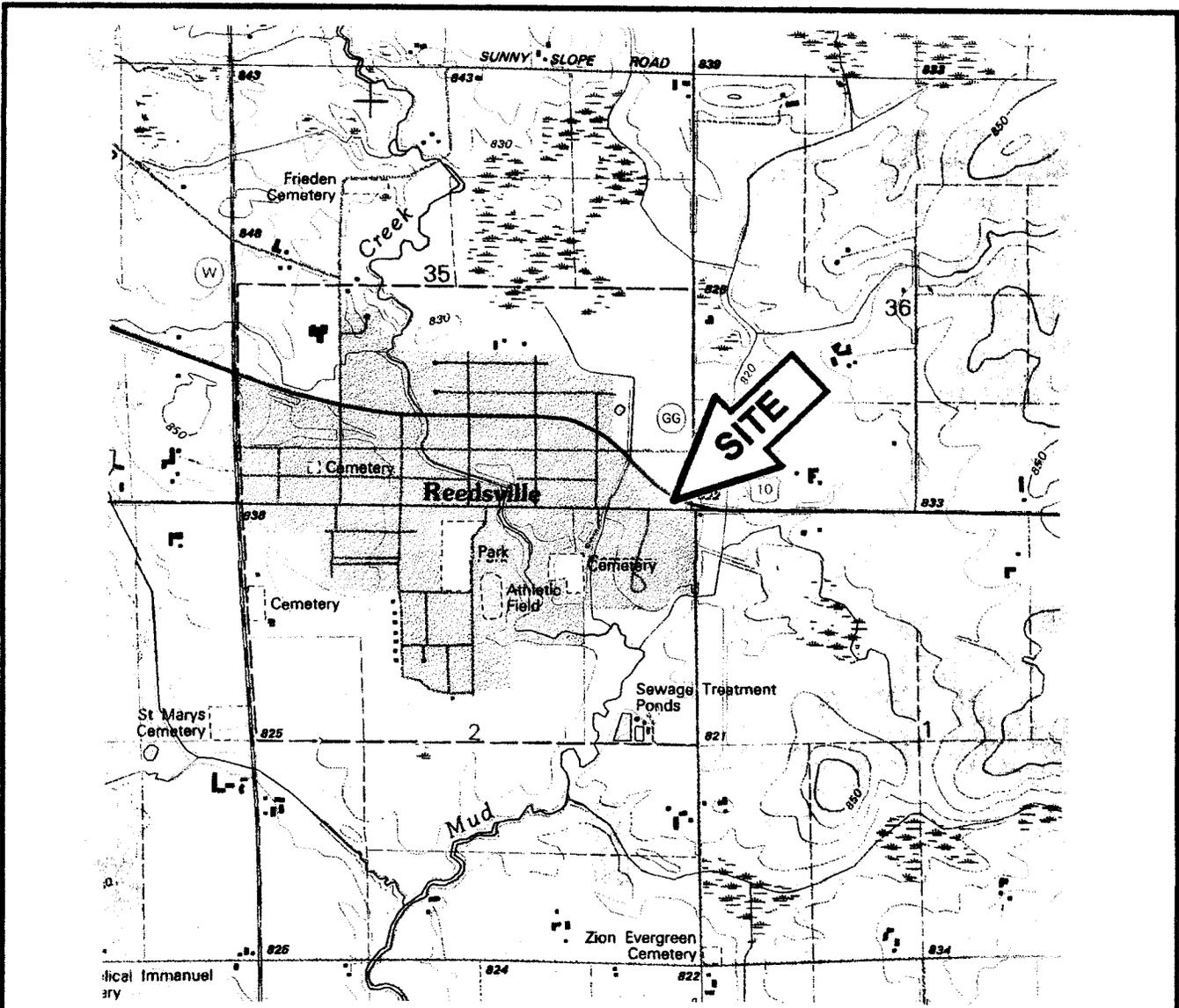
Subscribed and sworn to before me  
this 22 day of August, 2000.

Kathleen E. Geiger  
Notary Public, State of WI  
Notary Commission Expires: June 9 2002  
Kathleen E Geiger

This document was drafted by  
Attorney Phillip R. Maples  
Whyte Hirschboeck Dudek S.C.  
P.O. Box 2225  
Manitowoc, WI 54221-2225



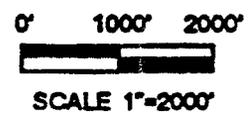
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QUADRANGLE LOCATION

**REEDSVILLE, WI**  
 44087-B8-TF-024  
 1992

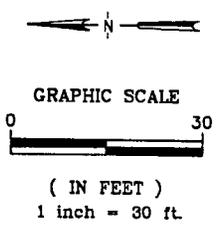
DMA 3472 III NW-SERIES V861



F-1	DATE 03/16/98	BY KKT	CLIENT: TODD BROTSKI JOB: PHASE I ESA LOCATION: 16 MANITOWOC STREET REEDSVILLE, WISCONSIN
	JOB. NO. 14183E	CK	

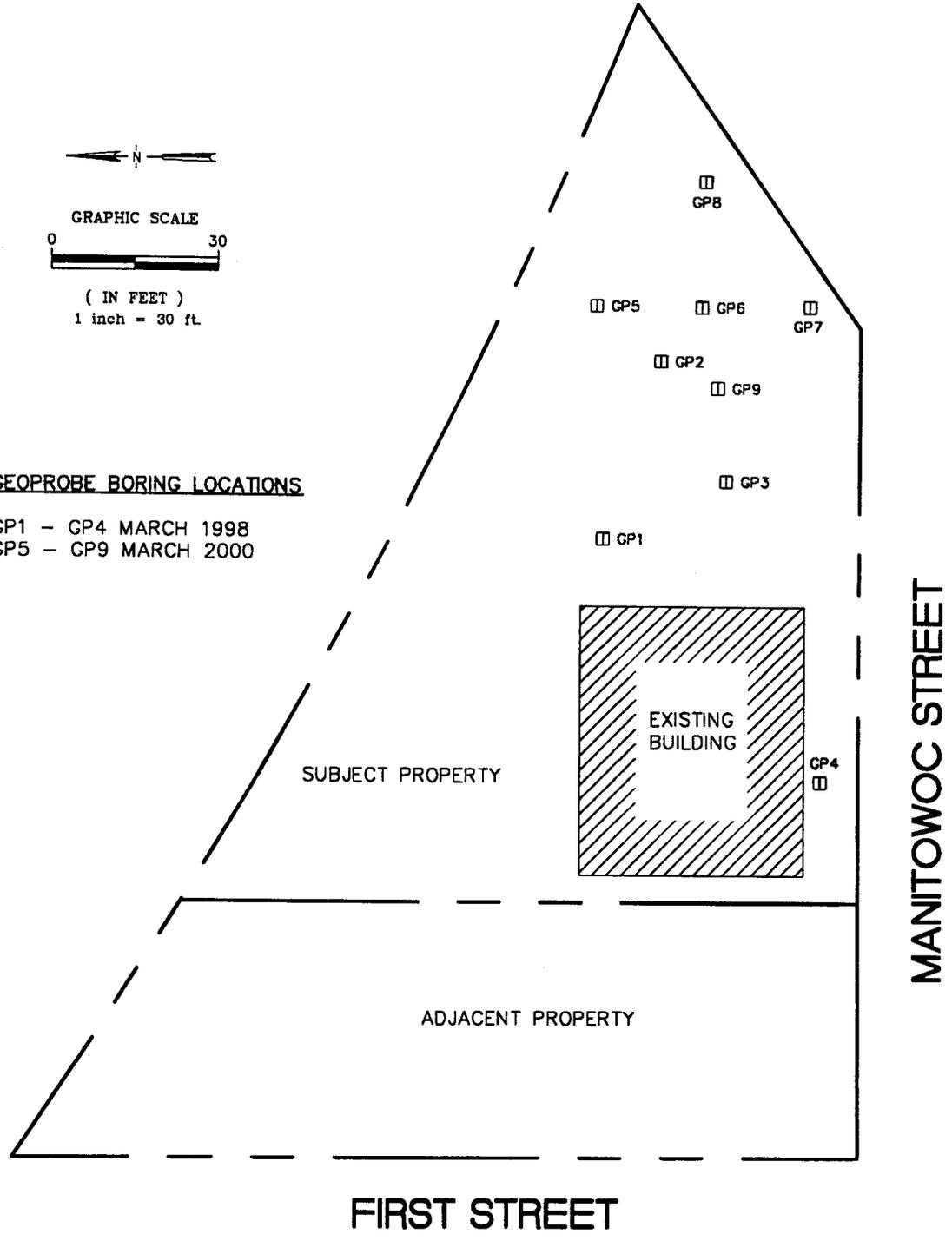
**MILLER**  
**ENGINEERS**  
**SCIENTISTS**  
*An Employee-Owned Company*

Figure 1: SITE LOCATION MAP



GEOPROBE BORING LOCATIONS

GP1 - GP4 MARCH 1998  
 GP5 - GP9 MARCH 2000



DATE 3/15/00	BY TJC	CLIENT: TODD BROTSKI JOB: RI-REEDSVILLE LOCATION: 16 MANITOWOC STREET REEDSVILLE, WISCONSIN
JOB. NO. 14664E1A	CK KKG	

**MILLER**  
 ENGINEERS  
 SCIENTISTS

**FIGURE 2: GEOPROBE LOCATION PLAN**

**TABLE 1**  
**Soil Analytic Test Results (March 31, 1998)**

Todd Brotski Property  
Reedsville, Wisconsin  
Project #: 14664E

Analyte (µg/kg)	GP1-4	GP2-2	GP3-3	GP4-3	NR 720 Soil Standards
Benzene	<30	<2,450>	<29	<31	5.5
n-Butylbenzene	<30	26,600	<29	<31	—
Ethylbenzene	<30	<2,450>	<29	<31	2,900
Hexachlorobutadiene*	<30	<2,450>	<29	31	—
MTBE	<30	<2,450>	<29	<31	—
Naphthalene	<30	7,010	<29	<31	—
Toluene	<30	<2,450>	<29	<31	1,500
1,2,4-Trimethylbenzene	<30	34,800	<29	<31	—
1,3,5-Trimethylbenzene	<30	11,500	<29	<31	—
<u>Xylenes</u>	<u>&lt;30</u>	<u>12,320</u>	<u>&lt;29</u>	<u>&lt;31</u>	4,100
Total VOC	ND	92,230	ND	ND	—
Depth (feet)	6-8	2-4	4-6	4-6	

**Bold Type indicates exceedance of NR720 Soil Standards**

\* Compound detected in method blank; may be biased high.

< = Not detected above method limit of detection

<> = Below method limit of quantitation

ND = Not Detected

VOC = Volatile Organic Compounds (EPA Method 8020)

i:\M14664\ESORE0398.wb2

**TABLE 2**  
**Soil Analytic Test Results (March 2000)**

Todd Brotski  
 Manitowoc Street  
 Reedsville, Wisconsin

Project Number: 14664E100

Sample Name	GP5-2A	GP6-2A	GP6-3B	GP7-2A	GP7-3B	GP8-2A	GP9-1B	GP9-3B	NR 720 Soil Standards	NR 746 Direct Contact Soil Standards
Sample Depth (ft.)	4-6	4-6	8-10	4-6	8-10	4-6	2-4	8-10		
<b>Analyte (µg/kg)</b>										
Benzene	<25	<25	<25	<25	<25	<25	<25	<25	5.5	1,100
Ethylbenzene	<25	<25	<25	<25	<25	<25	66.2	<25	2,900	400,000
MTBE	<25	<25	<25	<25	<25	<25	<25	<25	—	—
Toluene	<25	<25	<25	<25	<25	<25	74.4	<25	1,500	670,000
Total Trimethylbenzenes	<50	<50	<50	<50	<50	<50	274.9	<50	—	—
Total Xylenes	<50	<50	<50	<50	<50	<50	228.7	<50	4,100	470,000
Total PVOC	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	644	<LOD		
<b>Analyte (mg/kg)</b>										
GRO	<5.82	<5.88	<5.85	<5.88	<5.43	<5.83	<5.81	<5.51	100	—

— = No Standards

<LOD = Less than Limit of Detection

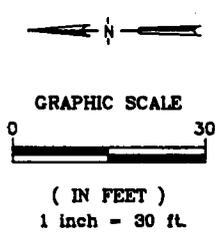
PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020)

GRO = Gasoline Range Organics

**Limit Samples are Bold**

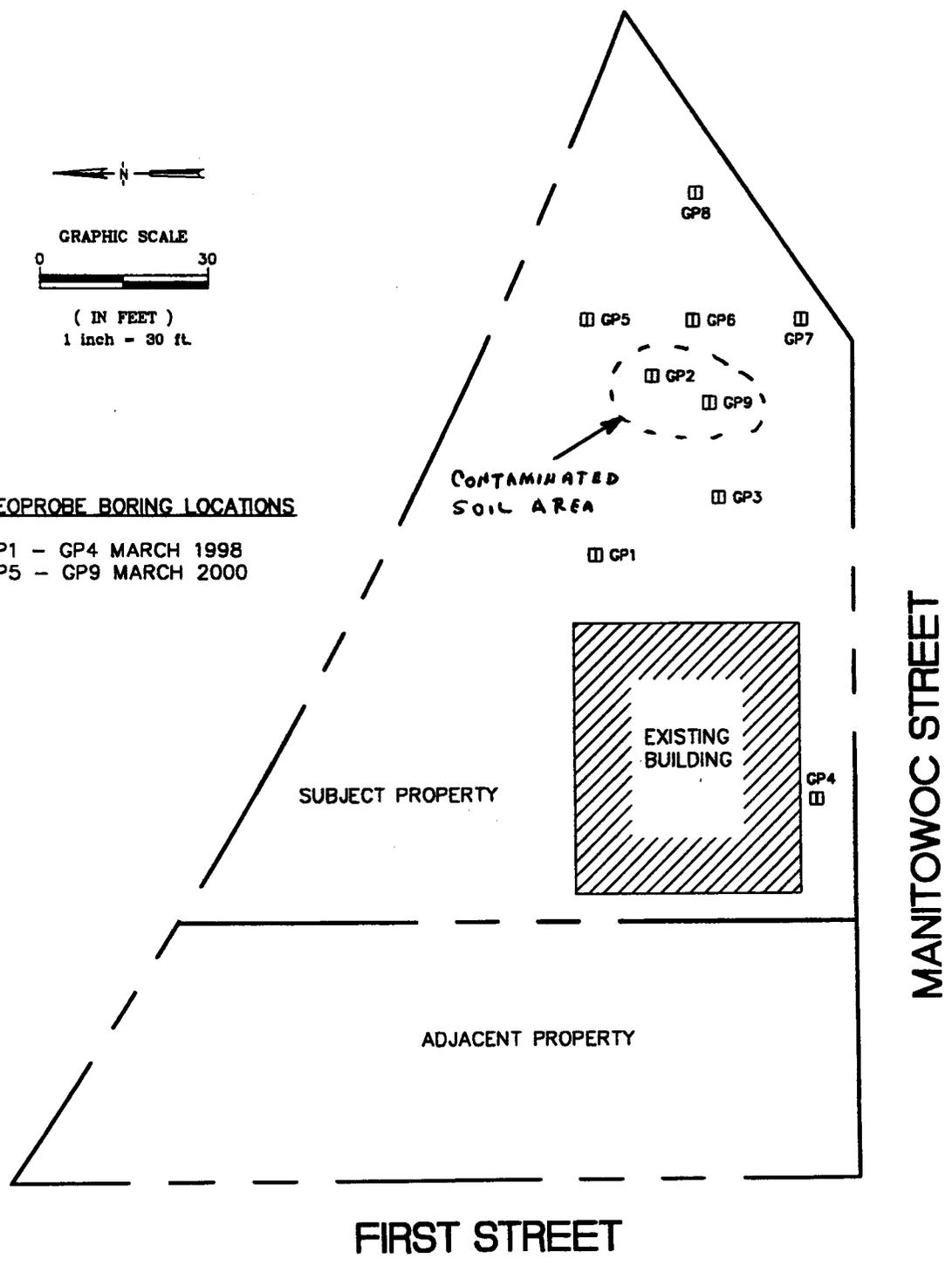
Exceeds NR 720 Soil Standards (March 1994) apply only to limit samples, above the seasonally high water table (6 feet depth)

Exceeds NR 746 Direct Contact Soil Contaminant Concentration apply only to soil in upper 4 feet



**GEOPROBE BORING LOCATIONS**

GP1 - GP4 MARCH 1998  
 GP5 - GP9 MARCH 2000



DATE	3/15/00	BY	TJC	CLIENT:	TODD BROTSKI
JOB. NO.	14664E1A	CK	KKG	JOB:	RI-REEDSVILLE
				LOCATION:	16 MANITOWOC STREET REEDSVILLE, WISCONSIN

**MILLER**  
 ENGINEERS  
 SCIENTISTS

**FIGURE 2: GEOPROBE LOCATION PLAN**