

GIS REGISTRY INFORMATION

SITE NAME:	Jim's Garage			FID #	
BRRTS #:	03-41-244832			(if appropriate):	
COMMERCE # (if appropriate):	53215-4903-77				
CLOSURE DATE:	July 13, 2004				
STREET ADDRESS:	3477 S 16th St				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	688436	Y =	280808	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input checked="" type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Cory L. Nettles, Secretary

July 13, 2004

Mr. James Jashinsky
3105 West Forest Hill Avenue
Franklin, WI 53132

RE: **Final Closure**

Commerce # 53215-4903-77 WDNR BRRTS # 03-41-244832
Jim's Garage, 3477 South 16th Street, Milwaukee

Dear Mr. Jashinsky:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database. 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 (414) 220-5376.

Sincerely,


Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Case File



May 24 2001

Mr. Jim Jashinsky
3477 South 16th Street
Milwaukee, WI 53215

RE: **COMMERCE # 53215-4903-77** WDNR BRRTS # 03-41-244832
Jim's Auto Center, 3477 South 16th Street, Milwaukee, WI
Two 6,000-gallon gasoline underground storage tanks removed in 1986

Case Closure - Conditional Upon Receipt of Documentation

Dear Mr. Jashinsky:

On April 5, 2001, the Wisconsin Department of Natural Resources (WDNR) transferred the referenced case to the Wisconsin Department of Commerce for regulatory oversight. The Department has reviewed the case file to determine if closure is appropriate.

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, the following reports and miscellaneous file correspondence were reviewed:

- *Site Investigation Work Plan*, May 5, 2000, Key Engineering Group, Ltd. (Key),
- *Request for Case Closure/Site Investigation Report*, March 22, 2001, Key.

Soil impacted by petroleum compounds remains on this property in the area south of the auto repair building. Petroleum contaminated groundwater, which consists of benzene, naphthalene, and trimethylbenzene concentrations above enforcement standards remains on the property at monitoring well MW-1, located near a former pump island.

The following items are necessary to satisfy the conditions of closure:

1. Please provide additional information about the status of the waste oil underground storage tank (UST). Key indicated that the waste oil tank is still located at the property. However, the Commerce Tank Database indicates that this tank was removed in 1986 (copy enclosed). In addition, the tank inventory form included in Key's *Site Investigation Work Plan*, dated May 5, 2000, does not indicate whether the tank is in use or removed. If the Commerce Tank Database information is incorrect, you should resubmit an inventory form to the Bureau of Storage Tank Regulation to correct the database. It is noted that Key did not report a release from this tank.
2. A notification of residual soil contamination that includes a groundwater use restriction must be placed on the deed to the property. The deed notification must state that residual contamination remains on the property and if a potable well is ever constructed, the Wisconsin Department of Natural Resources water supply unit must be contacted to assist in proper design and placement. An example of the notification language is enclosed for your use. **The deed notice must include a figure that outlines the estimated extent of the soil and groundwater contaminant plumes and the tables of groundwater and soil analytical results.** You may add additional figures or tables if you wish. Please submit a copy of the notification that has been recorded with the County Register of Deeds. If you wish to modify the language, submit a copy to this office for review prior to filing.

Mr. Jim Jashinsky

RE: Commerce # 53215-4903-77
Jim's Auto Center
3477 South 16th Street, Milwaukee, WI

May 24, 2001

Page 2

- Monitoring wells must be abandoned per chapter NR 141 requirements. Please submit copies of the well abandonment forms to this office.

IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer databases, you or your consultant must submit the requested information.

In the future, if site conditions indicate that any contamination that remains 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.

Upon receipt of all the requested documents, the case will be entered as "closed" on the database. If you have any questions, feel free to contact me at (414) 220-5376.

Sincerely,



Linda M. Michalets
Hydrogeologist
PECFA Site Review Section

Enclosures: Storage Tank Database printout
Draft *Notice of Contamination to Property*

cc: Mr. Zoy Begos, Key Engineering Group, Ltd.
Case file

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PROPERTY ASSESSMENT RESULTS
TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	3471 THRU 3479 S 16TH ST
TAXKEY	535-0305-000-1
OWNER	JAMES JASHINSKY
OWNER ADDRESS	3477 S 16TH ST MILWAUKEE, WI 532150000

ASSESSMENT

	2004	2003
LAND	\$28,100	\$28,100
IMPROVEMENTS	\$89,900	\$78,900
TOTAL	\$118,000	\$107,000
CURRENT CLASS	LOCAL COMM'	

Assessments reflect the estimated value on January 1st .of the indicated year.

OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 07/00
 - TRANSFER FEE: \$450.00 (CLICK HERE FOR FEE EXPLANATION)
- STORIES: 1.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 1951
- DWELLING UNITS: 0 (CLICK HERE FOR DWELLING UNITS EXPLANATION)
- TOTAL SQUARE FEET FLOOR AREA: 2,849
 - FIRST FLOOR AREA:
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- ROOM-COUNTS
 - TOTAL ROOMS: 0
 - BEDROOMS: 0
 - BATHS: 0
 - HALF BATHS: 0

- CENTRAL AIR CONDITIONING: NO
- BASEMENT: NONE
- FIRE PLACE:
- GARAGE TYPE: NONE
- LOT SIZE: 9375
- PLAT PAGE: 53520
- ZONING: LB2 ([CLICK HERE FOR ZONING EXPLANATION](#))
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 6284
- ALDERMANIC DISTRICT: 13
- CENSUS TRACT: 201
- LEGAL DESCRIPTION:
LEGALS GLADY'S TERRACE OF PART OF NE 1/4 & SE 1/4 SEC 18-6-22
DESCRIPTION BLOCK 1 (LOTS 8-9-10 & S 3.75' LOT 7) EXC ST

For more information contact the Assessor's office at 414-286-3651

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Officials :: City Departments :: Web Policies ::
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Document Number

NOTICE OF CONTAMINATION TO PROPERTY

DOC. # 08820339

REGISTER'S OFFICE | SS Milwaukee County, WI

RECORDED AT 01:20PM 07/13/2004

JOHN LA FAVE REGISTER OF DEEDS

AMOUNT: 13.00

Legal Description of the Property: In re:

(as it appears on the most recent deed)

PARCEL 1: THE SOUTH 3.75 FEET OF LOT 7, ALL OF LOT 8 AND THE NORTH 22.50 FEET OF LOT 9, IN BLOCK 1, IN GLADY'S TERRACE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, AND THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, EXCEPT THE EAST 20 FEET CONVEYED TO THE CITY OF MILWAUKEE FOR STREET PURPOSES

TAX KEY NO. 535-0305-1

Recording Area

Name and Return Address

JAMES R JASHINSKY 3105 W. FOREST HILL AV. FRANKLIN WI 53132

STATE OF WISCONSIN)

)

ss

COUNTY OF)

)

Parcel Identification Number (PIN)

Section 1. JAMES JASHINSKY is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above Wisconsin Administrative Code (WAC) NR 140 enforcement standards and soils above WAC NR 720 residual contaminant levels are present in the area south of the current building. Two 6,000-gallon gasoline underground storage tanks, piping and two pump islands were removed from this area in 1986.

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:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains on this site primarily in the vicinity of the former pump island east of the former underground storage tanks. The estimated areas of petroleum impacts to soil and groundwater are depicted on the attached site figure. The results of soil and groundwater analyses are also attached. It has been shown that these levels are protective of health and the environment. If the contaminated soil is excavated in the future, it may be considered a solid waste and will need to be managed 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 13 day of JULY, 2004.

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of

JAMES R. JASINSKY

Signature: [Handwritten Signature]

Printed Name: JAMES R. JASINSKY

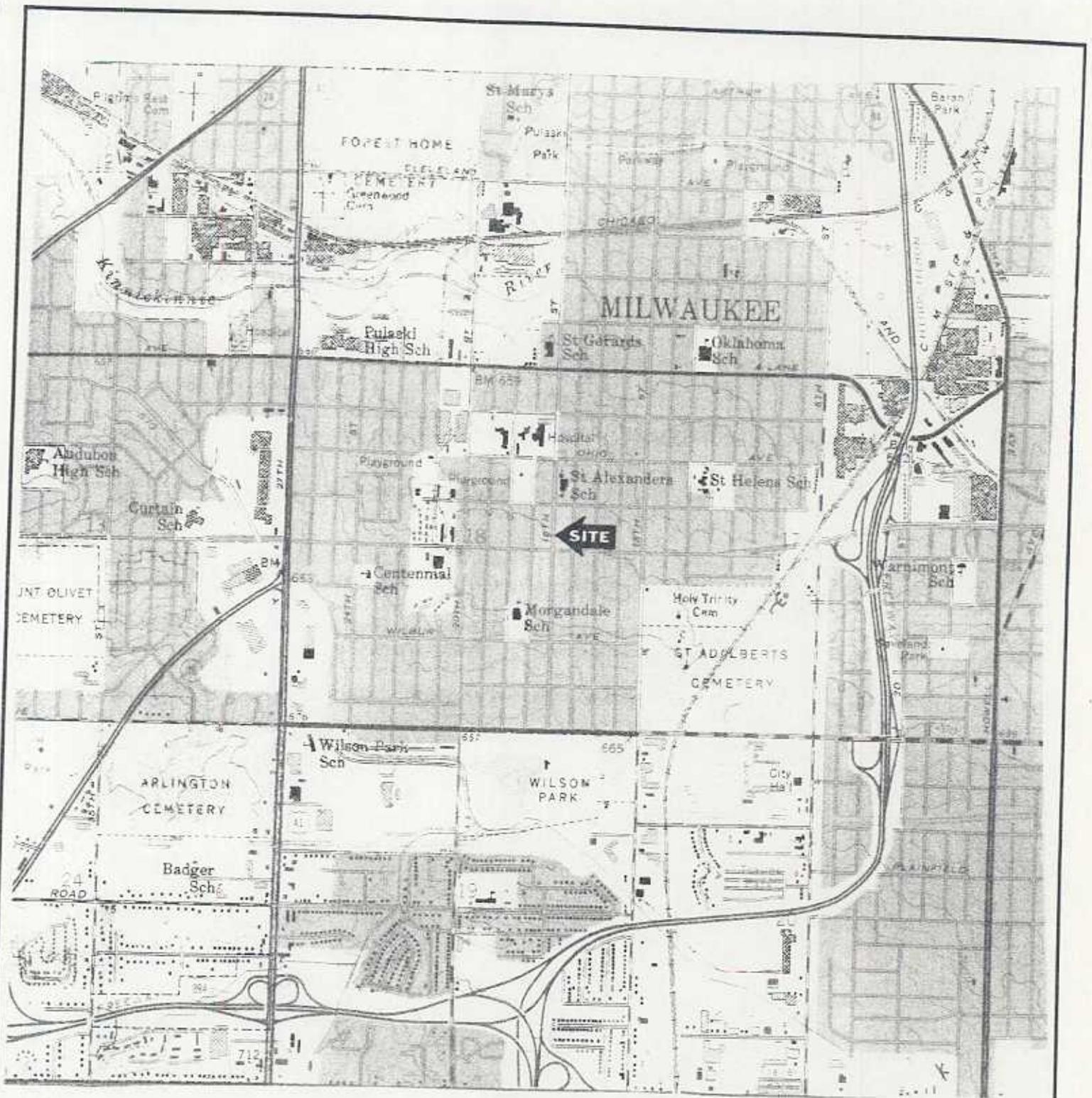
Title: OWNER

Subscribed and sworn to before me this 13th day of July, 2004

Karen A. Vlazny
Notary Public, State of WISCONSIN
My commission May 1, 2005



This document was drafted by the Wisconsin Department of Commerce.



N
 SOURCES: USGS Greendale, Wisconsin Quadrangle Map
 Topographic Map 1958
 Photorevised 1971 & 1976

© 2000 Key Engineering Group Ltd.

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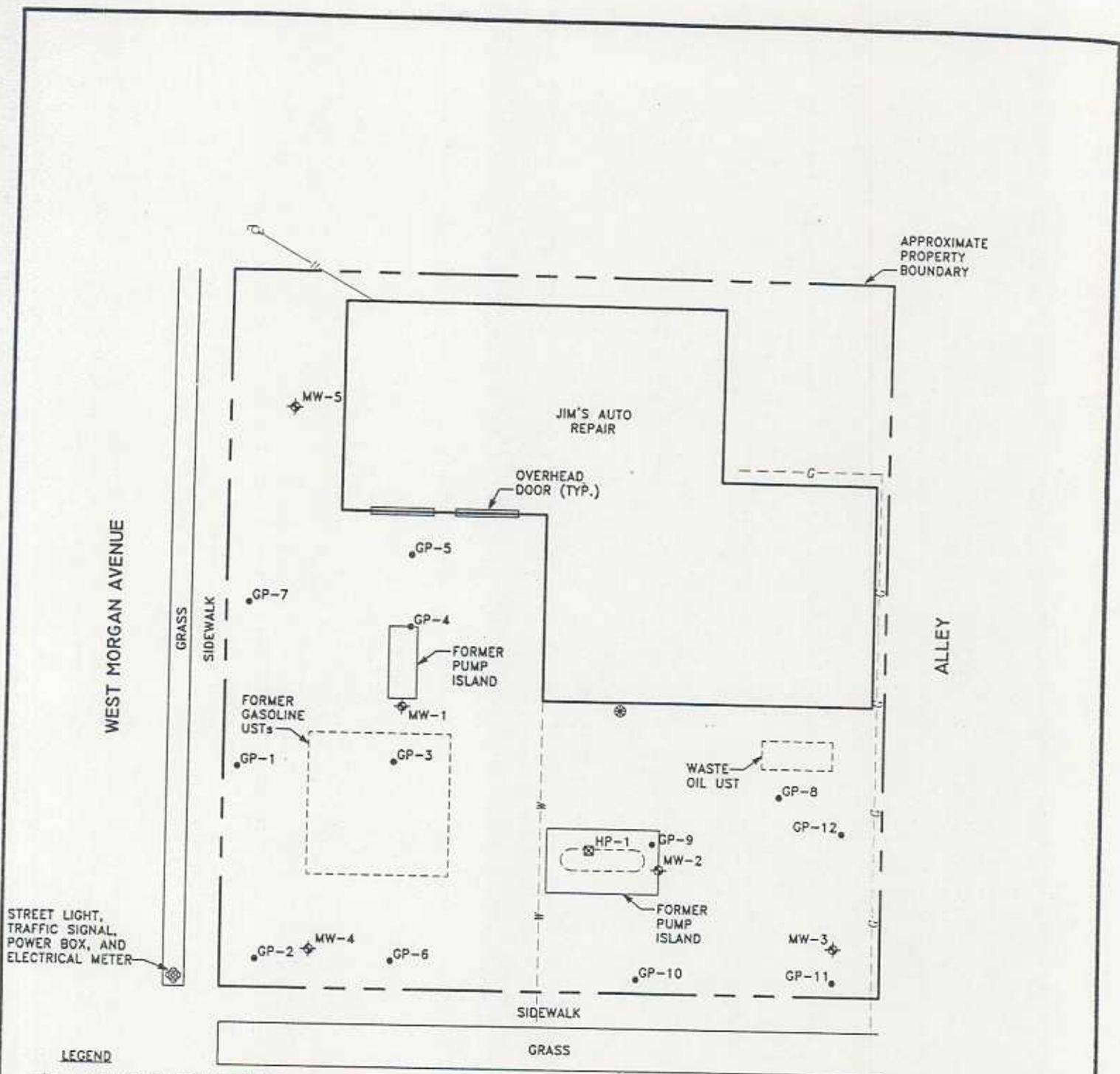
SCALE: 1"=2000'



FIGURE 1
SITE LOCATION MAP

DRN. BY:	J.J.J.	DATE:	05/15/00
DSN. BY:	L.J.W.	FILE NO.:	1002006
CHK. BY:	L.J.W.	DWG. NO.:	10020062
REV. BY:	G.L.J.	SHEET NO.:	1

SITE INVESTIGATION REPORT
 JIM'S AUTO CENTER
 3477 SOUTH 18th STREET
 MILWAUKEE, WISCONSIN



- LEGEND**
- ◆ MONITORING WELL LOCATION
 - GEOPROBE LOCATION
 - ⊠ HAND PROBE LOCATION
 - ⊙ SANITARY SEWER CLEAN OUT
 - ⊕ UTILITY POLE
 - //— OVERHEAD ELECTRIC AND PHONE LINE
 - G— UNDERGROUND NATURAL GAS LINE
 - W— UNDERGROUND WATER LINE

SOURCE: Survey Map
 Surveying Associates, Inc.
 April 27, 1983

© 2001 Key Engineering Group Ltd.



**FIGURE 2
 SITE LAYOUT**

DRN. BY:	J.J.J.	DATE:	03/16/01
DSN. BY:	L.J.W.	FILE NO.:	1002006
CHK. BY:	L.J.W.	DWG. NO.:	10020060
REV. BY:	G.L.J.	SHEET NO.:	2

SITE INVESTIGATION REPORT
 JIM'S AUTO CENTER
 3477 SOUTH 16th STREET
 MILWAUKEE, WISCONSIN

TABLE 4

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

SITE INVESTIGATION REPORT

JIM'S AUTO CENTER
3477 South 16th Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION										NR 140		
	MW-1		MW-2		MW-3			MW-4		MW-5		ES	PAL
Date Collected	9/27/00	12/26/00	9/27/00	12/26/00	9/27/00	9/27/00 (1)	12/26/00	9/27/00	12/26/00	9/27/00	12/26/00		
GRO (µg/l)	14,000	---	<100	---	<100	---	---	<100	---	<100	---		
Dissolved Lead (µg/l)	7.9	---	<1	---	<1	---	---	<1	---	<1	---	NE	NE
Detected VOCs (µg/l)												15	1.5
Benzene	68	69.5	<0.39	<0.50	<0.39	<0.39	<0.50	<0.39	<0.50	<0.39	<0.50	5.0	0.5
sec-Butylbenzene	14 Q	---	<0.48	---	<0.48	<0.48	---	<0.48	---	<0.48	---	NE	NE
n-Butylbenzene	200	---	<0.43	---	<0.43	<0.43	---	<0.43	---	<0.43	---	NE	NE
Ethylbenzene	1,000	483	<0.4	<0.50	<0.4	<0.4	<0.50	<0.4	<0.50	<0.4	<0.50	700	140
Isopropylbenzene	53	---	<0.38	---	<0.38	<0.38	---	<0.38	---	<0.38	---	NE	NE
Methyl tert butyl ether	<9.4	2.38	2.9	1.95	2.3	2	2.14	<0.47	<0.20	<0.47	<0.20	60	12
Naphthalene	290	58.6	<0.53	<2.0	<0.53	<0.53	<2.0	<0.53	<2.0	<0.53	<2.0	40	8
n-Propylbenzene	170	---	<0.42	---	<0.42	<0.42	---	<0.42	---	<0.42	---	NE	NE
Tetrachloroethene	<6.8	---	3.6	<0.5	<0.34	0.48 Q	---	<0.34	---	<0.34	---	5	0.5
Toluene	120	37.8	<0.37	<0.50	<0.37	<0.37	<0.50	<0.37	<0.50	<0.37	<0.50	1,000	200
Trimethylbenzenes	1,540	612	<1.03	<2.0	<1.03	<1.03	<2.0	<1.03	<2.0	<1.03	<2.0	480	96
Xylenes	3,840	1,410	<1.43	<0.50	<1.43	<1.43	<0.50	<1.43	<0.50	<1.43	<0.50	10,000	1,000

Notes:

Bold values exceed NR 140 PAL

Shaded values exceed NR 140 ES

--- - not analyzed

(1) - duplicate

ES - enforcement standard

GRO - gasoline range organics

NE - no established limit

PAL - preventive action limit

Q - analyte detected between limit of detection and limit of quantitation

µg/l - micrograms per liter

VOC - volatile organic compound

TABLE 5

SUMMARY OF NATURAL ATTENUATION INDICATOR PARAMETER DATA

SITE INVESTIGATION REPORT

JIM'S AUTO CENTER

3477 South 16th Street

Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION				
	MW-1	MW-2	MW-3	MW-4	MW-5
Date Collected	9/27/00	9/27/00	9/27/00	9/27/00	9/27/00
Temperature (^o C)	17.61	15.43	15.14	15.66	17.01
Dissolved Oxygen (mg/l)	5.71	6.56	6.01	7.93	7.00
pH	6.80	6.85	6.73	6.89	6.89
ORP (mV)	271	277	300	301	262
Specific Conductance (μ S/cm)	1,315	1,481	2,441	1,256	483
Resistivity (kO/cm)	0.761	0.675	0.410	0.797	2.068
Salinity (ppt)	0.69	0.78	1.31	0.66	0.24
Ferrous Iron (mg/l)	0.39	0.34	0.29	0.64	0.40
Nitrate (mg/l)	0.05	0.49	0.15	11	2.2
Sulfate (mg/l)	3	120	64	71	25
Methane (μ g/l)	1,900	2.6	3.0	4.5	0.52

Notes:

^o C - degrees Celsius

kO/cm - kilo ohms per centimeter

mg/l - milligrams per liter

mV - millivolts

ORP - oxidation-reduction potential

ppt - parts per trillion

 μ S/cm - microsiemens per centimeter

TABLE 2
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - VOCs AND LEAD
SITE INVESTIGATION REPORT

JIM'S AUTO CENTER
3477 South 16th Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION											RISK SCREENING VALUES		NR 720 RCL DIRECT CONTACT
	GP-1	GP-2	GP-3		GP-4		GP-5	GP-6	GP-7	GP-8		TABLE 1 (1)	TABLE 2 (2)	
	5/9/00	5/9/00	5/9/00	5/9/00	5/9/00	5/9/00	5/10/00	5/10/00	5/10/00	5/10/00	5/10/00	5/10/00	5/10/00	
Date Collected	7-8	7-8	3-4	9-10	3-4	11-12	5-6	6-7	7-8	3-4	11-12	---	---	---
Depth (feet bgs)	<7.02	12.5	9.49	93.7	36.9	10.1	14.7	9.40	<6.38	---	---	---	---	---
GRO (mg/kg)	---	---	---	---	---	---	---	---	---	<6.38	8.92	---	---	---
DRO (mg/kg)	9.21	9.18	6.10	3.90	10.2	9.88	8.49	6.84	9.88	51.0	55.5	---	---	50
Lead (mg/kg)												---	---	
Detected VOCs (µg/kg)														
Benzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	8,500	1,100	---
n-Butylbenzene	86.7	<25	<25	504	223	29.0	170	46.6	91	<25	38.3	---	---	---
sec-Butylbenzene	<25	<25	<25	<25	<25	<25	161	<25	<25	<25	<25	---	---	---
tert-Butylbenzene	<25	<25	<25	95.6	<25	<25	<25	<25	<25	<25	<25	---	---	---
Chloroform	65.6	50.2	56.9	67.0	51.7	33.2	<25	<25	58.7	54.1	<25	---	---	---
Di-isopropyl ether	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
Ethylbenzene	<25	<25	25.1	267	204	43.0	160	<25	47.3	56.3	36.1	4,600	---	---
Isopropylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
p-Isopropyltoluene	<25	<25	<25	88.2	<25	<25	<25	<25	<25	<25	<25	---	---	---
Naphthalene	<25	<25	<25	499	<25	210	<25	<25	<25	<25	<25	2,700	---	---
n-Propylbenzene	<25	<25	<25	<25	224	34.4	123	<25	<25	<25	<25	---	---	---
Tetrachloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
Toluene	57.9	<25	34.1	<25	<25	<25	115	<25	<25	<25	53.8	---	---	---
1,2,4-Trichlorobenzene	<25	<25	<25	<25	<25	45.0	<25	<25	<25	<25	<25	38,000	---	---
1,2,4-Trimethylbenzene	40.7	<25	42.3	<25	103	109	35.7	<25	197	82.4	93.8	83,000	---	---
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	29.9	<25	<25	116 G	57.7 G	62.0 G	11,000	---	---
Xylenes	636	<25	486	224	93.6	498	304	<25	168	157	125	42,000	---	---

Notes:

--- - not analyzed or not applicable

(1) - NR 746.06 - Table 1 - Indicators of Residual Petroleum Product in Soil Pores

(2) - NR 746.06 - Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

1,2,4-Trimethylbenzene was detected in the methanol blank on 5/10/00 at 56.2 µg/kg

bgs - below ground surface

DRO - diesel range organics

G - recovery of this analyte was outside the method specified acceptance criteria

GRO - gasoline range organics

mg/kg - milligrams per kilogram

NR 720 RCL - NR 720 generic residual contaminant level based on direct contact risk at a non-industrial site

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

TABLE 2 (CONTINUED)

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - VOCs AND LEAD

SITE INVESTIGATION REPORT

JIM'S AUTO CENTER
3477 South 16th Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION										RISK SCREENING VALUES		NR 720 RCL DIRECT CONTACT
	GP-9		GP-10	GP-11	GP-12	MW-1	MW-2	MW-3	MW-4	MW-5	TABLE 1 (1)	TABLE 2 (2)	
Date Collected	5/10/00	5/10/00	5/10/00	5/10/00	5/10/00	9/11/00	9/11/00	9/11/00	9/11/00	9/11/00	---	---	---
Depth (feet bgs)	2-3	6-7	6-7	8-9	7-8	4-6	1-3	5-7	5-7	3-5	---	---	---
GRO (mg/kg)	40.3	118	8.30	6.88	6.53	29	25	<10	<10	<10	---	---	---
DRO (mg/kg)	---	---	---	---	---	---	---	---	---	---	---	---	---
Lead (mg/kg)	16.9	6.81	55.7	43.9	37.9	---	---	---	---	---	---	---	50
Detected VOCs (µg/kg)													
Benzene	556	<25	<25	<25	<25	<25	530	<25	<25	<25	8,500	1,100	---
n-Butylbenzene	221	368	<25	<25	56.4	610	190	<25	<25	<25	---	---	---
sec-Butylbenzene	<25	2,320	<25	<25	<25	150	40	<25	<25	<25	---	---	---
tert-Butylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
Chloroform	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
Di-isopropyl ether	186	<25	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
Ethylbenzene	266	106	<25	<25	43.1	190	220	<25	<25	<25	4,600	---	---
Isopropylbenzene	<25	1,160	<25	<25	<25	300	170	<25	<25	<25	---	---	---
p-Isopropyltoluene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
Naphthalene	98.2	<25	<25	<25	<25	120	48	<25	<25	<25	2,700	---	---
n-Propylbenzene	<25	<25	<25	<25	<25	250	230	<25	<25	<25	---	---	---
Tetrachloroethene	<25	81	<25	<25	<25	<25	<25	<25	<25	<25	---	---	---
Toluene	215	84.1	<25	65.8	49.1	<25	190	<25	<25	<25	---	---	---
1,2,4-Trichlorobenzene	98.2	<25	<25	<25	<25	<25	<25	<25	<25	<25	38,000	---	---
1,2,4-Trimethylbenzene	308	149	<25	37.7	129	620	360	<25	<25	<25	83,000	---	---
1,3,5-Trimethylbenzene	226 G	656 G	50.4	39.9 G	102 G	230	200	<25	<25	<25	11,000	---	---
Xylenes	766	484	63.8	42.8	174	460	950	<75	<75	<75	42,000	---	---

Notes:

--- - not analyzed or not applicable

(1) - NR 746.06 - Table 1 - Indicators of Residual Petroleum Product in Soil Pores

(2) - NR 746.06 - Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

1,2,4-Trimethylbenzene was detected in the methanol blank on 5/10/00 at 56.2 µg/kg

bgs - below ground surface

DRO - diesel range organics

G - recovery of this analyte was outside the method specified acceptance criteria

GRO - gasoline range organics

mg/kg - milligrams per kilogram

NR 720 RCL - NR 720 generic residual contaminant level based on direct contact risk at a non-industrial site

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

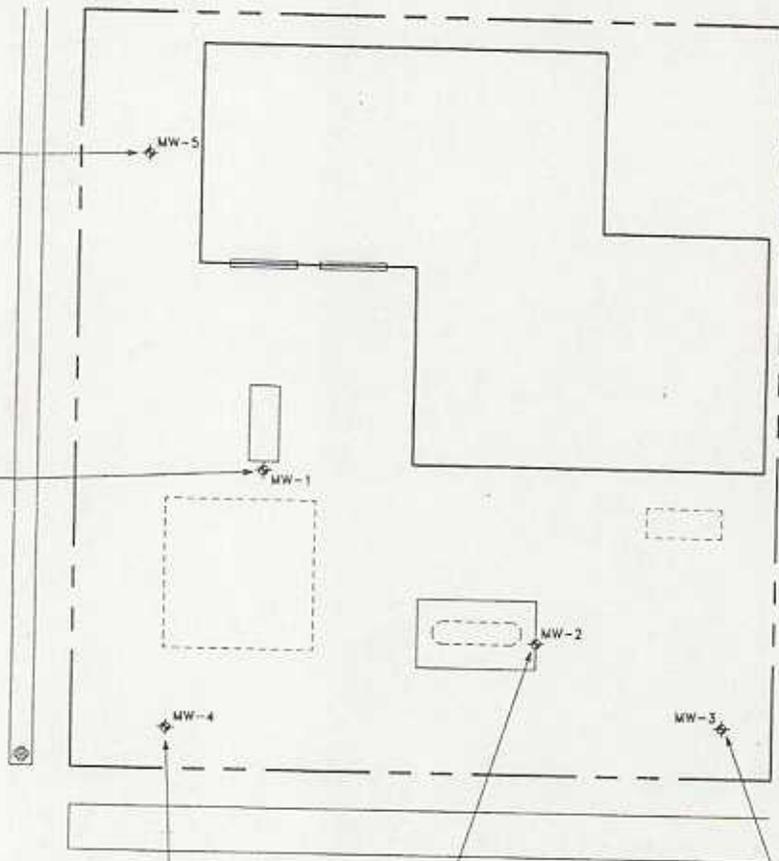
MW-5		
DATE	9/27/00	12/28/00
GRD	<100	--
Pb	<1	--
VOCs	ND	--
PVOCs	ND	ND

MW-1		
DATE	9/27/00	12/28/00
GRD	14,000	--
Pb	7.8	--
B	68	89.5
s-BB	14.701	--
n-BB	200	--
E	1,000	493
IPB	53	--
MTBE	<0.4	2.38
N	290	58.8
n-IB	170	--
T	120	27.8
TMSs	1,540	812
Y	3,810	1,410

MW-4		
DATE	9/27/00	12/28/00
GRD	<100	--
Pb	<1	--
VOCs	ND	--
PVOCs	ND	ND

MW-2		
DATE	9/27/00	12/28/00
GRD	<100	--
Pb	<1	--
MTBE	2.2	1.85
PCE	2.8	<0.5

MW-3			
DATE	9/27/00	9/27/00	12/28/00
GRD	<100	--	--
Pb	<1	--	--
MTBE	2.3	2	2.14
PCE	<0.34	0.48 (Q)	--

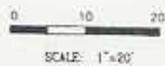


NOTES

- GRD: GASOLINE RANGE ORGANICS, ug/l
- Pb: TOTAL LEAD, ug/l
- VOCs: VOLATILE ORGANIC COMPOUNDS, ug/l
- PVOCs: PETROLEUM VOLATILE ORGANIC COMPOUNDS, ug/l
- B: BENZENE, ug/l
- s-BB: s-BUTYLBENZENE, ug/l
- n-BB: n-BUTYLBENZENE, ug/l
- E: ETHYLBENZENE, ug/l
- IPB: ISOPROPYLBENZENE, ug/l
- MTBE: METHYL TERT BUTYL ETHER, ug/l
- N: NAPHTHALENE, ug/l
- s-PP: s-PROPYLBENZENE, ug/l
- PCE: TETRACHLOROETHYLENE, ug/l
- T: TOLUENE, ug/l
- TMS: TRIMETHYLBENZENES, ug/l
- X: XYLENES, ug/l
- ug/l: MICROGRAMS PER LITER
- <: LESS THAN
- ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS
- (Q): ANALYTE DETECTED BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

LEGEND

- ◆ MONITORING WELL LOCATION
- 3.6 VALUE EXCEEDS NR 140 PREVENTIVE ACTION LIMIT (PAL)
- 68 VALUE EXCEEDS NR 140 ENFORCEMENT STANDARD (ES)



DRN. BY:	J.J.J.	DATE:	03/15/01
DSN. BY:	L.J.W.	FILE NO.:	1002006
CHK. BY:	L.J.W.	DWG. NO.:	1002006J
REV. BY:	G.L.J.	SHEET NO.:	5



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FIGURE 5
SUMMARY OF GROUNDWATER
SAMPLE ANALYTICAL RESULTS

SITE INVESTIGATION REPORT
JIM'S AUTO CENTER
3477 SOUTH 16th STREET
MILWAUKEE, WISCONSIN



TABLE 1
SUMMARY OF GROUNDWATER ELEVATION DATA
SITE INVESTIGATION REPORT

JIM'S AUTO CENTER
3477 South 16th Street
Milwaukee, Wisconsin

WELL ID	ELEVATION (feet)		DEPTH TO GROUNDWATER FROM TOP OF PVC (feet)	DEPTH TO GROUNDWATER FROM GROUND SURFACE (feet)	GROUNDWATER ELEVATION (feet)
	TOP OF PVC	GROUND SURFACE			
MW-1	96.34	97.62			
9/27/00			4.39	5.7	
11/3/00			6.18	7.5	91.95
12/26/00			6.41	7.7	90.16
MW-2	96.61	96.90			89.93
9/27/00			6.03	6.3	
11/3/00			9.19	9.5	90.58
12/26/00			5.38	5.7	87.42
MW-3	96.21	96.57			91.23
9/27/00			3.57	3.9	
11/3/00			4.95	5.3	92.64
12/26/00			5.02	5.4	91.26
MW-4	97.11	97.43			91.19
9/27/00			4.82	5.1	
11/3/00			6.15	6.5	92.29
12/26/00			6.34	6.7	90.96
MW-5	98.43	98.73			90.77
9/27/00			4.68	5.0	
11/3/00			6.44	6.7	93.75
12/26/00			6.51	6.8	91.99
					91.92

Notes:

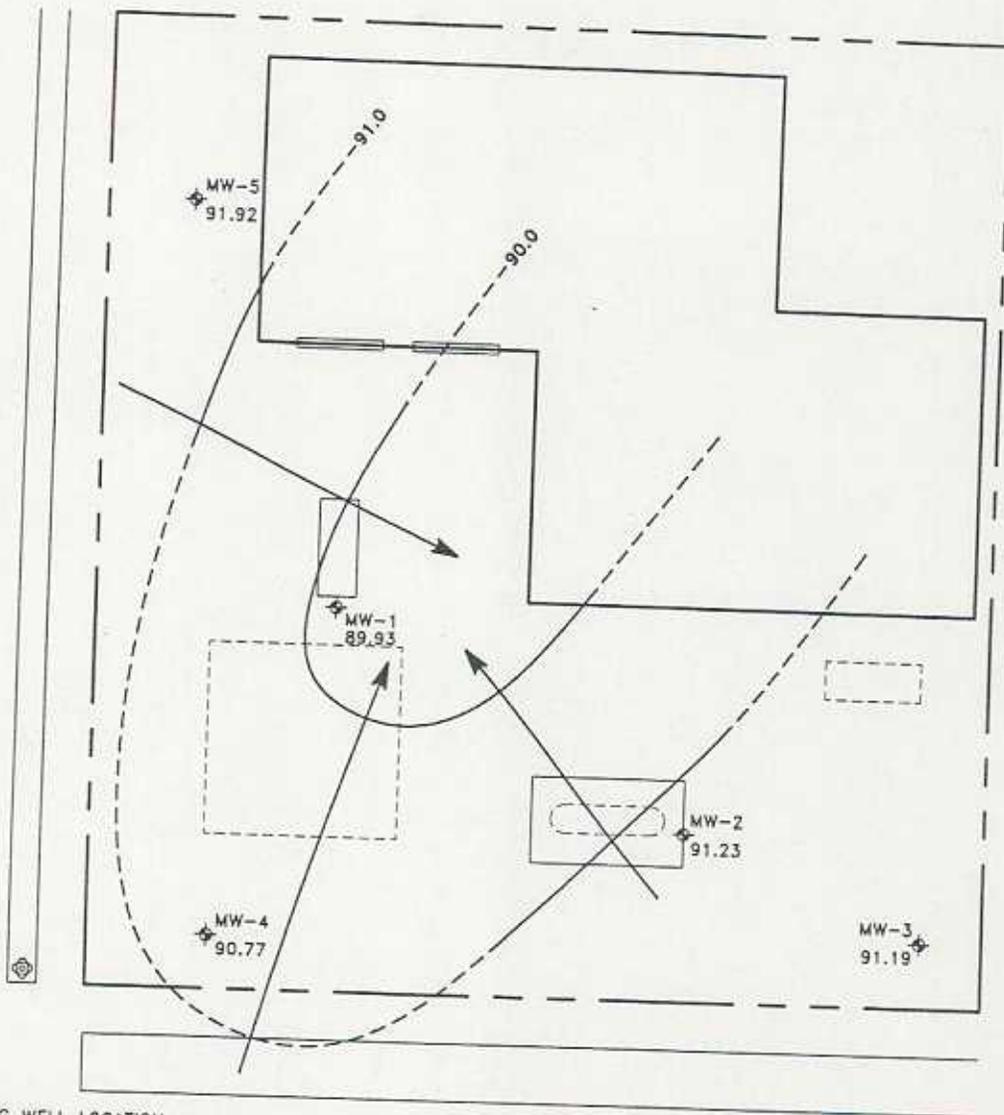
Elevations are relative to a selected site vertical datum (100 feet), the top of the fire hydrant at the corner of South 16th Street and Morgan Ave.

PVC - polyvinyl chloride

* - water level recorded before well development

WEST MORGAN AVENUE

ALLEY



LEGEND

- ◆ MONITORING WELL LOCATION
- 91.19 GROUNDWATER ELEVATION (DECEMBER 26, 2000)
- ← GROUNDWATER FLOW DIRECTION

SOUTH 16TH STREET

SOURCE: Survey Map
Surveying Associates, Inc.
April 27, 1983

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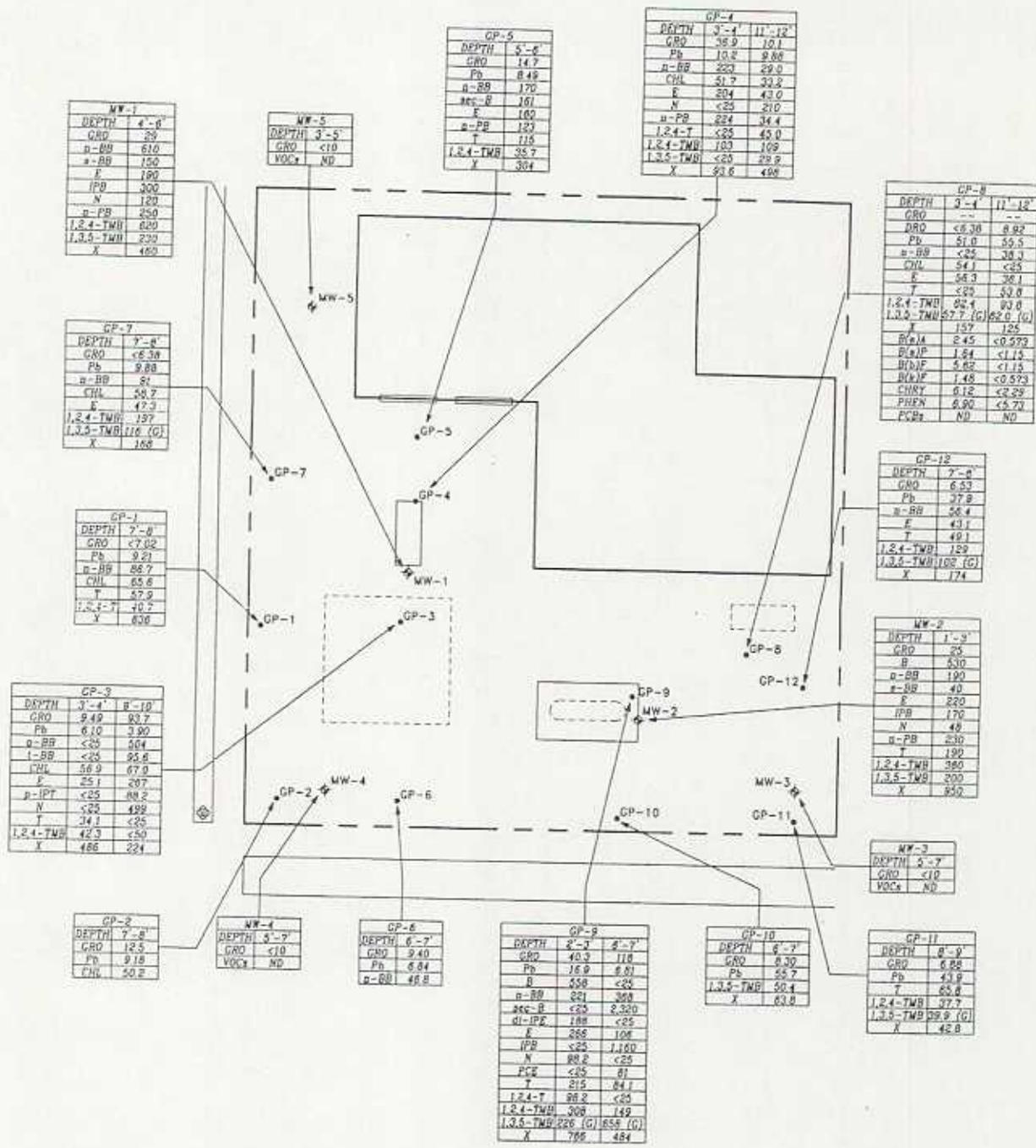
SCALE: 1"=20'



FIGURE 8
GROUNDWATER ELEVATION
CONTOUR MAP
(DECEMBER 26, 2000)

SITE INVESTIGATION REPORT
JIM'S AUTO CENTER
3477 SOUTH 16th STREET
MILWAUKEE, WISCONSIN

DRN. BY:	J.J.J.	DATE:	03/15/01
DSN. BY:	L.J.W.	FILE NO.:	1002006
CHK. BY:	L.J.W.	DWG. NO.:	10020066
REV. BY:	G.L.J.	SHEET NO.:	8



NOTES

- GRO: GASOLINE RANGE ORGANICS, ug/kg
 DRO: DIESEL RANGE ORGANICS, ug/kg
 Pb: TOTAL LEAD, ug/kg
 VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg
 B: BENZENE, ug/kg
 a-BB: n-BUTYLBENZENE, ug/kg
 4-BB: sec-BUTYLBENZENE, ug/kg
 1-BB: 1st-BUTYLBENZENE, ug/kg
 CML: CHLOROFORM, ug/kg
 di-IPB: di-ISOPROPYL ETHER, ug/kg
 E: ETHYLBENZENE, ug/kg
 IPB: ISOPROPYLBENZENE, ug/kg
 p-IPT: p-ISOPROPYLTOLUENE, ug/kg
 N: NAPHTHALENE, ug/kg
 a-PB: n-PROPYLBENZENE, ug/kg
 PCE: TETRACHLOROETHYLENE, ug/kg
 T: TOLUENE, ug/kg
 1,2,4-T: 1,2,4-TRICHLOROETHYLENE, ug/kg
 1,2,4-TMB: 1,2,4-TRIMETHYLBENZENES, ug/kg
 1,3,5-TMB: 1,3,5-TRIMETHYLBENZENES, ug/kg
 X: TOTAL XYLENES, ug/kg
 PAHs: POLYNUCLEAR AROMATIC HYDROCARBONS, ug/kg
 B(a)A: BENZO(a)ANTHRACENE, ug/kg
 B(a)P: BENZO(a)PYRENE, ug/kg
 B(b)P: BENZO(b)FLUORANTHENE, ug/kg
 B(k)P: BENZO(k)FLUORANTHENE, ug/kg
 CHR: CHRYSENE, ug/kg
 PHEN: PHENANTHRENE, ug/kg
 PCBs: POLYCHLORINATED BIPHENYLS, ug/kg
 ug/kg: MICROGRAMS PER KILOGRAM
 <: LESS THAN
 ND: NOT ANALYZED
 --: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS
 (G): RECOVERY OF THIS ANALYTE WAS OUTSIDE THE METHOD SPECIFIED ACCEPTANCE CRITERIA

LEGEND

- GEOPROBE LOCATION
- ⊕ MONITORING WELL LOCATION



DRN. BY:	J.J.J.	DATE:	03/15/01
DSN. BY:	L.J.W.	FILE NO.:	1002006
CHK. BY:	L.J.W.	DWG. NO.:	10020062
REV. BY:	G.L.J.	SHEET NO.:	4



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FIGURE 4
SUMMARY OF SOIL
SAMPLE ANALYTICAL RESULTS

SITE INVESTIGATION REPORT
 JIM'S AUTO CENTER
 3477 SOUTH 16th STREET
 MILWAUKEE, WISCONSIN



