

26.PDF  
SCANNED RK

**GIS REGISTRY INFORMATION**

**SITE NAME:** STATEWIDE AUTO

**BRRTS #:** 03-52-000200 **FID # (if appropriate):** 252055430

**COMMERCE # (if appropriate):** 53402-2710-17

**CLOSURE DATE:** 11/10/2006 11/17/2006

**STREET ADDRESS:** 4517 DOUGLAS AVENUE

**CITY:** RACINE

**SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):** X= 699521 Y= 258468

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** 4507 DOUGLAS AVE

**GPS COORDINATES (meters in WTM91 projection):** X= \_\_\_\_\_ Y= \_\_\_\_\_

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES (meters in WTM91 projection):** X= \_\_\_\_\_ Y= \_\_\_\_\_

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- 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.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin WI  
Telephone 414-263-8500  
FAX 414-263-8483  
TTY Access via relay - 711

November 17, 2006

Mr. John Nielsen  
Statewide Auto Service, Inc.  
4517 Douglas Ave.  
Racine, WI 53402

Subject: Closure for Statewide Auto Service, Inc. Project, 4517 Douglas Ave., Racine, WI FID 252055430, BRRTS 03-52-000200

Dear Mr. Nielsen:

On October 26, 2006 the Department received the additional information requested by the Case Closure Committee in the September 18, 2006 letter. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. Groundwater levels appear to be stable and contamination impacting MW-13 appear to be coming from off-site.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

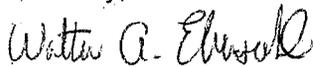
Structural impediments existing at the time of cleanup, consisting of the building on site, made complete remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. If contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations

described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need 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.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

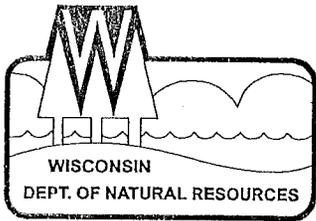
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Shanna L. Laube-Anderson at 262-884-2341

Sincerely,



Walter A. Ebersohl  
Remediation and Redevelopment Sub-Team Supervisor  
Southeast Region

Cc: Jason Bartley, EDS, 6637 N. Sidney Pl, Milwaukee, WI 53209  
Steve Mueller, Commerce – email  
Shanna L. Laube-Anderson, file copy signed



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

James Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region  
Sturtevant Service Center  
9531 Rayne Road, Suite IV  
Sturtevant, Wisconsin 53177  
Telephone 262-884-2300  
FAX 262-884-2307  
TDD 262-884-2304

September 18, 2006

Mr. John Nielsen  
Statewide Auto Service, Inc.  
4517 Douglas Ave.  
Racine, WI 53402

Subject: Request Closure for Statewide Auto Service, Inc. Project, 4517 Douglas Ave,  
Racine, WI FID 252055430, BRRTS 03-52-000200

Dear Mr. Nielsen,

On June 28, 2006 the request for closure was submitted to the Southeast Region R&R Program Assistant for entry into the database from your environmental consultant, Environmental & Development Solutions, Inc. I received the request in Sturtevant from our program assistant on July 12, 2006. On September 7, 2006 the site was presented to the Southeast Region's Case Closure Committee for review.

The Case Closure Committee concluded that the closure request was not complete. The Closure Committee had two suggestions to get this site to a point of closure, contingent that you first proceed with collecting the 4<sup>th</sup> round of groundwater samples and evaluating any free product present, per the approved bid.

- A. If this round of sampling shows that levels in MW-11R and MW-13 are stable or decreasing, submit the information (listed in final paragraph) with the above requested soil and groundwater data to complete the GIS packets and the site can be closed.
- B. If the 4<sup>th</sup> round of groundwater samples indicates that levels in MW-13 and MW-11R are still increasing and any free product is identified in the recovery wells or any of the monitoring wells do the following:
  1. Install 3 geoprobes around MW-13 and collect soils samples to determine if there is a remaining soil source that is causing this continued increase in groundwater.
  2. If soil samples indicate no onsite soil source the argument can be made that the groundwater is coming from off-site and then submit data for closure.

With your next closure submittal, please have your consultant provide the following information which is clearly on DNR's Case Summary and Closeout Form (and was also requested in DNR's July 27, 2006 letter):

1. Tabulated historical soil data collected for the life of the project, for inclusion in a Soil GIS packet which was requested but not received.
2. Information regarding the location and confirmation samples that were collected for the soil excavation that occurred in 1989, also for the Soil GIS packet.

3. Information regarding the soil vapor and groundwater extraction system that was installed and operated on this site.
4. Historical groundwater data for all wells. Your consultant included historical data for the wells that they collected samples from but the GIS packet needs to include all groundwater data for all wells.
5. An explanation regarding why the Benzene levels in MW 11R went from 210 ppb to 8200 ppb from December 2005 to March 2006. Also, Toluene, Trimethyl-benzenes and Xylene levels are increasing. Is there an active potential source, possibly upgradient that could be contributing to the increasing levels in groundwater? The consultant should make the argument for or against this potential.
6. A map showing the remaining soil impacts and the location of the excavation.
7. Is there an explanation for why groundwater flow direction has changed between 2004 and 2006?

If you have any questions please contact me at 262-884-2341. For PECFA reimbursement questions, contact Steve Mueller at the Wisconsin Department of Commerce (414-220-5402).

Sincerely,

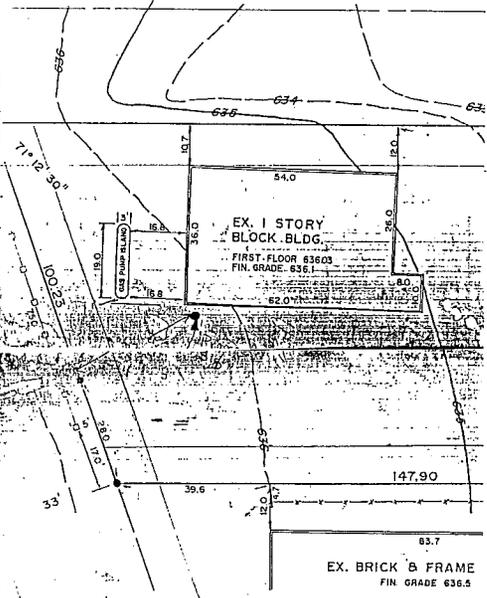
  
Shanna L. Laube-Anderson, P.G.  
Hydrogeologist

Cc: Jason Bartley, EDS, 6637 N. Sidney Pl, Milwaukee, WI 53209  
Steve Mueller, Commerce – email  
Walt Ebersohl - email

DOUGLAS

AVENUE

ELLIS



EX. 1 STORY  
BLOCK BLDG.  
FIRST FLOOR 636.03  
FIN. GRADE 636.1

EX. BRICK & FRAME  
FIN. GRADE 636.5



**DESCRIPTION**  
 LOTS 1, 2 and 3 EXCEPT the South 50 feet, all of Lots 4 and 5, Block 13, Kremer Estate Home A - a recorded plat in the Town of Caledonia, Racine County, Wisconsin.

**CERTIFICATE**  
 The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof.  
 September 2, 1988



*5/18/88*  
*5/18/88*  
*28 6/18/88*

APP  
4.9

TABLE 4 (Page 1 of 3)  
Groundwater Analytical Results  
Statewide Auto Property  
Caledonia, Wisconsin

Well ID	Sampling Date	Detected PVOCs						
		Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Comb. Trimethyl-benzenes (ppb)	Total Xylenes (ppb)
MW-1	6/2/92	ND	ND	ND	ND	ND	ND	ND
	9/14/92	<u>5.2</u>	1.3	NA	NA	1.2	NA	2.4
	12/23/93	ND	ND	ND	NA	ND	ND	ND
	6/22/94	ND	ND	ND	ND	ND	ND	ND
	4/11/95	ND	ND	ND	ND	ND	ND	ND
	7/17/95	ND	ND	ND	ND	ND	ND	ND
	8/29/95	ND	ND	ND	ND	ND	ND	ND
	12/21/95	ND	ND	ND	ND	ND	ND	ND
	9/16/96	ND	NA	NA	NA	NA	NA	NA
	5/30/97	<0.16	<0.29	<0.20	<0.48	<0.36	<0.64	<1.15
	2/20/98	<0.16	<0.29	<0.20	NA	<0.36	<0.64	<1.15
	3/9/01	<0.39	<0.4	<0.47	<0.53	<0.37	<1.03	<1.4
	8/14/02	<0.43	<0.49	<0.79	<1.4	<0.63	<1.14	<1.5
MW-6	6/2/92	<b>1.1</b>	43	NA	ND	NA	ND	73
	9/14/92	<b>4.1</b>	32	NA	NA	<1.0	NA	120
	12/23/93	<b>0.22</b>	0.37	<50	NA	<50	4.08	2.3
	6/22/94	ND	74	<b>26</b>	<b>250</b>	ND	<b>1,450</b>	430
	11/8/94	<b>370</b>	<b>250</b>	<b>20</b>	<b>360</b>	13	<b>1,960</b>	760
	4/11/95	ND	ND	ND	ND	ND	ND	ND
	7/17/95	<b>580</b>	29	<b>54</b>	<b>57</b>	ND	<b>505</b>	53.5
	8/29/95	<b>690</b>	30	<b>39</b>	<b>55</b>	ND	<b>649</b>	53.4
	12/21/95	<b>550</b>	7.5	<b>25</b>	<b>12</b>	ND	<b>531</b>	18
	9/16/96	<b>340</b>	NA	NA	NA	NA	NA	NA
	5/30/97	<b>6</b>	<0.29	<0.20	NA	<0.36	2.1	<1.15
	2/20/98	<b>140</b>	19	1.8	NA	<0.72	<b>280</b>	0.54
	3/9/01	<b>3</b>	<0.4	1.2	NA	1.1	<1.03	<1.4
	8/14/02	<b>1.2</b>	0.52	1.1	NA	<0.63	0.63	<1.5
	12/8/04	<b>1.59</b>	<5.00	<0.511	NA	<5.00	<10.00	<5.00
	12/1/05	0.3	2.9	1.2	4	0.22	18.3	23
3/3/06	<1.0	<0.88	<0.92	<2.0	<0.44	<1.76	<1.6	
5/16/06	<b>1</b>	<0.22	<0.23	<0.50	<0.11	<0.44	<0.39	
9/26/06	<0.25	0.27	0.26	1.8	<0.11	4.34	2	
ES (ppb)	-	<b>5</b>	<b>700</b>	<b>60</b>	<b>40</b>	<b>1,000</b>	<b>480</b>	<b>10,000</b>
PAL (ppb)	-	<b>0.5</b>	<b>140</b>	<b>12</b>	<b>8</b>	<b>200</b>	<b>96</b>	<b>1,000</b>

NA = not analyzed

ND = not detected - results obtained from historic documents where detection limits were not provided.

Concentrations which exceed their respective WAC Chapter NR 140 PALs are bold.

Concentrations which exceed their respective WAC Chapter NR 140 ESs are bold and underlined.

APP  
4.9

**TABLE 4 (Page 2 of 3)**  
**Groundwater Analytical Results**  
**Statewide Auto Property**  
**Caledonia, Wisconsin**

Well ID	Sampling Date	Detected PVOCs						
		Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Comb. Trimethyl-benzenes (ppb)	Total Xylenes (ppb)
MW-7	6/2/92	ND	ND	NA	ND	ND	ND	ND
	9/14/92	<1.0	<1.0	NA	NA	<1.0	NA	2.5
	12/23/93	ND	ND	ND	NA	ND	ND	ND
	6/22/94	ND	ND	2.1	ND	ND	ND	ND
	4/11/95	ND	ND	3.2	ND	ND	ND	ND
	7/17/95	ND	ND	3.1	ND	ND	ND	ND
	12/21/95	ND	ND	ND	ND	ND	ND	ND
	9/16/96	ND	NA	NA	NA	NA	NA	NA
	7/2/97	0.34	<0.29	0.5	NA	<0.36	<0.64	<1.15
	2/20/98	0.25	<0.29	0.49	NA	<0.36	<0.64	<1.15
	3/9/01	<0.39	<0.4	<0.47	NA	<0.37	<1.03	<1.4
	8/14/02	<0.43	<0.49	0.78	NA	<0.63	<1.14	<1.5
	12/8/04	<0.500	<5.00	<0.511	NA	<5.00	<10.00	<5.00
	12/1/05	<0.25	2.6	<1.1	6	<0.11	25	17
	3/3/06	<0.25	<0.22	0.62	<0.50	<0.11	<0.44	<0.39
	5/16/06	This well was not sampled during this round.						
9/26/06	<0.25	0.31	0.39	4.5	0.11	3.24	2.1	
MW-8	5/30/97	<0.16	<0.29	<0.20	NA	<0.36	<0.64	<1.15
	2/20/98	<0.16	<0.29	2	NA	<0.36	<0.64	<1.15
	3/9/01	<0.39	<0.4	1.9	NA	<0.37	<1.03	<1.4
	8/14/02	<0.43	<0.49	2.1	NA	<0.63	<1.14	<1.5
	12/8/04	<0.50	<5.00	<0.511	NA	<5.00	<5.00	<5.00
	12/1/05	<0.25	<0.22	0.76	<0.50	<0.11	<0.44	<0.39
	3/3/06	<1.0	<0.88	<0.92	<2.0	<0.44	<1.76	<1.6
	5/16/06	This well was not sampled during this round.						
	9/26/06	<0.25	<0.22	0.72	<5.0	<0.11	<0.44	<0.39
MW-9	7/21/97	<0.41	<0.23	<0.53	<0.66	<0.28	<0.55	<0.79
	2/20/98	<0.16	<0.29	<0.20	NA	<0.36	<0.64	<1.15
	3/9/01	<0.39	<0.4	<0.47	<0.53	<0.37	<1.03	<1.4
	8/14/02	<0.43	<0.49	2.1	<1.4	<0.63	<1.14	<1.5
MW-10	2/20/98	1,900	640	<11	45	2,400	680	2,890
	3/9/01	1,900	290	95	8.1	410	110	260
MW-11	2/20/98	<b><u>340</u></b>	<b>220</b>	<2.6	NA	<b>960</b>	<b><u>530</u></b>	<b>1,210</b>
	3/9/01	<b><u>5,600</u></b>	<b>380</b>	<9.4	NA	<b><u>3,600</u></b>	<b>240</b>	<b>2,000</b>
ES (ppb)	-	5	700	60	40	1,000	480	10,000
PAL (ppb)	-	0.5	140	12	8	200	96	1,000

NA = not analyzed

ND = not detected - results obtained from historic documents where detection limits were not provided.

Concentrations which exceed their respective WAC Chapter NR 140 PALs are bold.

Concentrations which exceed their respective WAC Chapter NR 140 ESs are bold and underlined.

Aop  
4.9

**TABLE 4 (Page 3 of 3)**  
**Groundwater Analytical Results**  
**Statewide Auto Property**  
**Caledonia, Wisconsin**

Well ID	Sampling Date	Detected PVOCs						
		Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Comb. Trimethyl-benzenes (ppb)	Total Xylenes (ppb)
MW-11R	12/1/05	<u>210</u>	90	<1.2	4.9	290	88	410
	3/3/06	<b>8,200</b>	280	<23	<50	<u>2,600</u>	390	2,600
	5/16/06	<b>6,300</b>	500	<23	<50	<u>3,100</u>	600	3,800
	9/26/06	<b>6,800</b>	200	<23	<50	960	185	1,200
MW-12	12/1/05	<0.25	<0.22	<0.30	<0.50	0.14	0.68	0.71
	3/3/06	<1.0	<0.88	<0.92	<2.0	<0.44	<1.76	<1.6
	5/16/06	This well was not sampled during this round.						
	9/26/06	<0.25	<0.22	<0.23	<0.50	0.28	<0.44	<0.39
MW-13	12/1/05	<u>110</u>	120	<1.2	5.4	230	117	510
	3/3/06	<6.4	400	<1.2	<u>47</u>	310	<u>510</u>	1,700
	5/16/06	<6.4	560	<1.2	<u>64</u>	380	<u>720</u>	2,200
	9/26/06	<u>19</u>	680	<1.2	<u>110</u>	660	<u>930</u>	3,100
RW-1	5/30/97	2,300	380	<4.0	NA	2,300	323	2,490
RW-3	12/1/05	<u>130</u>	5.1	<1.2	28	21	42	470
	3/3/06	<u>110</u>	3.5	<0.46	28	17	30	230
	5/16/06	<u>57</u>	5.4	<4.6	26	16	28	120
	9/26/06	<u>130</u>	4.2	<0.46	29	23	16.5	390
RW-4	12/1/05	<b>3,200</b>	<u>1,000</u>	<9.2	<u>310</u>	130	<u>2,340</u>	<b>6,100</b>
	3/3/06	<b>3,200</b>	460	<9.2	<u>190</u>	700	<u>1,430</u>	<b>3,200</b>
	5/16/06	<b>2,200</b>	700	<9.2	<u>210</u>	<b>3,000</b>	<u>1,220</u>	<b>4,100</b>
	9/26/06	<b>2,900</b>	<u>1,100</u>	<9.2	<u>400</u>	<u>1,100</u>	<u>2,180</u>	<b>5,900</b>
ES (ppb)	-	5	700	60	40	1,000	480	10,000
PAL (ppb)	-	0.5	140	12	8	200	96	1,000

NA = not analyzed

ND = not detected - results obtained from historic documents where detection limits were not provided.

Concentrations which exceed their respective WAC Chapter NR 140 PALs are **bold**.

Concentrations which exceed their respective WAC Chapter NR 140 ESs are **bold and underlined**.

June 13 2006



Property Owner  
4507 Douglas Avenue  
Racine, WI 53402

RE: Off-Site Notification Letter Associated with the Statewide Auto Property  
Located at 4517 Douglas Avenue in Caledonia, WI — EDS Project No.  
050902; BRRTS No. 03-52-000200

Dear Sir or Madam:

On behalf of John Nielsen of Statewide Auto, **Environmental & Development Solutions, Inc (EDS)** submits this letter as a requirement of the Wisconsin Department of Natural Resources (DNR) for the pending closure request for the above-referenced site. Groundwater impacts that appear to have originated on the above-referenced property have potentially migrated onto your property immediately south of the above-referenced property. The levels of certain petroleum volatile organic compounds (PVOCs) in the groundwater beneath a portion of your property (illustrated on the attached diagram) may be at concentrations above the state groundwater standards found in ch. NR 140 Wis. Adm. Code. However, the impacts have been investigated, and the groundwater plume appears to be stable or receding. The DNR typically relies upon remediation by natural attenuation (RNA) to complete cleanups of this natural to meet the requirements for case closure found in ch. NR 726 Wis. Adm. Code. A request for closure will be submitted to the DNR so that they can determine if they will grant closure for this site. Closure means that no further investigation or cleanup action is required, other than RNA.

As an affected property owner, you have the 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 Ms. Shanna Laube, Wisconsin Department of Natural Resources, 9531 Rayne Road, Sturtevant, WI 53177.

If this case is closed, all properties within the site boundaries where groundwater impacts exceeds state standards will be listed on the DNR geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations of properties in Wisconsin where impacts above standards were found at the time that the case was closed. This GIS Registry is available to the general public on the DNR internet web site.

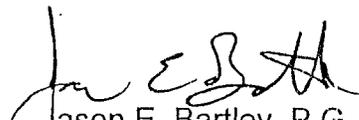
Should you or any other subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual impacts. Any well driller who proposes to construct a well on your property in the future will first need to call Digger's Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the DNR if your property is located within the designated service area of a municipally owned water system to determine if there is a need for special well construction standards.

Once the DNR makes a decision on the closure request, it will be documented in a letter. When the DNR grants closure, you may obtain a copy of this letter by requesting a copy from the DNR, or by accessing the DNR GIS Registry on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry.

If you need more information, you may contact me at (414) 228-9810, or you may contact Ms. Weissbach at the DNR at (920) 662-5165.

Respectfully,

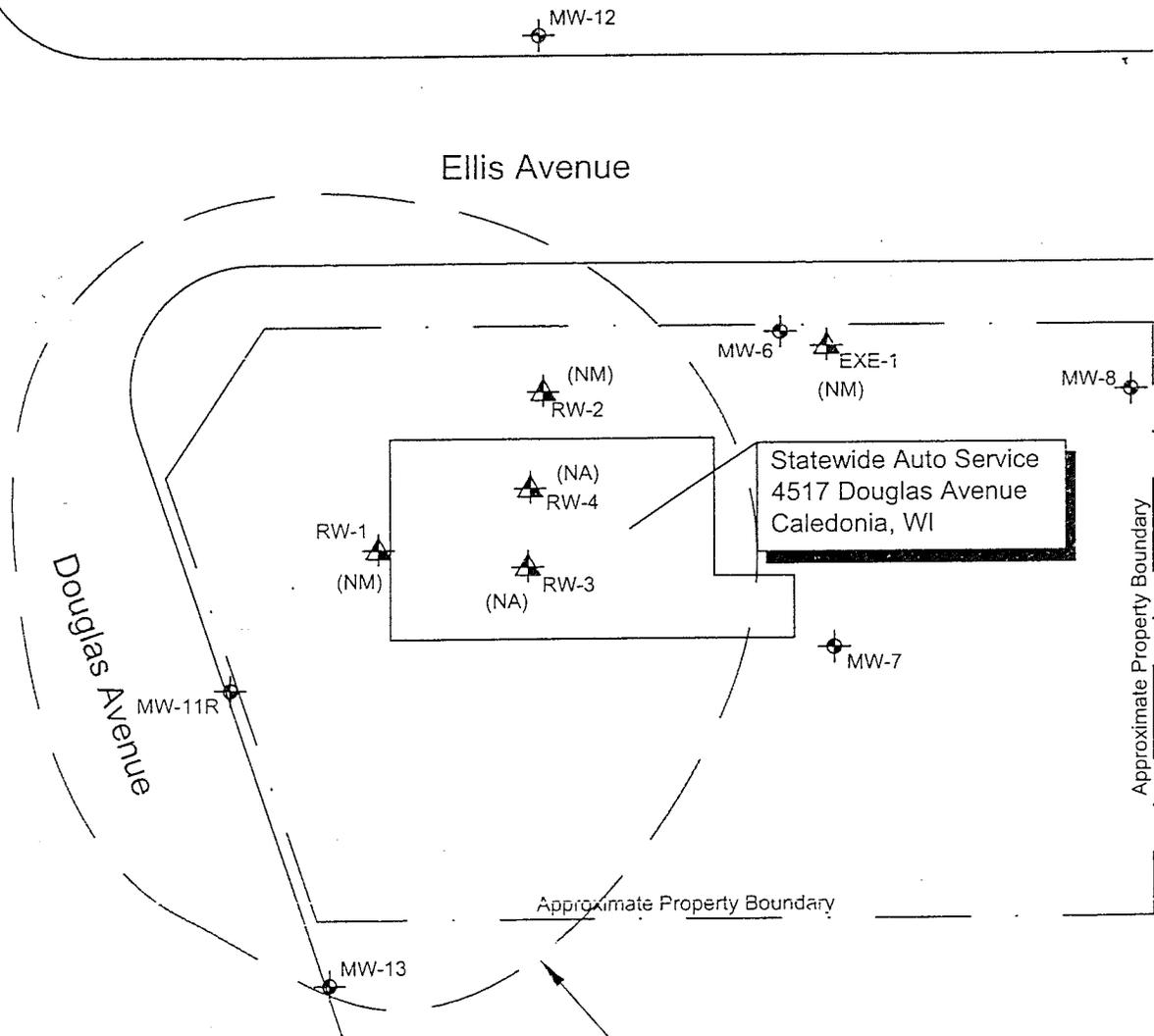
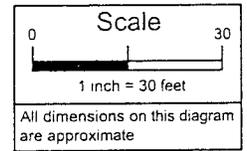
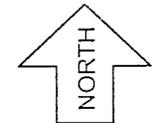
***Environmental & Development Solutions, Inc.***

  
Jason E. Bartley, P.G.  
Vice President

050902f

# KEY

- ⊕ = temporary well location
- ⊙ = monitoring well location
- ▲ = recovery well location



estimated extent  
of GW plume above ES



File No.: 050902d  
 DWG Date: 6-13-06  
 Rev Date:  
 Drawn By: JEB  
 Checked By (PM): JEB

## Estimated Extent of GW impacts Above ES Diagram Statewide Auto Service Racine, WI

Figure  
 5

DOCUMENT NO.

1185063

STATE BAR OF WISCONSIN FORM 5-1982  
PERSONAL REPRESENTATIVE'S DEED

THIS SPACE RESERVED FOR RECORDING DATA

EDNA JONES,

As Personal Representative of the estate of  
RAYMOND G. PLAUSKE, SR. a/k/a  
RAYMOND G. PLAUSKE

for a valuable consideration conveys, without warranty, to  
JOHN R. NIELSEN

the following described real estate in Racine County,  
State of Wisconsin (hereinafter called the "Property"):

Register's Office  
Racine County, Wis. } SS

Received for Record 29th day of  
January A.D. 1986 at 11:23  
o'clock A.M. and recorded in Volume 1783  
of Records on page 359

*Helma M. Schuttler*  
Register of Deeds

H.O.D.

RETURN TO

Tax Parcel No: 3004 04-23-29-460-000

Lots 4 and 5, Block 13, Kremer Estate Home  
Acres, being a part of the North one-half (1/2)  
of Section 29, Township 4 North, Range 23 East.  
Said land being in the Town of Caledonia, Racine  
County, Wisconsin.

Wisconsin Real Estate Transfer Tax \$ 72.60

The Grantor herein hereby conveys the undivided one-half (1/2) interest of RAYMOND G. PLAUSKE, SR., decedent, in the above real estate, on behalf of the estate and by her authority per the Last Will of Raymond G. Plauske, Sr., to the Grantee, free and clear of all debts owed decedent's creditors, except a mortgage to the North Side Bank n/k/a First Interstate Bank of Racine, Wisconsin, dated the 22nd day of January, 1982, originally in the sum of \$36,000.00, recorded on the 26th day of January, 1982, in the office of the Register of Deeds for Racine County, in Vol. 1641 of Mortgages, page 288, as Doc. #1101900, which the Grantee herein assumes and agrees to pay at its current balance, and hold the Grantor harmless therefrom, and except a Second Mortgage to the North Side Bank n/k/a First Interstate Bank of Racine, Wisconsin, dated the 6th day of June, 1984, originally in the sum of \$6,000, recorded on 8th day of June, 1984, in the office of the Register of Deeds for Racine County, in Vol. 1716 of Mortgages, page 576 as Doc. #1148796, which the Grantee herein also assumes and agrees to pay at its current balance, and hold Grantor harmless therefrom.

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 10 day of January, 1986

(SEAL)

*Edna Jones, Pers. Rep.* (SEAL)

EDNA JONES

Personal Representative

Personal Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature (#) of EDNA JONES, Personal Representative of the Estate of Raymond G. Plauske, Sr. a/k/a Raymond G. Plauske authenticated this 10 day of January, 1986

STATE OF WISCONSIN }  
County. } SS.  
Personally came before me this ..... day of  
....., 19..... the above named

JAMES H. DUROCHER  
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

to me known to be the person ..... who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

JEROME F. BARINA

Attorney at Law

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

Notary Public ..... County, Wis.  
My Commission is permanent. (If not, state expiration date: ..... 19.....)

\*Names of persons signing in any capacity should be typed or printed below their signatures.

VCL 1783 PAGE 359

7253 01-29

400

Document Number

WARRANTY DEED

Wisconsin Department of Transportation  
Exempt from fee: s.77.25(2) Wis. Stats  
DT1560 98 (Replaces RE3004)

THIS DEED, made by John J. Longo and Shirley M. Longo, as Trustees of the John J. and Shirley M. Longo Revocable Trust

GRANTOR, conveys and warrants the property described below to the State of Wisconsin, Department of Transportation, GRANTEE, for the sum of Ten Thousand and 00/100 Dollars (\$ 10,000.00 ).

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

This is not homestead property:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

RECORDED

2000 JUN 13 AM 9:54

MARK A. LADD  
REGISTER OF DEEDS

This space is reserved for recording data 12

Return to

TRANSPORTATION DISTRICT 2  
141 N.W. Barstow St.  
Waukesha, WI 53188-3789

Parcel Identification Number / Tax Key Number  
51-004-04-23-29-461-000

John J. Longo  
(Signature)  
John J. Longo

Shirley M. Longo  
(Signature)  
Shirley M. Longo

(Signature)

(Signature)

6/6/00  
(Date)

State of Wisconsin )  
 ) ss.  
Racine County )

On the above date, this instrument was acknowledged before me by the named person(s).

James J. Westly  
(Signature, Notary Public, State of Wisconsin)  
James L. Westly  
(Print or Type, Notary Public, State of Wisconsin)

11-04-01  
(Date Commission Expires)

June 14, 2006

John R. Nielsen  
Statewide Auto Service, Inc.  
4517 Douglas Avenue  
Racine, WI 53402  
262-639-9334

My name is John Nielsen. I am the owner and operator of Statewide Auto Service, Inc. located at 4517 Douglas Avenue in Racine, WI.

I certify that this deed and survey represent the above said address.

Statewide Auto Service, Inc. is located on lots 4 and 5, Block 13, Kremer Estate Home Acres in the Town of Caledonia, Racine County, Wisconsin.

*John R. Nielsen*  
John R. Nielsen

6-15-06  
Date

*Signed before me this 15<sup>th</sup> day of June, 2006  
by John R. Nielsen @ Racine, WI.*

*Phillip A. Devlin  
Notary Public,  
State of Wisconsin  
my commission expires 5/23/2010*

June 13, 2006



Mr. Fred Haerter  
Town Engineer  
Town of Caledonia  
6922 Nicholson Road  
Caledonia, WI 53108

RE: Off-Site Notification Letter Associated with the Statewide Auto Property  
Located at 4517 Douglas Avenue in Caledonia, WI — EDS Project No.  
050902; BRRTS No. 03-52-000200

Dear Mr. Haerter:

On behalf of Mr. John Nielsen of Statewide Auto, *Environmental & Development Solutions, Inc. (EDS)* submits this letter as a requirement of the Wisconsin Department of Natural Resources (DNR) to notify you that groundwater impacts that appear to have originated on the above-referenced property are beneath the right-of-ways of Douglas Avenue and possibly Ellis Avenue immediately west and north of the above-referenced property, respectively. The levels of certain petroleum volatile organic compounds (PVOCs) that are in the groundwater beneath the right-of-ways (illustrated on the attached diagram) are present at concentrations above the state groundwater standards found in ch. NR 140 Wis. Adm. Code. The DNR typically relies upon remediation by natural attenuation (RNA) to complete cleanups of this nature to meet the requirements for case closure that are found in ch. NR 726 Wis. Adm. Code. A request for closure will be submitted to the DNR so that they can determine whether they will grant case closure. Closure means that no further investigation or cleanup action is required, other than reliance on RNA.

Since you did not cause or control the source of the groundwater impacts, you will not be held responsible for investigation or cleanup of these impacts.

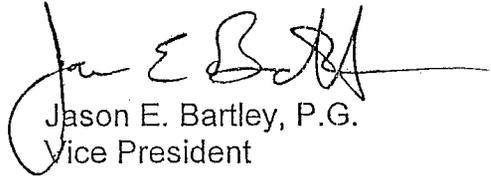
Once the DNR makes a decision on the closure request, it will be documented in a letter. When the DNR grants closure, you may obtain a copy of this letter by requesting a copy from the DNR, or by accessing the DNR Geographic Information System (GIS) registry on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS registry.

---

If you need more information, you may contact me at (414) 228-9810, or you may contact Ms. Shanna Laube at the DNR at (262) 884-2341.

Respectfully,

*Environmental & Development Solutions, Inc.*



Jason E. Bartley, P.G.  
Vice President

050902e

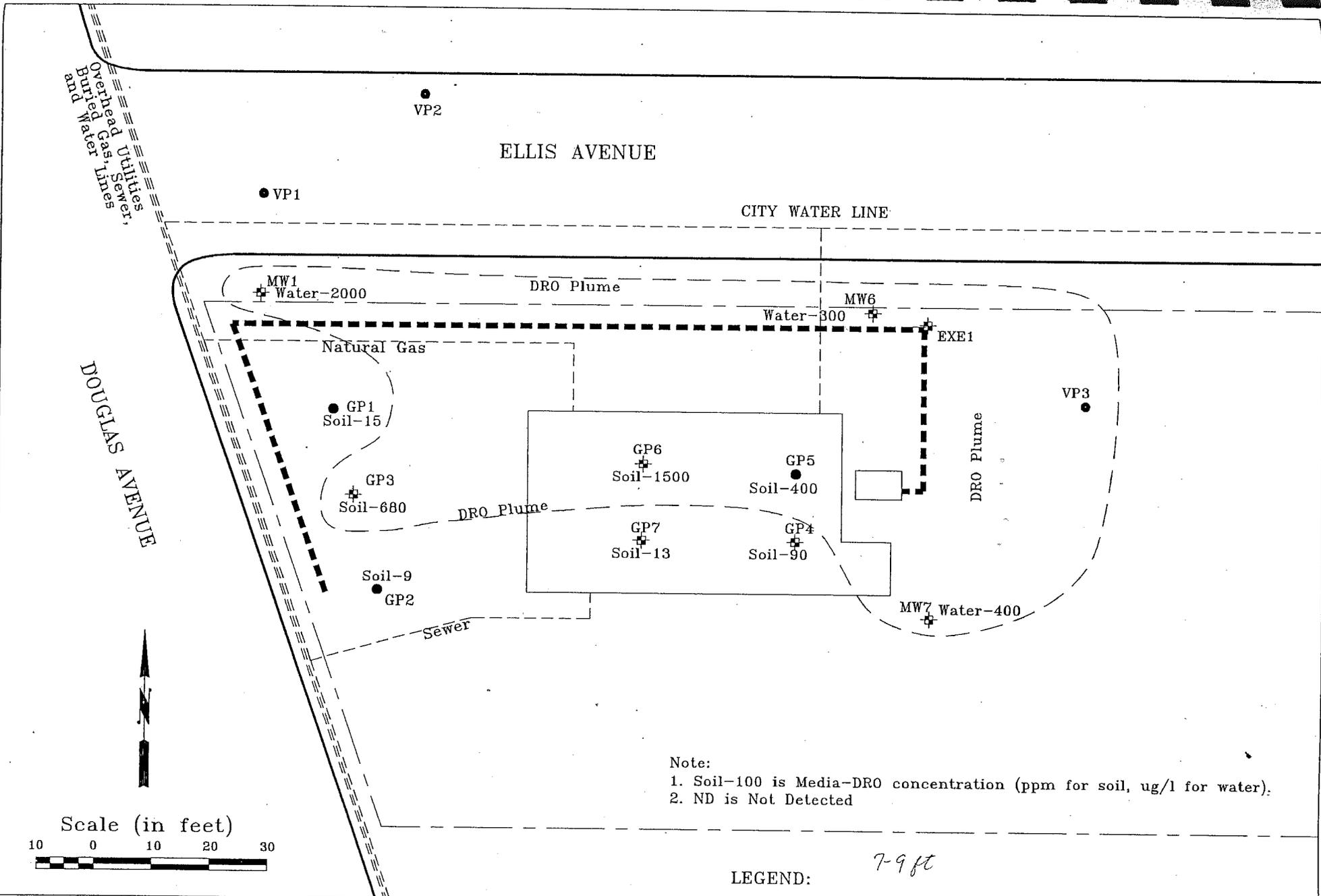
TABLE 1

SUMMARY OF FREE-PRODUCT THICKNESS AND REMOVAL DATA

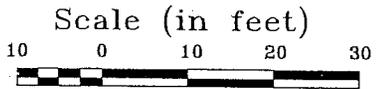
STATEWIDE AUTO SERVICE, INC.  
4517 Douglas Avenue  
Racine, Wisconsin

WELL NO.	DATE	FREE-PRODUCT THICKNESS MEASURED IN WELL (INCHES)		FREE-PRODUCT RECOVERED (GALLONS)
		Bailer	Interface Meter	
RW-2	10/27/1999	0.5	NA	1.6
	11/2/1999	NM	NA	0.5
	11/8/1999	NM	NA	0.3
	11/23/1999	0	NA	0
	12/7/1999	0	NA	0
	1/4/2000	0	NA	0
	2/4/2000	0	NA	0
	3/9/2000	0	NA	0
	4/10/2000	0	NA	0
	6/2/2000	0	NA	0
	7/7/2000	0.1	NA	0
	7/27/2000	0.1	NA	0
	8/11/2000	0.3	NA	0
	8/17/2000	0	NA	0.5
	8/22/2000	0	NA	<1
	9/8/2000	0	NA	0.1
	10/3/2000	NM	NA	0
	11/8/2000	0	NA	0.3
	12/15/2000	0	NA	0
	1/12/2001	0	NA	0
	2/2/2001	0	NA	0
	3/9/2001	NM	NA	0
	4/23/2001	0	NA	0
	8/15/2001	0.02	NA	0
	10/19/2001	NA	0	0
	3/6/2002	0.06	0.5	0
5/22/2002	0.00	0.0	0	
8/12/2002	0.25	0.5	0	
			<b>Subtotal</b>	<b>3.3</b>
RW-3	10/27/1999	1	NA	± 0.5 (bailed)
	11/2/1999	0.5	NA	± 0.5 (bailed)
	11/8/1999	0.5	NA	0
	11/23/1999	NM	NA	0.5
	12/7/1999	NM	NA	<0.1
	1/4/2000	NM	NA	<0.1
	2/4/2000	NM	NA	<0.1
	3/9/2000	NM	NA	<0.1
	4/11/2000	NM	NA	<0.1
	6/2/2000	NM	NA	<0.1
	7/7/2000	NM	NA	<0.1
	7/27/2000	NM	NA	<0.1
	8/11/2000	0.5	NA	<0.1
	8/17/2000	0	NA	0
	8/22/2000	0	NA	0.25
	9/8/2000	0	NA	<0.1
	10/3/2000	0	NA	<0.1
	11/8/2000	0	NA	<0.1
	12/15/2000	0	NA	<0.1
	1/12/2001	0.1	NA	0
	2/2/2001	0	NA	0
	3/9/2001	0	NA	0
	4/23/2001	0	NA	0
	8/15/2001	0.3	NA	0
	10/19/2001	NA	6.8	<0.1
	3/6/2002	0.25	1.3	0
5/22/2002	0.25	1.2	0	
8/12/2002	2	2.4	0	
			<b>Subtotal</b>	<b>1.75</b>
RW-4	10/27/1999	5	NA	1.6
	11/2/1999	NM	NA	0.5
	11/8/1999	NM	NA	0.3
	11/23/1999	NM	NA	0.3
	12/7/1999	NM	NA	0.3
	1/4/2000	NM	NA	<0.1
	2/4/2000	NM	NA	<0.1
	3/9/2000	NM	NA	<0.1
	4/11/2000	NM	NA	<0.1
	6/2/2000	NM	NA	<0.1
	7/7/2000	NM	NA	<0.1
	7/27/2000	2.5	NA	<0.1
	8/11/2000	3	NA	0
	8/17/2000	0	NA	1.1
	8/22/2000	0	NA	1.5
	9/8/2000	0	NA	<0.1
	10/3/2000	0	NA	0.1
	11/8/2000	0	NA	0.1
	12/15/2000	0	NA	0.1
	1/12/2001	0	NA	<0.1
	2/2/2001	0	NA	0
	3/9/2001	<0.1	NA	0
	4/23/2001	<0.1	NA	0
	8/15/2001	0.35	NA	0
	10/19/2001	NA	4.8	<0.1
	3/6/2002	1	4.8	0
5/22/2002	4.5	7.2	0	
8/12/2002	0.5	4.0	0	
			<b>Subtotal</b>	<b>3.8</b>
			<b>TOTAL</b>	<b>8.9</b>

Note:  
NM - not measured/skimmer in well



Note:  
 1. Soil-100 is Media-DRO concentration (ppm for soil, ug/l for water).  
 2. ND is Not Detected



- LEGEND: *7-9 ft*
- GP2 Geoprobe
  - VP2 Soil Vapor Well
  - ⊕ GP2 Water Level Probe
  - ⊕ MW2 Monitoring Well
  - ⊕ EXE1 Extraction Well
  - Trench
  - - - Property Boundary

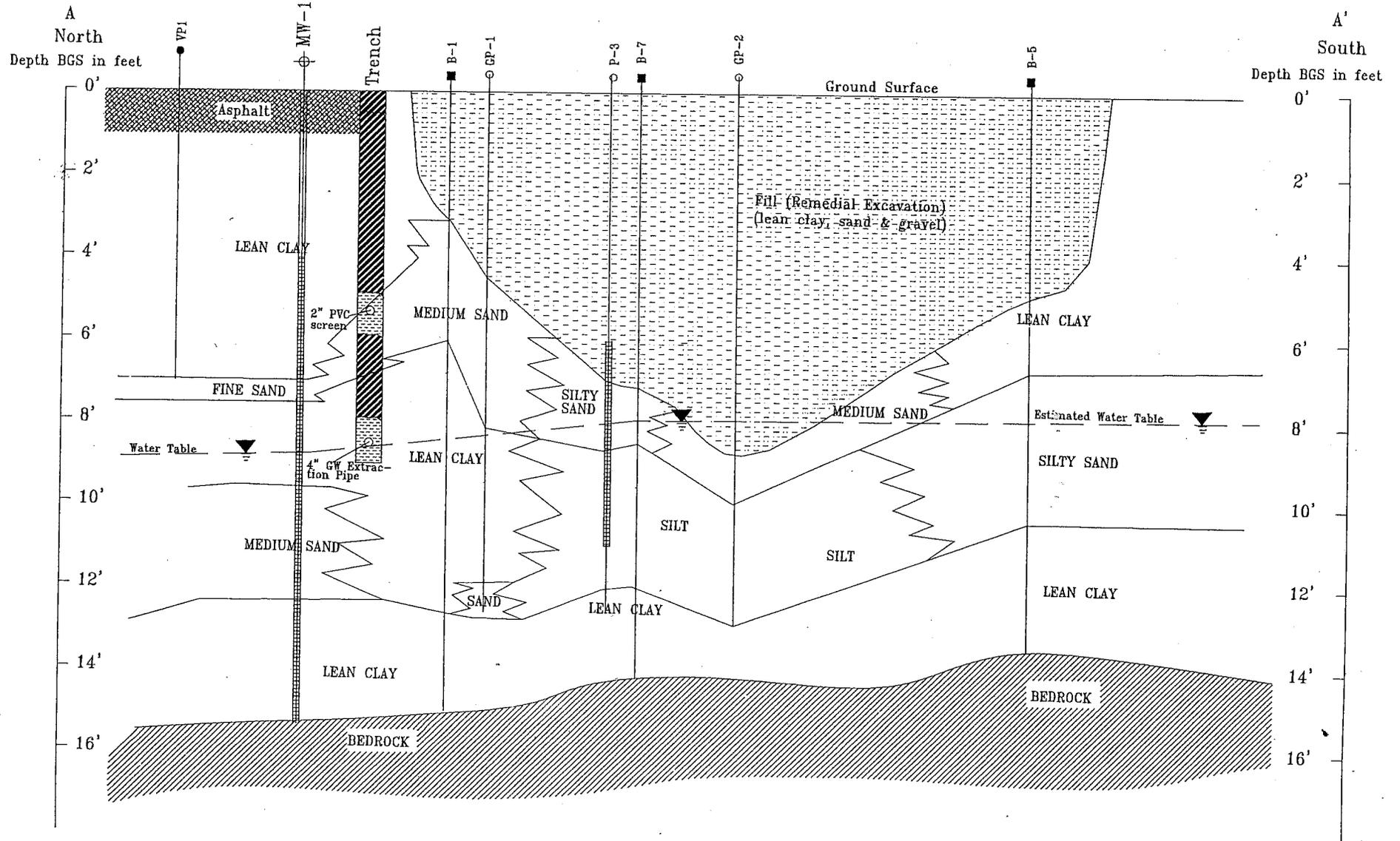
Environmental Innovations, Inc.  
 Site Remediation and Consulting  
 14000 Leatsbir Road, Sturtevant, WI 53177

Drawn By CJ	Checked By TWP	Date: 9/25/96	Revision
----------------	-------------------	------------------	----------

AutoCAD File Name: Stwidf2.dwg

Figure 4 DRO Plume Map

Statewide Auto  
 4517 Douglas Avenue  
 Racine, Wisconsin 53402



Note: Water table level is estimated based on the measurement at MW1 and P3 (7/23/96).

Environmental Innovations, Inc.  
 Site Remediation and Consulting  
 14000 Leetsbir Road, Sturtevant, WI 53177

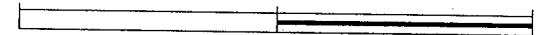
Figure 6 GEOLOGIC CROSS SECTION A-A

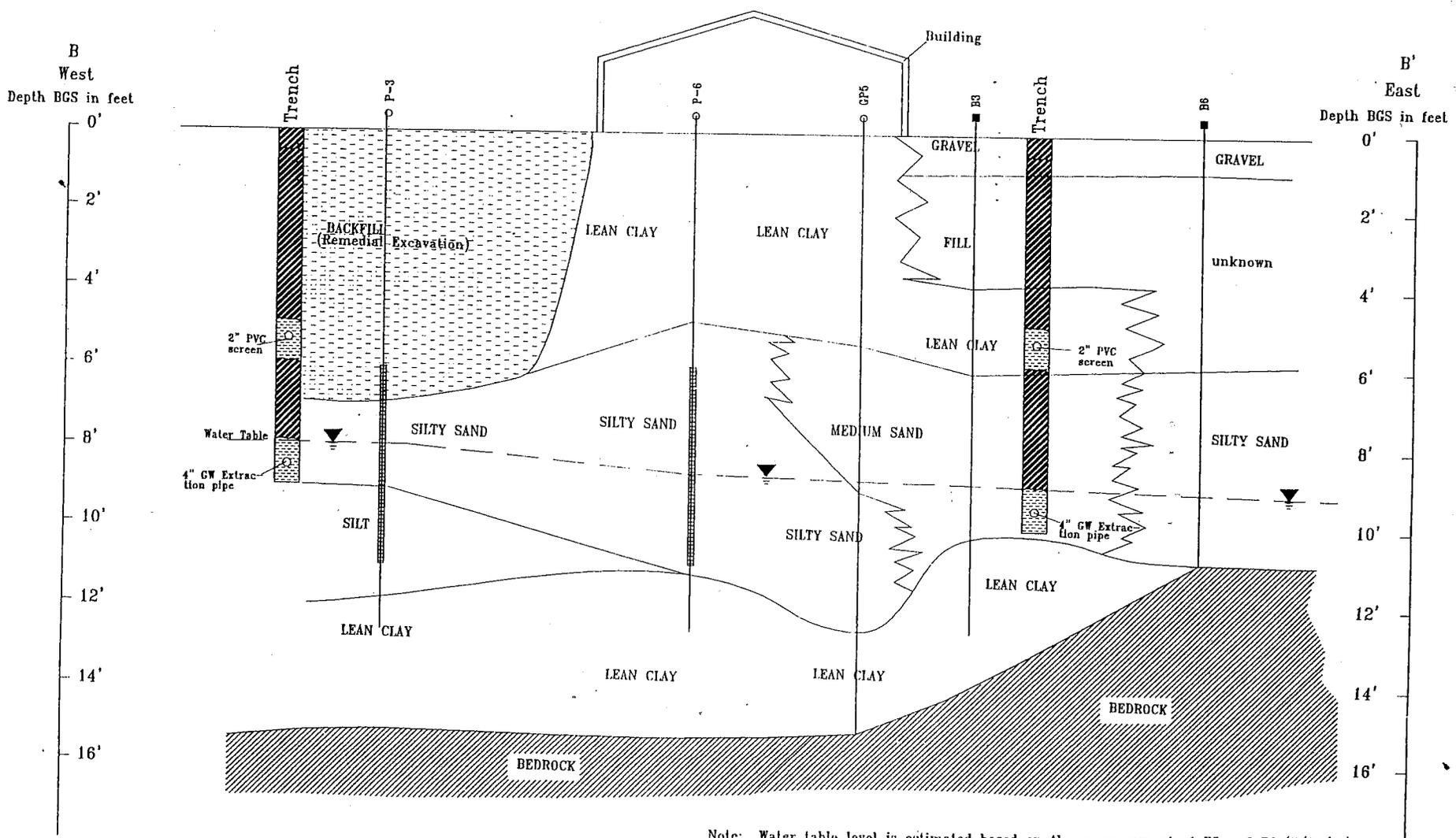
0 30 60 (feet)

Drawn By	Date	Revisions
CJ	July 23, 1996	May 29, 1996
AutoCad Lt.	crossec.dwg	

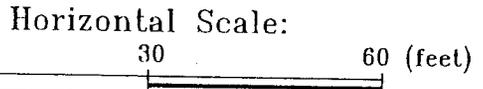
Statewide Auto

4517 Douglas Ave.  
 Racine, Wisconsin





Note: Water table level is estimated based on the measurement at P3 and P6 (7/23/96).



- Legend:
- Backfilled Excavation
  - Backfill in Trench
  - Gravel & sand in trench
  - P-3 Geo-Probe
  - B3 Soil Sampling Boring
  - P-6 Piezometer

<b>Environmental Innovations, Inc.</b> Site Remediation and Consulting 14000 Leetsblir Road, Sturtevant, WI 53177			<b>Figure 7 GEOLOGIC CROSS SECTION B-B'</b>		
Drawn By: CJ Date: July 23, 1998 AutoCad Lt. crosssc2.dwg			Revisions: July 22, 1996		
Statewide Auto 4517 Douglas Ave. Racine, Wisconsin					

**TABLE 5**  
**SUMMARY OF GROUNDWATER BIODEGRADATION PARAMETER DATA**  
**SUPPLEMENTAL SITE INVESTIGATION AND INTERIM ACTION REPORT**

**STATEWIDE AUTO SERVICE, INC.**  
 4517 Douglas Avenue  
 Racine, Wisconsin

	<b>MW-1</b>	<b>MW-6</b>	<b>MW-7</b>	<b>MW-8</b>	<b>MW-9</b>	<b>MW-10</b>	<b>MW-11</b>
Date	2/20/98	2/20/98	2/20/98	2/20/98	2/20/98	2/20/98	2/20/98
Temperature (°C)	9.58	7.18	10.71	8.52	8.44	9.54	8.36
Dissolved Oxygen (mg/l)	0.38	3.28	3.5	2.95	3.44	5.29	6.83
pH	7.15	6.99	6.87	7.03	7.00	6.98	7.18
ORP (mV)	180	197	308	281	293	294	286

**Notes:**

°C - degrees Celsius  
 mg/l - milligrams per liter  
 ORP - oxidation-reduction potential  
 mV - millivolts

TABLE 2  
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

STATEWIDE AUTO SERVICE, INC.  
4517 Douglas Avenue  
Recline, Wisconsin

SAMPLE	RW-1				MW-1				MW-6				MW-7				MW-8				MW-9				MW-10				MW-11		GP-8	PAL	ES
	5/30/97	5/30/97	2/20/98	3/9/01	8/14/02	5/30/97	2/20/98	3/9/01	8/14/02	12/8/04	7/2/97	2/20/98	3/9/01	8/14/02	12/8/04	5/30/97	2/20/98	3/9/01	8/14/02	12/8/04	7/21/97	2/20/98	3/9/01	8/14/02	2/20/98	3/9/01	2/20/98	3/9/01	4/10/00				
Date Collected	5/30/97	5/30/97	2/20/98	3/9/01	8/14/02	5/30/97	2/20/98	3/9/01	8/14/02	12/8/04	7/2/97	2/20/98	3/9/01	8/14/02	12/8/04	5/30/97	2/20/98	3/9/01	8/14/02	12/8/04	7/21/97	2/20/98	3/9/01	8/14/02	2/20/98	3/9/01	2/20/98	3/9/01	4/10/00				
Lead (µg/l)	<1.5	<1.5	---	---	---	<1.5	---	---	---	---	---	---	---	---	<1.5	---	---	---	---	---	<1.5	---	---	---	---	3.7	<1	1.7	1.8 Q	1.8 Q	1.5	15	
DRO (µg/l)	1,900	850	490	---	---	2,200	37,000	---	---	---	920	440	---	---	230	<100	---	---	---	---	<120	<100	---	---	1,700	---	1,700	---	<100	---	---		
GRO (µg/l)	10,000	78	65	<100	<100	<50	2,100	200	<100	---	<50	<50	<100	<100	<50	<50	<100	<100	<100	---	<50	<50	<100	<100	---	13,000	<1,000	6,100	<2,000	<100	---	---	
PVOCs (µg/l)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Benzene	2,300	<0.16	<0.16	<0.36	<0.43	6.0	140	3	1.2 Q	1.59	0.34 Q	0.25 Q	<0.39	<0.43	<0.500	<0.16	<0.16	<0.39	<0.43	<0.500	<0.41	<0.16	<0.39	<0.43	1,900	1,900	340	5,600	<0.25	0.5	5		
Ethylbenzene	380	<0.29	<0.29	<0.4	<0.49	<0.29	19	<0.4	0.52 Q	<5.00	<0.29	<0.29	<0.4	<0.49	<5.00	<0.29	<0.29	<0.4	<0.49	<5.00	<0.23	<0.29	<0.4	<0.49	640	290	220	380	<0.12	140	700		
Toluene	2,300	<0.36	<0.36	<0.37	<0.63	<0.36	<0.72	1.1 Q	<0.63	<5.00	<0.36	<0.36	<0.37	<0.63	<5.00	<0.36	<0.36	<0.37	<0.63	<5.00	<0.28	<0.36	<0.37	<0.63	2,400	410	860	3,000	<0.22	200	1,000		
Xylenes	2,490	<1.15	<1.15	<1.4	<1.5	<1.15	0.54 Q	<1.4	<1.5	<5.00	<1.15	<1.15	<1.4	<1.5	<5.00	<1.15	<1.15	<1.4	<1.5	<5.00	<0.79	<1.15	<1.4	<1.5	2,890	290	1,210	2,000	<0.74	1,000	10,000		
Trimethylbenzenes	323	<0.64	<0.64	<1.03	<1.14	2.1	280	<1.03	0.83 Q	<10.00	<0.64	<0.64	<1.03	<1.14	<10.00	<0.64	<0.64	<1.03	<1.14	<5.00	<0.55	<0.64	<1.03	<1.14	680	110	530	240	<0.50	96	480		
Methyl tert-butyl ether	<4.0	<0.20	<0.20	<0.47	<0.79	<0.20	1.8	1.2 Q	1.1 Q	<0.511	0.60 Q	0.49 Q	<0.47	0.78 Q	<0.511	<0.20	2.0	1.9	2.1	<0.511	<0.53	<0.20	<0.47	2.1	<11	95	<2.6	<8.4	<0.53	12	60		
Detected VOCs (µg/l)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
n-Butylbenzene	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	<0.31	NA	---	---	12 Q	---	26	---	<0.29	---	---	---	
s-Butylbenzene	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	<0.23	NA	---	---	<4.6	---	6.5	---	<0.22	---	---	---	
Naphthalene	---	<0.49	---	<0.53	<1.4	---	---	<0.53	<1.4	<8.00	---	---	<0.53	<1.4	<8.00	---	---	<0.66	---	<0.53	<1.4	<8.00	<0.66	<1.4	45	8.1 Q	5.1	19 Q	<0.68	8	40		
n-Propylbenzene	---	0.067	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	<0.27	---	---	---	---	71	---	55	---	<0.18	---	---	
Isopropylbenzene	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	<0.27	---	---	---	---	27	---	16	---	<0.15	---	---	

Notes:  
 Bold concentrations exceed NR 140 PAL  
 Shaded concentrations exceed NR 140 ES  
 --- = not analyzed / not applicable  
 DRO - diesel range organics  
 ES - NR 140 enforcement standard  
 GRO - gasoline range organics  
 PAL - NR 140 preventive action limit  
 PVOCs - petroleum volatile organic compounds  
 Q - analyte detected between laboratory limit of detection and limit of quantitation  
 µg/l - micrograms per liter  
 VOCs - volatile organic compounds



**DIVISION 16. B-1 NEIGHBORHOOD BUSINESS DISTRICT**

**Sec. 20-516. Uses.**

The following uses are permitted in the B-1 neighborhood business district:

(1) *Principal uses.* The following uses provided that they shall be retail establishments, selling and storing only new merchandise; bakeries, barber shops, bars, beauty shops, business offices, clinics clothing stores, clubs, cocktail lounges, confectioneries, delicatessens, drug stores, fish markets, florists fraternities, fruit stores, gift stores, grocery stores, hardware stores, house occupations, hobby shops lodges, meat markets, optical stores, packaged beverage stores, professional offices, restaurants, self service and pickup laundry and dry cleaning establishments, soda fountains, sporting goods supermarkets, tobacco stores and vegetable stores. Lots or land on which there is an existing residence shall not be subdivided or transferred in such a way as to cause the parcel on which it stands to fail to comply with the lot, area and yard requirements of the R-4 residential district in those areas served by public sanitary sewer or the R-2 residential district in those areas served by on-site sanitary disposal systems. Existing residences may be expanded and repaired in compliance with the applicable requirements of the R-4 or R-2 residential district depending on the availability of the public sanitary sewer, but no new residences may be built.

(2) *Conditional uses.* See sections 20-1336 and 20-1339. Residential quarters may be permitted as a conditional use provided that such quarters are clearly accessory to the principal use on the property and occupy fifty (50) percent or less of the total floor space of the structure in which they are located.

Code 1975, § 7.036; Ord. No. 88-160, § 7.036, 1-10-89; Ord. No. 91-130, § 7.036, 11-5-91; Ord. No. 93-9, 5-11-93)

**Sec. 20-517. Area requirements.**

The area requirements for the B-1 neighborhood business district are as follows:

TABLE INSET:

(1)	Lot	Frontage	Minimum	75 feet
			Minimum	15,000 sq. feet
(2)	Building	Height	Maximum	35 feet

Code 1975, § 7.036)

**Sec. 20-518. Yard setback requirements.**

The minimum yard setback requirements in the B-1 neighborhood business district are as follows:

TABLE INSET:

(1)	Shore .....	75 feet
(2)	Street .....	25 feet
(3)	Rear .....	25 feet
(4)	Side .....	10 feet

Code 1975, § 7.036; Ord. No. 2000-251S, 8-28-01)

Secs. 20-519--20-535. Reserved.

DOCUMENT NO.

1185063

STATE BAR OF WISCONSIN FORM 5-1982  
PERSONAL REPRESENTATIVE'S DEED

THIS SPACE RESERVED FOR RECORDING DATA

Register's Office  
Racine County, Wis. } SS

Received for Record 29th day of  
January A.D. 1986 at 11:33  
o'clock A. M. and recorded in Volume 1883  
of Records on page 359

*Helena M. Schuttens*  
Register of Deeds

EDNA JONES,

as Personal Representative of the estate of  
RAYMOND G. PLAUSKE, SR. a/k/a  
RAYMOND G. PLAUSKE

("Decedent"),

for a valuable consideration conveys, without warranty, to  
JOHN R. NIELSEN

H.O.D.

RETURN TO

the following described real estate in Racine County,  
State of Wisconsin (hereinafter called the "Property"):

Tax Parcel No: 5004 04-23-29-460-000

Lots 4 and 5, Block 13, Kremer Estate Home  
Acres, being a part of the North one-half (1/2)  
of Section 29, Township 4 North, Range 23 East.  
Said land being in the Town of Caledonia, Racine  
County, Wisconsin.

Wisconsin Real Estate Transfer Tax \$ 72.60

The Grantor herein hereby conveys the undivided one-half (1/2) interest of RAYMOND G. PLAUSKE, SR., decedent, in the above real estate, on behalf of the estate and by her authority per the Last Will of Raymond G. Plauske, Sr., to the Grantee, free and clear of all debts owed decedent's creditors, except a mortgage to the North Side Bank n/k/a First Interstate Bank of Racine, Wisconsin, dated the 22nd day of January, 1982, originally in the sum of \$36,000.00, recorded on the 26th day of January, 1982, in the office of the Register of Deeds for Racine County, in Vol. 1641 of Mortgages, page 288, as Doc. #1101900, which the Grantee herein assumes and agrees to pay at its current balance, and hold the Grantor harmless therefrom, and except a Second Mortgage to the North Side Bank n/k/a First Interstate Bank of Racine, Wisconsin, dated the 6th day of June, 1984, originally in the sum of \$6,000, recorded on 8th day of June, 1984, in the office of the Register of Deeds for Racine County, in Vol. 1716 of Mortgages, page 576 as Doc. #1148796, which the Grantee herein also assumes and agrees to pay at its current balance, and hold Grantor harmless therefrom.

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 10 day of January, 1986

(SEAL)

*Edna Jones, Pers. Rep.* (SEAL)

EDNA JONES

Personal Representative

Personal Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature (\*) of EDNA JONES, Personal  
Representative of the Estate of Raymond G. Plauske, Sr.  
a/k/a Raymond G. Plauske

STATE OF WISCONSIN

} SS.

authenticated this 10 day of January, 1986

Personally came before me this ..... day of  
....., 19..... the above named

JAMES H. DUROCHER  
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, .....  
authorized by § 706.08, Wis. Stats.)

to me known to be the person ..... who executed the  
foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

JEROME F. BARINA

Attorney at Law

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

Notary Public ..... County, Wis.  
My Commission is permanent. (If not, state expiration  
date: ..... 19.....)

\*Names of persons signing in any capacity should be typed or printed below their signatures.

VCL 1783 PAGE 359

Document Number  
**WARRANTY DEED**

Wisconsin Department of Transportation  
Exempt from fee: s.77.25(2r) Wis. Stats  
DT1560 98 (Replaces RE3004)

RECORDED \_\_\_\_\_

2000 JUN 13 AM 9:54

MARK A. LADD  
REGISTER OF DEEDS

THIS DEED, made by John J. Longo and Shirley M. Longo, as Trustees of  
the John J. and Shirley M. Longo Revocable Trust

GRANTOR, conveys and warrants the property described below to the State of  
Wisconsin, Department of Transportation, GRANTEE, for the sum of Ten  
Thousand and 00/100 Dollars (\$ 10,000.00 ).

Any person named in this deed may make an appeal from the amount of compensation  
within six months after the date of recording of this deed as set forth in s.32.05(2a)  
Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation  
stated on the deed shall be treated as the award, and the date the deed is recorded  
shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: \_\_\_\_\_

This is not homestead property:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART  
HEREOF BY REFERENCE.

This space is reserved for recording data *12*

Return to

TRANSPORTATION DISTRICT 2  
141 N.W. Barstow St.  
Waukesha, WI 53188-3789

Parcel Identification Number / Tax Key Number *JW*

51-004-04-23-29-461-000

*John J. Longo*  
(Signature)  
*John J. Longo*

*Shirley M. Longo*  
(Signature)

*Shirley M. Longo*

(Signature)

(Signature)

*6/6/00*  
(Date)

State of Wisconsin )  
 ) ss.  
*Racine* County )

On the above date, this instrument was acknowledged before me  
by the named person(s).

*James L. Westley*  
(Signature, Notary Public, State of Wisconsin)  
*James L. Westley*  
(Print or Type, Notary Public, State of Wisconsin)

*11-04-01*  
(Date Commission Expires)

DOCUMENT #

1575619

STATE BAR OF WISCONSIN FORM 8 - 1982  
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE  
RACINE COUNTY, WI

RECORDED

97 APR 15 AM 8:00

MARK A. LADD  
REGISTER OF DEEDS

John J. Longo, a married individual,

quit-claims to John J. Longo and Shirley M. Longo, as  
Trustees of the John J. and Shirley M. Longo Revocable  
Trust

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

Lots 6 & 7, Block 13, Kremer Estates Home Acres.  
According to the recorded plat thereof. Said land  
being in the Town of Caledonia, County of Racine  
and State of Wisconsin.

Tax Parcel No. 004-04-23-29-461-000  
004-04-23-29-462-000

RETURN TO  
Wyant Law Offices, S.C.  
Box 240

Tax Parcel No: .....

VOI PAGE  
2627 085

Tax Exempt 77.25

#16

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

Dated this 14<sup>th</sup> day of April, 1997.

.....(SEAL) John J. Longo (SEAL)

.....(SEAL) JOHN J. LONGO (SEAL)

AUTHENTICATION

Signature(s) John J. Longo

authenticated this 14<sup>th</sup> day of April, 1997

Mary F. Wyant  
\* Mary F. Wyant, State Bar No. 1014223  
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not  
authorized by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Mary F. Wyant

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

.....County, } ss.  
Personally came before me this .....day of  
....., 19..... the above named

to me known to be the person ..... who executed the  
foregoing instrument and acknowledge the same.

Notary Public .....County, Wis.  
My Commission is permanent. (If not, state expiration  
date: ....., 19.....)

**Potential off-site impacts to the adjacent property to the south**

Address: 4507 Douglas Avenue

Tax Parcel nos.: 004-04-23-29-461-000  
004-04-23-29-462-000

Owners: John & Shirley Longo  
Longo Revocable Trust

**LEGAL DESCRIPTION**

The interest identified on Parcel 21 of Transportation Project Plat 2350-05-20 - 4.4 as filed in Volume 1, Page 4, Document Number 1700698, in the Racine County Register of Deeds and being a part of Lot 7 and Lot 6, Block 13 of Kremer Estate Home Acres which is located in the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 4 North, Range 23 East, Racine County.

---

Excepting therefrom any part of the structure lying within the **Temporary Limited Easement**.

Ellis Ave.

APP  
2.12

gravel

grass

N



bay door

Statewide Auto Service

entrance

S-1.1

Douglas Ave.  
(Hwy32)

S-2.1

S-8.1

S-7.1

S-3.1

sewer line

S-6.1

utility pole

S-9.1

S-4.1

S-5.1

Figure 3

SOIL SAMPLE LOCATION MAP

Statewide Auto Service  
4517 Douglas Ave.  
Racine, Wisconsin

0 15 feet



property line



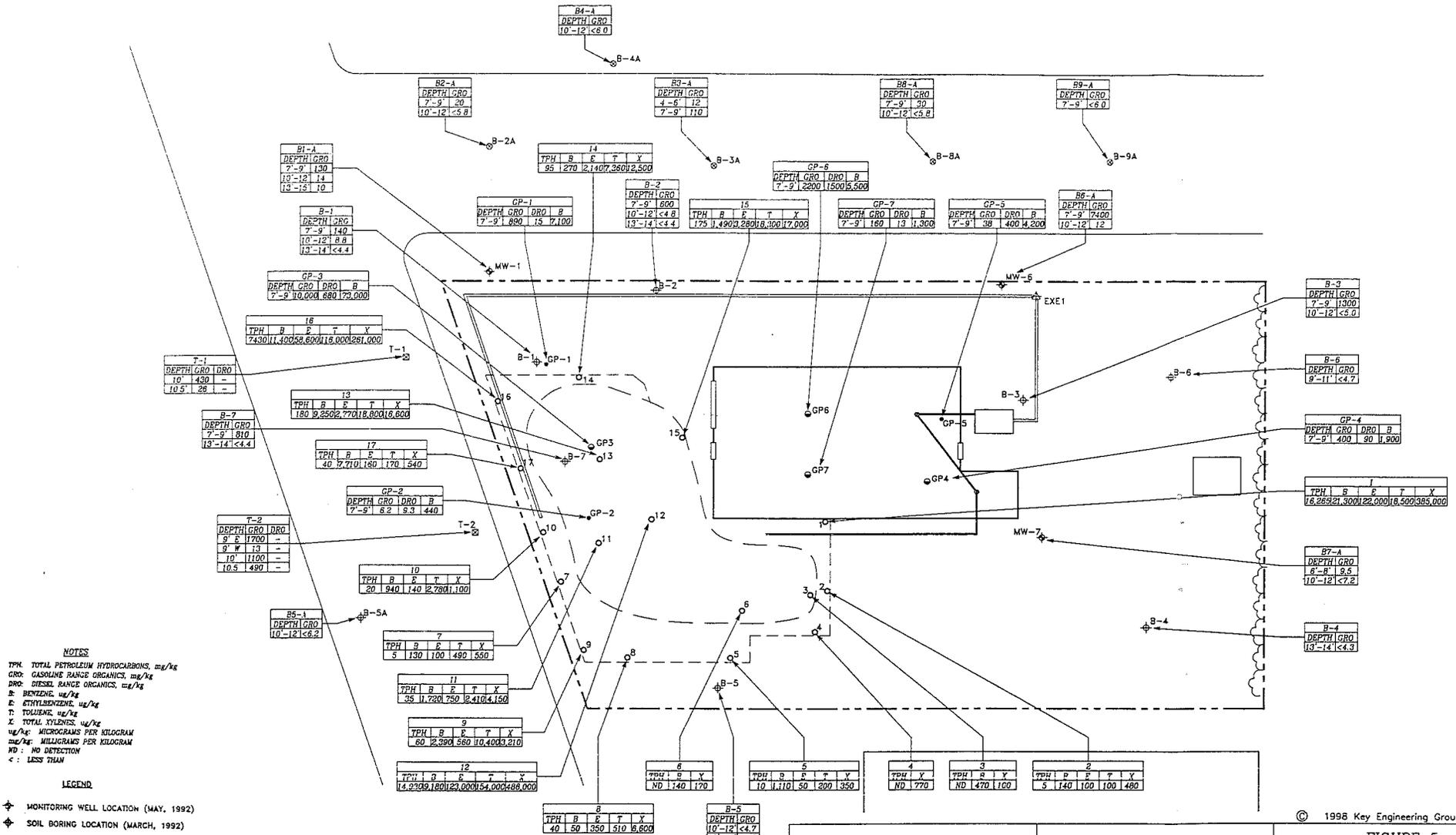
APP  
2.1b

Table 1

Laboratory Results of Soils  
Collected 04/24/89  
-First Excavation

Sample ID	PID Reading (ppm)	Total Petroleum Hydrocarbons (ppm)	Total Lead (ppm)
Base-North/9 ft	430	3500	18
Base-South/9 ft	506	8100	19
Northwall/4 ft	291	1500	20
Eastwall 1/4 ft	373	7500	17
Westwall 1/4 ft	30	88	10
Eastwall 2/4 ft	<1	16	12
Westwall 2/4 ft	29	36	6.4
Southwall /4 ft	100	39	10
S-1.1 G	4	5300	NA
S-2.1 G	160	9100	NA
S-3.1 G	170	8600	NA
S-4.1 G	150	14,000	NA
S-5.1 G	150	4100	NA
S-6.1 G	<1	8.9	NA
S-7.1 H	20	300	NA
S-8.1 H	31	170	NA
S-9.1 H	40	260	NA

NA = Not Analyzed for specified parameter



**NOTES**

TPH: TOTAL PETROLEUM HYDROCARBONS, mg/kg  
 GRO: GASOLINE RANGE ORGANICS, mg/kg  
 DRO: DIESEL RANGE ORGANICS, mg/kg  
 B: BENZENE, ug/kg  
 E: ETHYLENE, ug/kg  
 T: TOLUENE, ug/kg  
 X: TOTAL XYLENES, ug/kg  
 ug/kg: MICROGRAMS PER KILOGRAM  
 mg/kg: MILLIGRAMS PER KILOGRAM  
 ND: NO DETECTION  
 <: LESS THAN

- LEGEND**
- ◆ MONITORING WELL LOCATION (MAY, 1992)
  - SOIL BORING LOCATION (MARCH, 1992)
  - SOIL BORING LOCATION (MAY, 1992)
  - SOIL PROBE LOCATION
  - SOIL PROBE AND TEMPORARY WELL LOCATION
  - ⊗ TEST PIT LOCATION (MAY, 1992)
  - POST EXCAVATION SOIL SAMPLE LOCATION
  - ☐ CONCENTRATION GREATER THAN NR 720 GENERIC RESIDUAL CONTAMINANT LEVELS

SCALE: 1"=20'

DRN. BY:	S.L.G.	DATE:	08/18/98
DSN. BY:	D.W.G.	FILE NO.:	0703016
CHK. BY:	D.W.G.	DWG. NO.:	7030165
REV. BY:	G.L.J.	SHEET NO.:	5

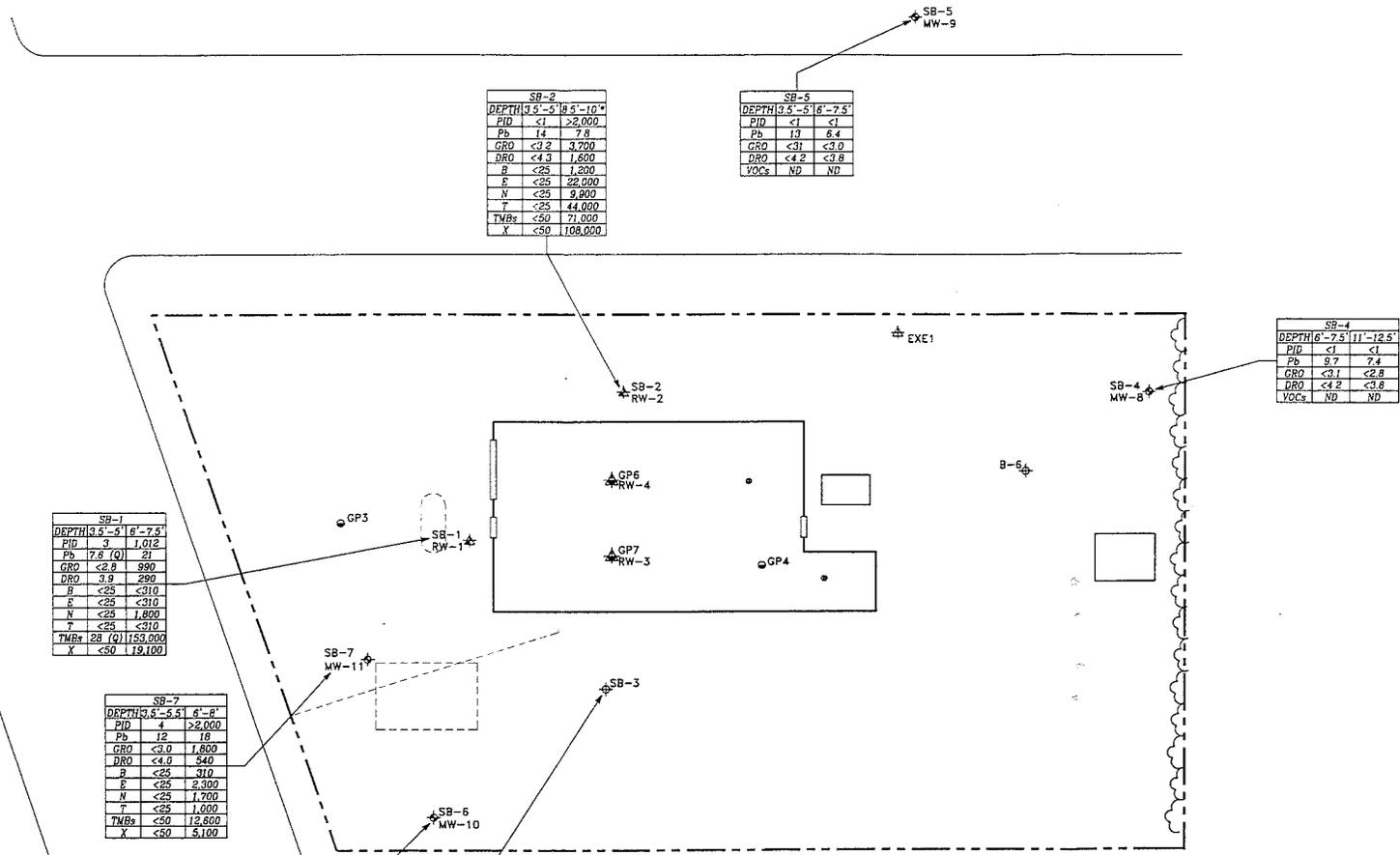


© 1998 Key Engineering Group Ltd.

**FIGURE 5**  
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

SUPPLEMENTAL SITE INVESTIGATION AND INTERIM ACTION REPORT  
 STATEWIDE AUTO SERVICE, INC.  
 4517 DOUGLAS AVENUE  
 RACINE, WISCONSIN

APP  
 1.1



**NOTES**  
 P.I.D.: PHOTOIONIZATION DETECTOR, I.U.  
 I.U.: INSTRUMENT UNITS  
 Pb: TOTAL LEAD, mg/kg  
 GRO: GASOLINE RANGE ORGANICS, ug/kg  
 DRO: DIESEL RANGE ORGANICS, mg/kg  
 VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg  
 B: BENZENE, ug/kg  
 E: ETHYLBENZENE, ug/kg  
 N: NAPHTHALENE, ug/kg  
 T: TOLUENE, ug/kg  
 TMBs: TOTAL TRIMETHYLBENZENES, ug/kg  
 X: TOTAL XYLENES, ug/kg  
 mg/kg: MILLIGRAMS PER KILOGRAM  
 ug/kg: MICROGRAMS PER KILOGRAM  
 <: LESS THAN  
 ND: NOT DETECTED ABOVE LABORATORY  
 DETECTION LIMITS  
 (Q): CONCENTRATION BETWEEN LIMIT OF  
 DETECTION AND LIMIT OF QUANTIFICATION

**LEGEND**

- ◆ MONITORING WELL LOCATION
- ★ RECOVERY WELL LOCATION
- SOIL PROBE AND TEMPORARY WELL LOCATION
- ⊕ SOIL BORING LOCATION
- CONCENTRATION GREATER THAN NR 720  
GENERIC RESIDUAL CONTAMINANT LEVELS
- SAMPLE COLLECTED AT GROUNDWATER/SURFACE WATER INTERFACE.  
CONCENTRATIONS ARE MORE INDICATIVE OF GROUNDWATER CONTAMINATION

SB-1	
DEPTH	3.5'-5' (8'-7.5')
PID	3 1,018
Pb	7.6 (Q) 21
GRO	<2.8 990
DRO	3.3 290
B	<25 <310
E	<25 <310
N	<25 1,800
T	<25 <310
TMBs	28 (Q) 153,000
X	<50 19,100

SB-7	
DEPTH	6'-5.5' (8'-8')
PID	4 >2,000
Pb	12 18
GRO	<3.0 1,800
DRO	<4.0 540
B	<25 310
E	<25 2,300
N	<25 1,700
T	<25 1,000
TMBs	<50 12,500
X	<50 5,100

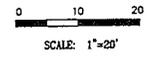
SB-6	
DEPTH	1'-3' (8.5'-10.5')
PID	<1 >2,000
Pb	17 5.4 (Q)
GRO	<2.3 860
DRO	<5.3 66
B	<25 4,000
E	<25 18,000
N	<25 5,200
T	<25 38,000
TMBs	<50 44,000
X	<50 84,000

SB-3	
DEPTH	8.5'-10'
PID	346
Pb	11
GRO	280
DRO	19
B	480
E	250
N	2,300
T	12,000
TMBs	12,000
X	4,860

SB-2	
DEPTH	3.5'-5' (8.5'-10')
PID	<1 >2,000
Pb	14 7.8
GRO	<1.2 3,700
DRO	<4.5 1,800
B	<25 1,200
E	<25 22,000
N	<25 9,900
T	<25 44,000
TMBs	<50 71,000
X	<80 109,000

SB-5	
DEPTH	3.5'-5' (6'-7.5')
PID	<1 <1
Pb	13 6.4
GRO	<31 <3.0
DRO	<4.2 <3.8
VOCs	ND ND

SB-4	
DEPTH	6'-7.5' (11'-12.5')
PID	<1 <1
Pb	9.7 7.4
GRO	<31 <2.8
DRO	<4.2 <3.8
VOCs	ND ND



DRN. BY:	S.L.G.	DATE:	08/18/98
DSN. BY:	D.W.G.	FILE NO.:	0703016
CHK. BY:	D.W.G.	DWG. NO.:	07030165
REV. BY:	G.L.J.	SHEET NO.:	6



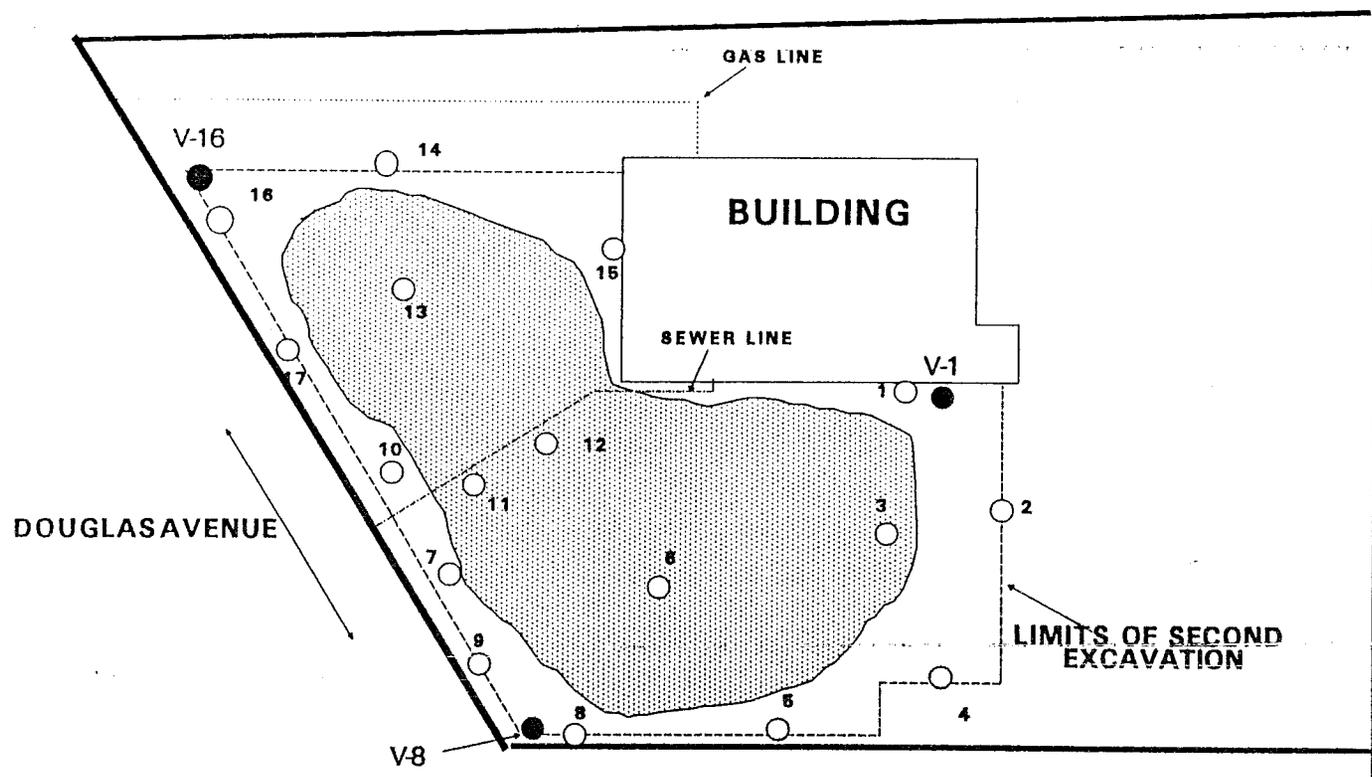
© 1998 Key Engineering Group Ltd.  
**FIGURE 6**  
 SUMMARY OF SUPPLEMENTAL SITE  
 INVESTIGATION SOIL SAMPLE  
 ANALYTICAL RESULTS  
 SUPPLEMENTAL SITE INVESTIGATION AND  
 INTERIM ACTION REPORT  
 STATEWIDE AUTO SERVICE, INC.  
 4517 DOUGLAS AVENUE  
 RACINE, WISCONSIN

APP  
1.2



SCALE:  
1 INCH = 30 FEET

ELLIS AVENUE



**LEGEND**

-  LIMITS OF ORIGINAL TANK EXCAVATION
-  SOIL VENT
-  SAMPLE LOCATION FROM SECOND ROUND OF SAMPLING
-  LIMITS OF SECOND EXCAVATION
-  PROPERTY LINE

**LIMITS OF EXCAVATION,  
SAMPLING LOCATIONS AND SOIL  
VENT LOCATIONS**

**STATEWIDE AUTO SITE**  
4517 DOUGLAS AVENUE  
RACINE, WI

ENVIRONMENTAL INNOVATIONS, INC.

FIGURE 2

APP  
1.3b

Table 2

Laboratory Results of  
Soils Collected 7/20/90  
-Second Excavation

Sample Number	TPH (mg/kg)	Benzene	Ethyl- benzene	Toluene	Xylenes
1	16,265	21.3	122	18.5	385
2	5	0.14	0.10	0.10	0.48
3	ND	0.47	ND	ND	0.10
4	ND	ND	ND	ND	0.77
5	10	1.11	0.05	0.20	0.35
6	ND	0.14	ND	ND	0.17
7	5	0.13	0.10	0.49	0.55
8	40	0.05	0.35	0.51	6.60
9	60	2.39	0.56	10.4	3.21
10	20	0.94	0.14	2.78	1.10
11	35	1.72	0.75	2.41	4.15
12	14,930	9.18	123	154	488
13	180	9.25	2.77	18.8	16.6
14	95	0.27	2.41	7.36	12.5
15	175	1.49	3.28	18.3	17.0
16	7,430	11.4	58.6	116	261
17	40	7.71	0.16	0.17	0.54
18	ND	ND	ND	ND	ND
19	ND*	ND*	ND*	ND*	ND*

ND = Not Detected

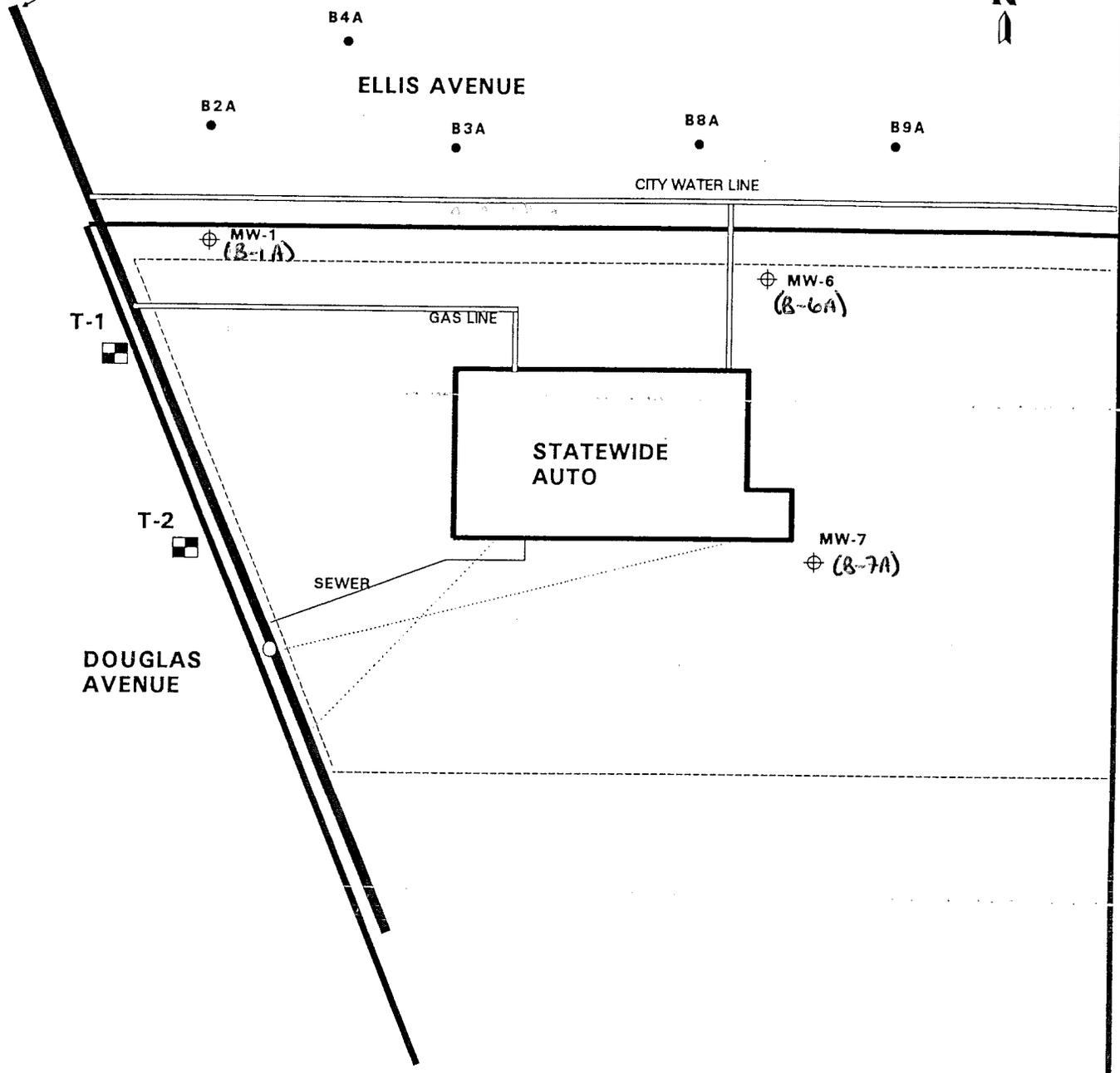
\* Result in units of ug/L with a detection limit of 500  
Benzene, Ethylbenzene, Toluene, and Xylene in units of mg/kg

NOTE: -samples #1 thru #17 were collected from the second  
excavation  
-sample #18 is backfill material and #19 is surface water  
discharge

SCALE: 1 INCH = 30 FEET



OVERHEAD UTILITIES; BURIED GAS, SEWER,  
AND WATER LINES



**LEGEND**

- TELEPHONE POLE
- TEST PIT
- PROPERTY LINE
- OVERHEAD LINES
- SOIL BORING
- ⊕ MONITORING WELL

**SOIL BORING AND MONITORING  
WELL LOCATION MAP**  
May 6-7, 1992

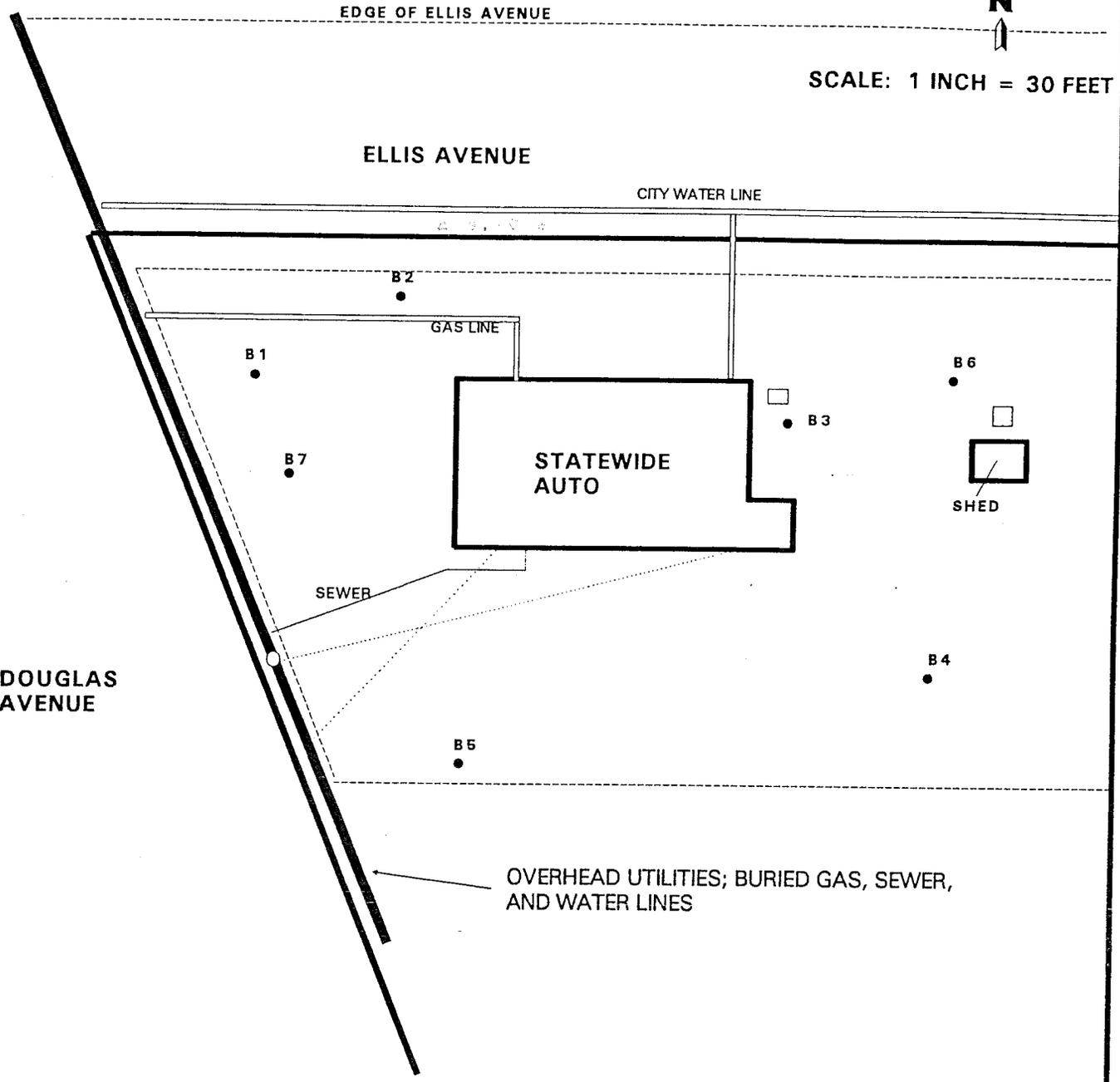
ENVIRONMENTAL INNOVATIONS, INC.

**STATEWIDE AUTO**  
**4517 DOUGLAS AVENUE**  
**RACINE, WI**

FIGURE 3



SCALE: 1 INCH = 30 FEET



**LEGEND**

- TELEPHONE POLE
- PROPERTY LINE
- SOIL BORING
- ..... OVERHEAD LINES
- IMPACTED STOCKPILE

**SOIL BORING  
LOCATION MAP  
March 17-18, 1992**

**STATEWIDE AUTO  
4517 DOUGLAS AVENUE  
RACINE, WI**

ENVIRONMENTAL INNOVATIONS, INC.

FIGURE 2

APP  
1.46

Table 1

Soil Boring Lab Results  
Statewide Auto

March 17-18, 1992

Sample #	Date	Depth (feet)	GRO
B1-S3	3/17/92	7 - 9	140
B1-S4	3/17/92	10 - 12	8.8
B1-S5	3/17/92	13 - 14	<4.4
B2-S3	3/17/92	7 - 9	600
B2-S4	3/17/92	10 - 12	<4.8
B2-S5	3/17/92	13 - 14	<4.4
B3-S3	3/17/92	7 - 9	1300
B3-S4	3/17/92	10 - 12	<5.0
B4-S5	3/17/92	13 - 14	<4.3
B5-S4	3/17/92	10 - 12	<4.7
B5-S5	3/17/92	13 - 14	<4.6
B6	3/18/92	9 - 11	<4.7
B7	3/18/92	7 - 9	810
B7	3/18/92	13 - 14	<4.4

NOTE: GRO = Gasoline Range Organics (units of parts per million)