

# GIS REGISTRY INFORMATION

SITE NAME:	FORMER CARLSON ROOFING/CITY OF RACINE		
BRRTS # and FID #:	0352112627	252215370	
CLOSURE DATE:	04/27/2004		
STREET ADDRESS:	820 PEARL STREET		
CITY:	RACINE		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	700504	Y= 252436

OFF-SOURCE CONTAMINATION (>ES): <small>(if there are more than 2 off-source properties, make a note and attach additional sheet(s))</small>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	------------------------------	--

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

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

IF YES, STREET ADDRESS 2: \_\_\_\_\_

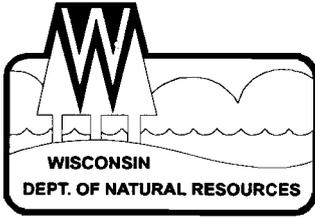
GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--------------------------------	------------------------------	-----------------------------

CONTAMINATED MEDIA: (Groundwater, Soil or Both?)	Soil and GW
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**DOCUMENTS NEEDED:**

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
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	X
Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	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)	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), if available from site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:	X
Latest groundwater flow/monitoring well location map	X
Latest extent of contaminant plume map	X
Geologic cross-sections, if available from SI. (8.5x14" if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable)	
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

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

April 27, 2004

Thomas Eeg  
City of Racine  
730 Washington Ave.  
Racine, WI 53403

Subject: Closure Approved for City of Racine (Former Carlson Roofing), 820 Pearl Street,  
Racine, WI FID 252215370, BRRTS 03-52-112627

Dear Mr. Eeg:

On April 6, 2004 the above noted site was presented to the Southeast Regions Case Closure Review Committee. The Committee has agreed that at this time your site meets the requirements for closure with a Soil and Groundwater GIS Registry.

State Statute 101.143 requires that PECFA claimants seeking reimbursement of interest costs, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

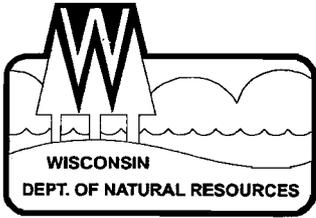
Once the abandonment forms are received your site will be marked as closed on our database.

If you have any question please contact me at 262-884-2341.

Sincerely,

Shanna L Laube, P.G.  
Hydrogeologist  
Southeast Region, Sturtevant Service Center

Cc: Graef, Anhalt, Schloemer, Ronald Hopp, 125 South 84<sup>th</sup> Street, Suite 401, Milwaukee, WI 53214-1470



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

April 27, 2004

Thomas Eeg  
City of Racine  
730 Washington Ave.  
Racine, WI 53403

Subject: Conditional Closure Approved for City of Racine (Former Carlson Roofing), 820 Pearl Street, Racine, WI FID 252215370, BRRTS 03-52-112627

Dear Mr. Eeg:

On April 6, 2004 the above noted site was presented to the Southeast Regions Case Closure Review Committee. The Committee has agreed that at this time your site meets the requirements for closure with a Soil and Groundwater GIS Registry and a Deed Restriction for soils that includes a maintenance plan for a cap on this site.

Please draft a deed restriction to address the soil contamination remaining on site as well as the maintenance plan for the cap. Your closure request states that you would be willing to place an asphalt cap on the property. Please do so and provide pictures for the file if you can. Clear black and white copies would be acceptable. You may also abandon any remaining monitoring wells and provide the department the completed abandonment forms.

Once the abandonment forms are received and the deed restriction draft is reviewed and approved by DNR Legal staff and then finalized and recorded you will receive a final closure letter.

If you have any question please contact me at 262-884-2341.

Sincerely,

Shanna L. Laube, P.G.  
Hydrogeologist  
Southeast Region, Sturtevant Service Center

Cc: Graef, Anhalt, Schloemer, Ronald Hopp, 125 South 84<sup>th</sup> Street, Suite 401, Milwaukee, WI 53214-1470



1405268

REGISTER'S OFFICE RACINE COUNTY, WI) SS RECORDED

'93 JAN 22 P2:03

VOL 2222 PAGE 95-96

REGISTER OF DEEDS

3601

THIS INDENTURE, Made this 15 day of January, A. D. 1993, between EG Enterprises also known as E G Enterprises, also known as E.G. Enterprises, a Partnership consisting of Edward J. Kovacic and George O. Kruck

City of Racine, a Municipal corporation

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Racine Wisconsin, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Two hundred thousand and 00/100 dollars (\$200,000.00) and other good and valuable consideration

RETURN TO Knight Barry

to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Racine and State of Wisconsin, to-wit:

See attached legal description. This is not homestead property.

1992 Tax No.s 3601 and 3601-4 will be 1993 Tax No. 3601.

870 Pearl St.

see Blompt 77.82 #12

Any person named in this deed may make an appeal from the amount of compensation within 6 months after the date of recording of this deed as set forth in sec. 32.05(2a), Stats. 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.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said EG Enterprises also known as E. G. Enterprises, also known as E.G. Enterprises a Partnership consisting of Edward J. Kovacic and George O. Kruck

for its heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents

well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, excepting therefrom governmental laws and zoning ordinances regulating and restricting the use of the premises, easements for public utilities, restrictions, covenants and conditions of record

and that the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal this 15 day of January, A. D. 1993.

SIGNED AND SEALED IN PRESENCE OF

Edward J. Kovacic (SEAL)

George O. Kruck (SEAL)

VOL 2222 PAGE 95

State of Wisconsin,

County of Racine

Personally came before me, this 15th day of January, A. D. 1993

the above named EG Enterprises also known as E G Enterprises, also known as E.G. Enterprises, a Partnership consisting of Edward J. Kovacic and George O. Kruck

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

NOTARY SEAL

Notary Public, Racine County, Wis.

My commission (expires) (is) permanent

Office of the City Attorney

R-36468

Section 93.11 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantor, grantee, witness and notary. Section 93.11 (2) provides that the name of the person who is governing authority shall be printed or typewritten thereon in a legible manner.

ARTS 105

part of Blocks 53 and 60 and Ninth Street between said Blocks, School  
tion, a recorded plat in the City of Racine, Racine County, Wisconsin,  
ounded as follows :

Begin at the intersection of the north line of Ninth Street and the west line of Pearl Street; run thence South 89 degrees 17 minutes 30 seconds West along the north line of Ninth Street a distance of 37.5 feet; thence South 72 degrees 07 minutes 30 seconds West along the north line of Ninth Street a distance of 127.3 feet; thence South 56 degrees 40 minutes 30 seconds West along the north line of Ninth Street a distance of 82.5 feet; thence westerly along the north line of Ninth Street a distance of 25 feet, more or less, to a point distant 50 feet easterly, measured at right angles, from the center line of the most easterly main track of the Chicago and North Western Transportation Company, as said main track is now located; thence northerly parallel with said main track center line a distance of 370 feet, more or less, to a point on the easterly water's edge of the Root River; thence northeasterly and northerly along the southeasterly and the easterly water's edge of said river a distance of 375 feet, more or less, to a point on the north line of said Block 53; thence easterly along the north line of said Block 53 a distance of 110 feet, more or less, to a point on the north line of said Block 53, distant 224.50 feet westerly from the northeast corner of said Block 53; thence southwesterly along a straight line a distance of 50 feet, more or less to a point which is 45.64 feet south of the north line and 240 feet west of the east line of said Block 53; thence southerly parallel with said east line of said Block 53 a distance of 74.36 feet to a point distant 240 feet westerly, measured at right angles, from the east line of said Block 53 ; thence westerly parallel with said north line of Block 53 a distance of 60 feet, more or less to a point on the northerly extension of the west line of Pearl Street; thence south on the west line of Pearl Street and said extension 351.00 feet to the point of beginning. Containing 2.8 acres more or less.

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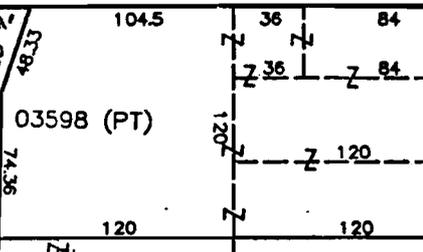
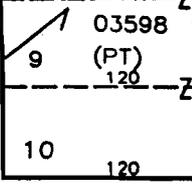
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16857 (P)

N.W. 1/4 Section  
16-3-23  
S-04

ROOT RIVE.

EIGHTH

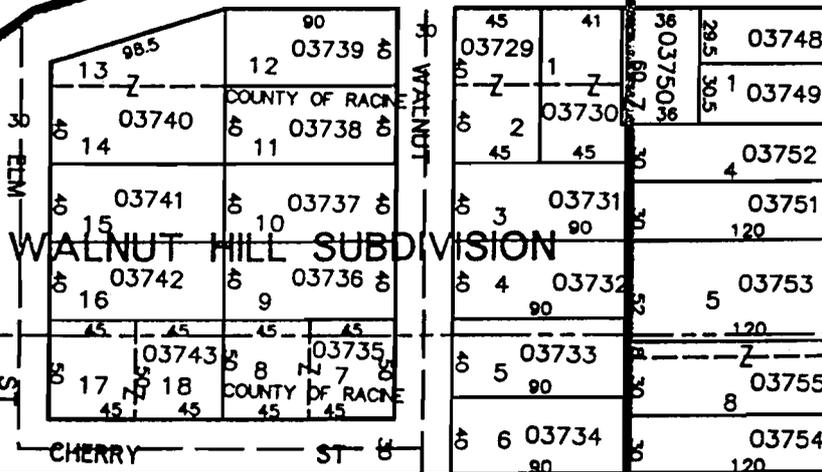


WAS TAX # 3601.  
Now P.I.N. is  
276 0000 03607 000

16857 (P)

03893-004

N 90-00-20 N



WALNUT HILL SUBDIVISION

CORSE'S SUBDIVISION

03893-003 (P)

16857 (P)

03893

DEFINITION



SOURCE: USGS, RACINE SOUTH QUADRANGLE, 7.5 MINUTE SERIES, 1974

**SITE LOCATION AND  
LOCAL TOPOGRAPHY**

**CITY OF RACINE/CARLSON ROOFING  
820 PEARL STREET  
RACINE, WISCONSIN**

SCALE: 1" = 2000'

DATE: 11-25-96

PROJECT MGR: RBT

DRAWN BY: JZ

JOB NUMBER: 966151

REVISION DATE:



**GRAEF  
ANHALT  
SCHLOEMER**  
and Associates Inc.  
ENGINEERS & SCIENTISTS





**GRAEF  
ANHALT  
SCHLOEMER**  
and Associates Inc.  
ENGINEERS & SCIENTISTS

ENVIRONMENTAL SERVICES  
DIVISION

OTHER OFFICES LOCATED AT:

GREEN BAY, WISCONSIN  
MADISON, WISCONSIN  
CHICAGO, ILLINOIS

PROJECT NAME:

CITY OF RACINE/  
CARLSON ROOFING  
820 PEARL STREET  
RACINE, WISCONSIN

SHEET TITLE:

SITE LAYOUT AND  
SOIL SAMPLING LOCATIONS



PROJECT NUMBER: 988151

DATE: 11-27-96

PROJECT MGR: RBT

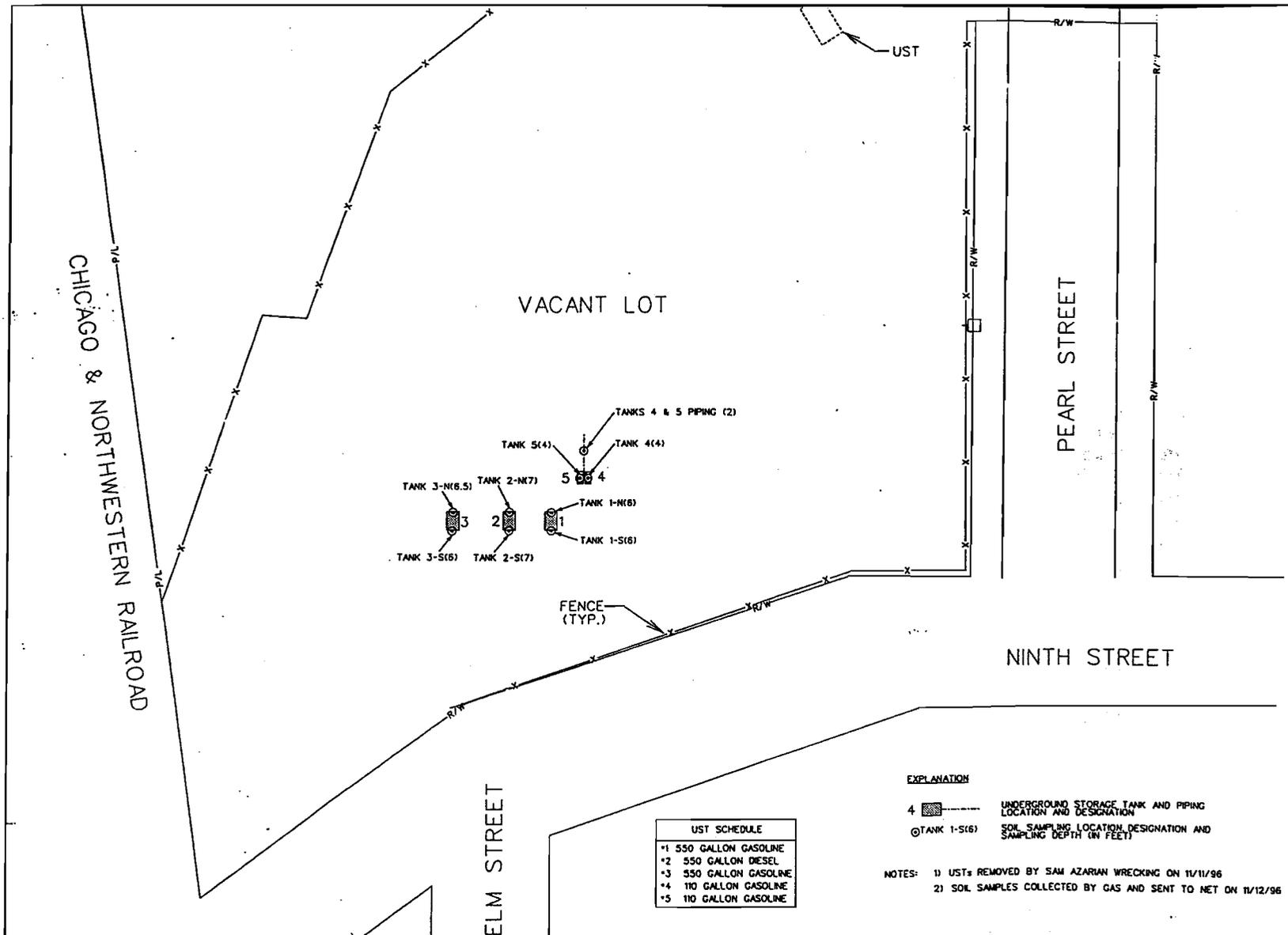
DRAWN BY: JZ

FILE NAME: SITE-LAY.DGN

SCALE: 1" = 30'

REVISED:

FIGURE NO.



VACANT LOT

CHICAGO & NORTHWESTERN RAILROAD

PEARL STREET

NINTH STREET

ELM STREET

**EXPLANATION**

- 4 [Symbol] UNDERGROUND STORAGE TANK AND PIPING LOCATION AND DESIGNATION
- ⊙ TANK 1-S(6) SOIL SAMPLING LOCATION DESIGNATION AND SAMPLING DEPTH (IN FEET)

NOTES: 1) USTs REMOVED BY SAM AZARIAN WRECKING ON 11/11/96  
2) SOIL SAMPLES COLLECTED BY GAS AND SENT TO NET ON 11/12/96

**UST SCHEDULE**

- \*1 550 GALLON GASOLINE
- \*2 550 GALLON DIESEL
- \*3 550 GALLON GASOLINE
- \*4 110 GALLON GASOLINE
- \*5 110 GALLON GASOLINE

UST

FENCE (TYP.)

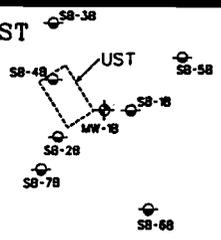
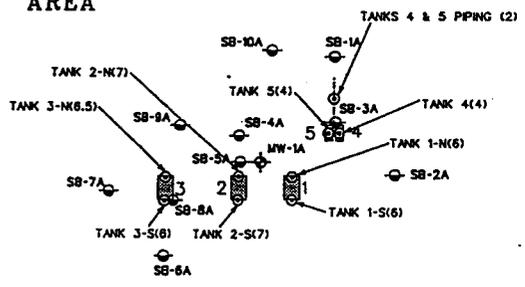
- TANKS 4 & 5 PIPING (2)
- TANK 5(4)
- TANK 4(4)
- TANK 3-N(6.5)
- TANK 2-N(7)
- TANK 1-N(6)
- TANK 1-S(6)
- TANK 3-S(6)
- TANK 2-S(7)

CHICAGO & NORTHWESTERN RAILROAD

SOUTHERN UST AREA

NORTHERN UST AREA

VACANT LOT



ELM STREET

NINTH STREET

PEARL STREET

UST SCHEDULE	
*1	550 GALLON GASOLINE
*2	550 GALLON DIESEL
*3	550 GALLON GASOLINE
*4	110 GALLON GASOLINE
*5	110 GALLON GASOLINE

- EXPLANATION**
- 4 [Symbol] UNDERGROUND STORAGE TANK AND PIPING LOCATION AND DESIGNATION
  - [Symbol] TANK 1-S(6) SOIL SAMPLING LOCATION, DESIGNATION AND SAMPLING DEPTH (IN FEET)
  - [Symbol] MW-1A MONITORING WELL LOCATION
  - [Symbol] SB-2A BORING LOCATION AND DESIGNATION

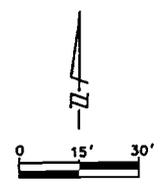
NOTES: 1) USTs REMOVED BY SAM AZARIAN WRECKING ON 11/11/96



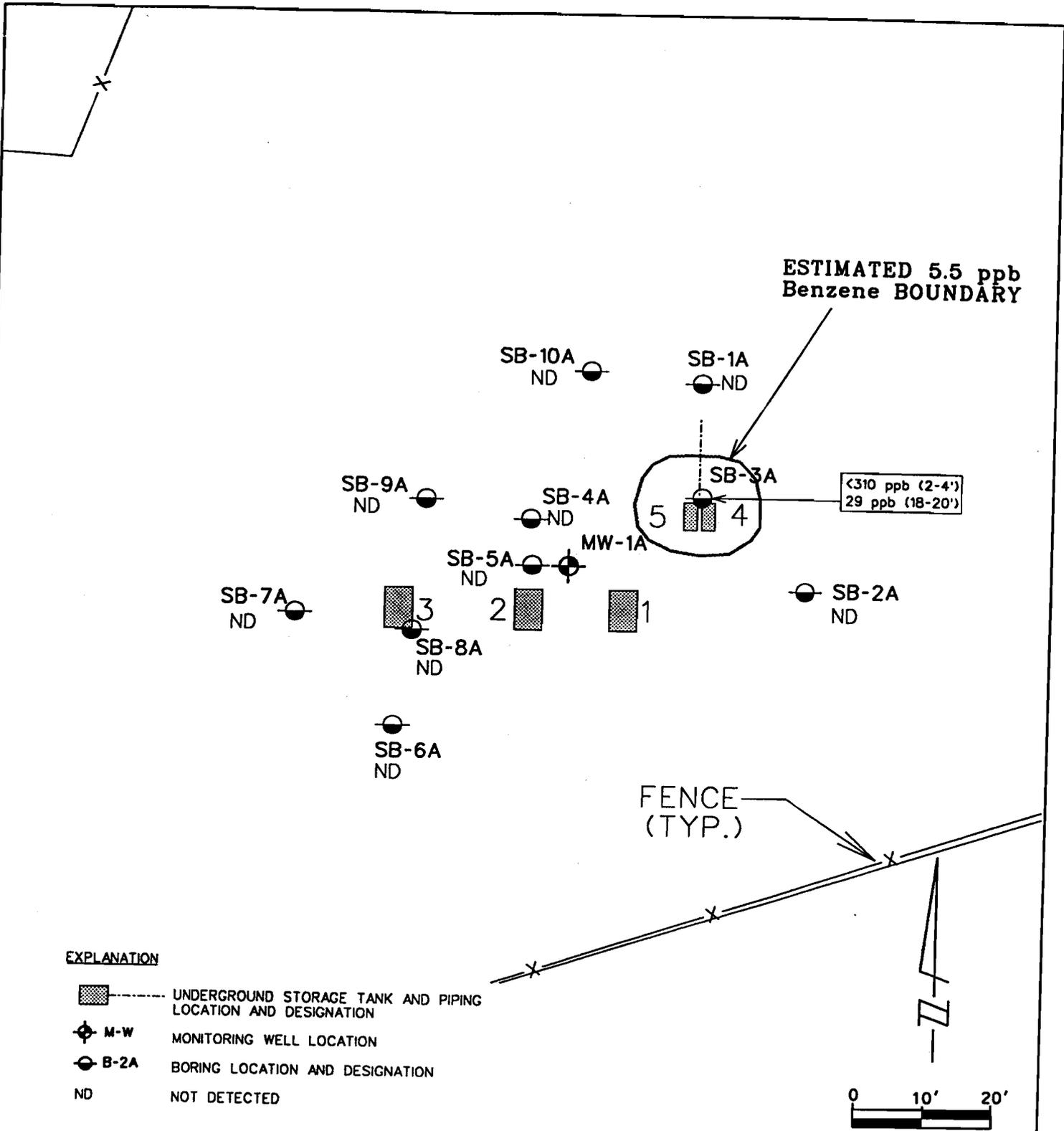
OTHER OFFICES LOCATED AT:  
 GREEN BAY, WISCONSIN  
 MADISON, WISCONSIN  
 CHICAGO, ILLINOIS

PROJECT NAME:  
 CITY OF RACINE  
 820 PEARL STREET  
 RACINE, WISCONSIN

SHEET TITLE:  
 BORING AND  
 MONITORING WELL  
 LOCATIONS  
 NORTHERN AND SOUTHERN  
 UST AREAS



PROJECT NUMBER: 978016  
 DATE: 05-14-97  
 PROJECT MGR: RBT  
 DRAWN BY: TMW/JZ  
 FILE NAME: SITE.DGN  
 SCALE: 1" = 30'  
 REVISED: 8-14-98



**ESTIMATED LATERAL EXTENT OF  
BENZENE IN SOIL EXCEEDING NR720 RCLs**

**SOUTHERN UST AREA**

**CITY OF RACINE  
820 PEARL STREET  
RACINE, WISCONSIN**

PROJECT NUMBER: 978016  
 DATE: 05-14-97  
 PROJECT MGR: RBT  
 DRAWN BY: JZ/TMW  
 FILE NAME: BENZ-S.DGN  
 SCALE: 1" - 20'  
 REVISED: 9-25-98

**GRAEF  
ANHALT  
SCHLOEMER**  
 and Associates Inc.  
 ENGINEERS & SCIENTISTS  
 ENVIRONMENTAL SERVICES  
 DIVISION

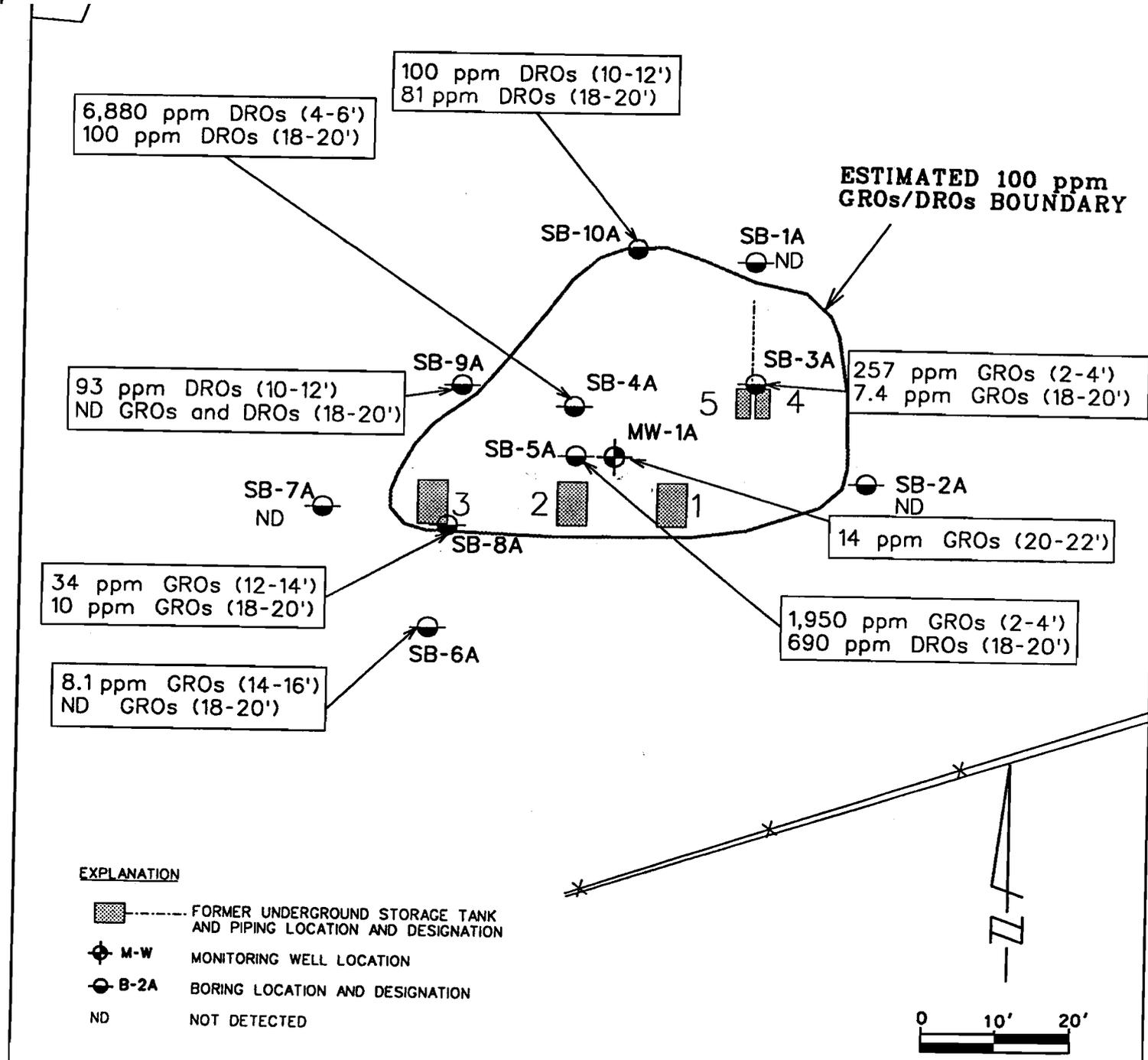
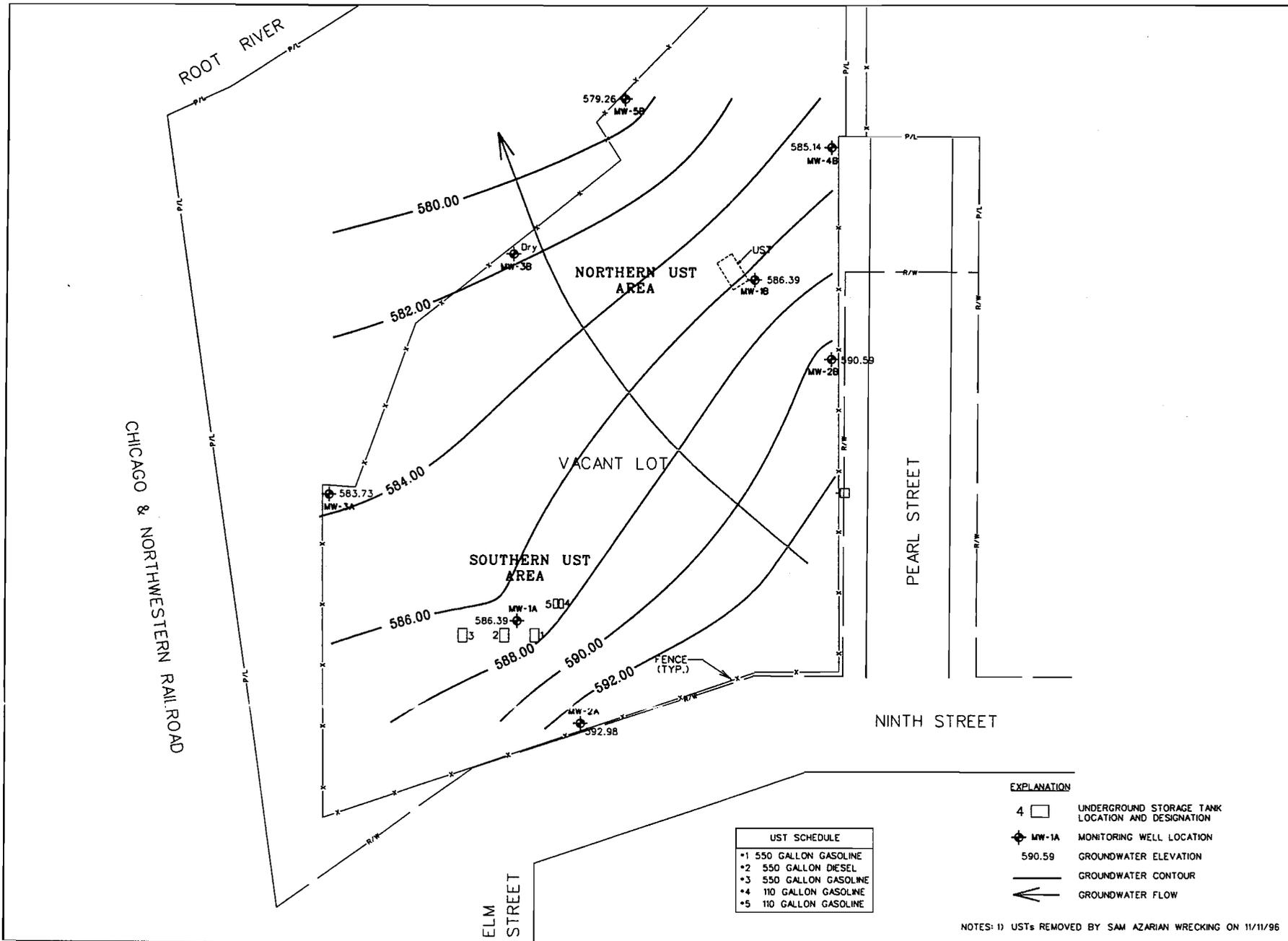


FIGURE 3



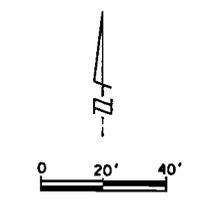
**GRAEF  
ANHALT  
SCHLOEMER**  
and Associates Inc.

One Henry Creek Corporate Center  
122 South 8th Street, Suite 401  
Milwaukee, WI 53214-1470  
414 354-1800  
FAX 354-0833  
Web Site: www.gasol.com

Other Offices Located In:  
Green Bay, Wisconsin  
Madison, Wisconsin  
Chicago, Illinois

PROJECT NAME:  
  
CITY OF RACINE  
820 PEARL STREET  
RACINE, WISCONSIN

SHEET TITLE:  
  
GROUNDWATER FLOW MAP  
DECEMBER 18, 2003  
  
NORTHERN AND SOUTHERN  
UST AREAS



PROJECT NUMBER: 2003 0012  
DATE: 01-15-04  
PROJECT MGR: RLH  
DRAWN BY: JZ  
FILE NAME: Dec03gw012.dgn  
SCALE: 1" = 40'  
REVISED:

UST SCHEDULE	
*1	550 GALLON GASOLINE
*2	550 GALLON DIESEL
*3	550 GALLON GASOLINE
*4	110 GALLON GASOLINE
*5	110 GALLON GASOLINE

- EXPLANATION
- 4 □ UNDERGROUND STORAGE TANK LOCATION AND DESIGNATION
  - ◆ MW-1A MONITORING WELL LOCATION
  - 590.59 GROUNDWATER ELEVATION
  - GROUNDWATER CONTOUR
  - ← GROUNDWATER FLOW

NOTES: 1) USTs REMOVED BY SAM AZARIAN WRECKING ON 11/11/96

FIGURE 3

**TABLE 1**  
**SUMMARY OF SOIL ANALYTICAL DETECTIONS**

**CITY OF RACINE**  
**820 PEARL STREET**  
**RACINE, WISCONSIN**

Analytical Parameter	NR720* Soil Standards	MW-2A		MW-2B		MW-3A		MW-3B		MW-4B		MW-5B	
		2A-2 (2-4 ft)	2A-4 (6-8ft)	2B-1 (0-2ft)	2B-2 (2-4ft)	3A-3 (4-6ft)	3A-5 (8-10ft)	3B-3 (4-6ft)	3B-6 (10-12ft)	4B-2 (2-4ft)	4B-14 (26-28ft)	5B-1 (0-2ft)	5B-5 (8-10ft)
<b>Inorganics (in ppm)</b>													
Lead	500	10	9.2	18	370	300	160	460	<b>5,000</b>	120	130	170	170
<b>Petroleum Volatile Organic Compounds (in ppb)</b>													
1,2,4-Trimethylbenzene	***	<25	<25	1,000	830	<25	<25	<25	1,100	<25	690	51	<25
1,3,5-Trimethylbenzene	***	<25	<25	290	200	<25	<25	<25	670	<25	580	31	<25
Benzene	5.5	<25	<25	<25	<25	<25	<25	<25	<b>44</b>	<25	<62	<25	<b>67</b>
Ethylbenzene	2,900	<25	<25	99	33	<25	<25	<25	130	<25	<62	<25	38
Methyl-tert-butyl-ether	***	<25	<25	<25	<25	<25	<25	<25	<25	<25	<62	<25	<25
Toluene	1,500	<25	<25	42	<25	<25	<25	<25	110	<25	<62	<25	110
Xylene, o	4,100 (total)	<25	<25	220	72	<25	<25	<25	240	<25	170	44	<25
Xylenes, m + p		<50	<50	300	99	<50	<50	<50	350	<50	240	56	<50
<b>Polynuclear Aromatic Hydrocarbons (in ppb) **</b>													
1-Methylnaphthalene	23,000	<7.9	8.6	10	19	150	220	30	200	23	810	190	22
2-Methylnaphthalene	20,000	<8.4	14	15	31	240	290	43	360	26	740	260	29
Acenaphthene	38,000	<12	<12	<13	97	350	390	<13	37	23	610	26	<14
Acenaphthylene	700	<20	28	<21	33	630	440	<21	48	31	<b>710</b>	20	<23
Anthracene	3,000,000	<12	50	<13	260	3,500	1,900	14	170	86	2,300	46	<14
Benzo(a)anthracene	17,000	<6.8	41	43	670	9,400	3,100	60	930	310	1,800	180	12
Benzo(a)pyrene	48,000	<6.8	37	44	700	9,100	3,100	74	1,200	380	1,700	220	13
Benzo(b)fluoranthene	360,000	<7.3	20	39	710	7,900	2,400	83	1,500	360	1,400	280	13
Benzo(ghi)perylene	6,800,000	<14	22	27	260	3,900	1,800	52	390	220	800	87	<16
Benzo(k)fluoranthene	870,000	<10	23	38	610	6,700	2,600	60	1,000	300	1,400	240	<12
Chrysene	37,000	<7.8	41	48	660	8,400	2,900	69	910	350	1,900	220	19
Dibenzo(a,h)anthracene	38,000	<8.3	<8.3	9.9	130	1,600	670	19	170	81	280	34	<9.6
Fluoranthene	500,000	11	90	71	1,400	18,000	7,000	93	1,200	640	5,500	290	16
Fluorene	100,000	<6.8	43	<7.0	99	530	670	<7.1	32	32	1,800	15	<7.8
Indeno(1,2,3-cd)pyrene	680,000	<12	14	22	290	3,900	1,700	43	420	210	790	76	<14
Naphthalene	400	<8.4	<8.4	9.1	33	250	290	38	<b>470</b>	25	<b>980</b>	120	25
Phenanthrene	1,800	<9.0	290	59	1,100	<b>11,000</b>	<b>7,200</b>	81	740	530	<b>9,000</b>	380	71
Pyrene	8,700,000	<15	170	79	1,100	18,000	6,300	96	1,400	610	4,800	400	17

**EXPLANATION:**

\* = Chapter NR720 guidance soil standards, Wisconsin Administrative Code.

\*\* = Suggested Generic Soil Cleanup Levels based on Groundwater Pathway

\*\*\* = No soil standards currently exist.

ppm = parts per million

ppb = parts per billion

Analyses by EN CHEM, INC.

Exceedances of the NR720 are bold and shaded.

**Department of Public Works**

Richard M. Jones, P.E.  
Commissioner of Public Works

Thomas M. Eeg, P.E.  
Assistant Commissioner of Public Works



City Hall  
730 Washington Avenue  
Racine, Wisconsin 53403  
262-636-9121  
Fax: 262-636-9298

February 18, 2003

Mr. Ron Hopp  
Graef, Anhalt, Schloemer and Associates  
One Honey Creek Corporate Center  
125 So. 84<sup>th</sup> Street, Suite 401  
Milwaukee, Wisconsin 53214-1470

Dear Mr. Hopp:

Attached, please find deed and parcel information relative to the environmental remediation and WDNR Site Closure Request for the property at 820 Pearl Street. To the best of my knowledge, these documents are complete and accurate relative to this site.

If you have any questions regarding the information presented, please contact me at the telephone number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas M. Eeg", is written over the word "Sincerely,".

Thomas M. Eeg  
Assistant Commissioner of Public Works

Attachments