

## Source Property Information

CLOSURE DATE: 12/13/2013

**BRRTS #:**

03-52-215675

**ACTIVITY NAME:**

Racine Steel Castings Corp

**FID #:**

252016820

**PROPERTY ADDRESS:**

1442 N Memorial Dr

**DATCP #:**

**MUNICIPALITY:**

Racine

**PECFA#:**

53404262842A

**PARCEL ID #:**

276000007394008

**\*WTM COORDINATES:**

**WTM COORDINATES REPRESENT:**

X:

700051

Y:

254160

*\* Coordinates are in  
WTM83, NAD83 (1991)*

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### CONTINUING OBLIGATIONS

#### Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

#### Site Specific Obligations:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Direct Contact

Soil to GW Pathway

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action )*

#### Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*



December 13, 2013

Ruben Martinez  
1445 Blake Ave  
Racine, WI 53404

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

**SUBJECT:** Final Case Closure with Continuing Obligations  
Racine Steel Castings, 1442 N Memorial Dr., Racine  
DNR BRRTS # 03-52-215675 PECFA # 53404-2628-42-A  
FID #: 252016820

Dear Mr. Martinez:

The Department of Natural Resources (DNR) considers the subject site indicated above closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wis. Adm. Code. The Southeast (SE) DNR Region Closure Committee reviewed the request for closure on December 5, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The subject site reflects a release from a former 1,000-gallon underground storage tank that contained unleaded gasoline and that was removed during 1998. Soil and groundwater samples collected during the tank closure and follow-up investigation work indicated shallow soil contamination above NR 720 residual contaminant levels (RCLs) and perched groundwater above the NR 140 preventive action level (PAL) for benzene. Soil sampling was conducted during September 2013 to confirm whether soil contamination above direct contact risk RCLs was still present in the former tank bed. The results showed levels below the direct contact risk levels. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

The DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

### GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/rrsm.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the DNR Sturtevant Office, at 9531 Rayne Rd., Sturtevant, WI 53177. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a PDF in BRRTS on the Web.

### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to the SE Regional RR Program Office located at 2300 N. Dr. Martin Luther King Jr. Dr., Milwaukee, WI 53212, to the attention of the R&R Environmental Program Associate.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains near the former tank bed as indicated on the **attached table and map**. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders 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 to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

#### Chapter NR 140, Wis. Adm. Code Exemption

Groundwater monitoring data at this site indicates benzene at the former UST sump well was at levels that exceed the NR 140 PAL but were below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. Natural attenuation will reduce benzene to below the PAL in a reasonable period of time. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for benzene at the former UST sump well. Please keep this letter, because it serves as your exemption.

#### PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received 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. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- 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,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR 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 David Swimm at (608) 264-8766.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Swimm".

David Swimm, PG  
Advanced Hydrogeologist  
Remediation and Redevelopment Program

Attachments:

- Table 1, VOC Analytical Results – Soil Samples
- Pre/Post Remaining Soil Contamination map (Figure B.2.c, 10/8/13)

cc: Frances Koonce, Regional Supervisor, SE Region Remediation and Redevelopment Program  
Michael J. Rauwerdink, Friess Environmental Consulting, Inc.

**Table 1**  
**VOC Analytical Results - Soil Samples**  
**1442 North Memorial Drive**  
**Racine, Wisconsin**

Sample Location	Sampling Date	PID	DRO (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl-benzene (ppb)	Methyl tert-butyl ether (ppb)	Naphthalene (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)
n-1: 5 FT	12/21/1998	220	220	1700	7,500	NA	NA	NA	NA	NA	NA
s-1: 5 FT	12/21/1998	240	330	1400	2,500	NA	NA	NA	NA	NA	NA
B-1: 8-10 FT	1/31/2000	0	9.7	ND	ND	ND	ND	<114	ND	ND	ND
B-1: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	<114	ND	ND	ND
B-2: 8-10 FT	1/31/2000	0	34	ND	ND	ND	ND	NA	ND	ND	ND
B-2: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
B-3: 2-4 FT	1/31/2000	12	ND	19	ND	120	ND	NA	120	262	270
B-3: 10-12 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
B-4: 8-10 FT	1/31/2000	0	15	ND	ND	ND	ND	NA	ND	ND	ND
B-4: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
N-1: 3.5 FT	9/19/2013	<1	NA	NA	<25	<25	<25	<25	<25	<50	<75
S-1: 3.5 FT	9/19/2013	<1	NA	NA	<25	<25	<25	40 J	51	76	90.8 J
NR 720 Groundwater RCL		NS	*100	*100	5.1	1,570	27	659	1,107	1,379	3,940
NR 720 Industrial DC RCL		NS	NS	NS	7,410	37,000	594,000	5,150	818,000	89.8K/182K	258,000

\* Indicates a former NR 720 generic RCL for the protection of groundwater.

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

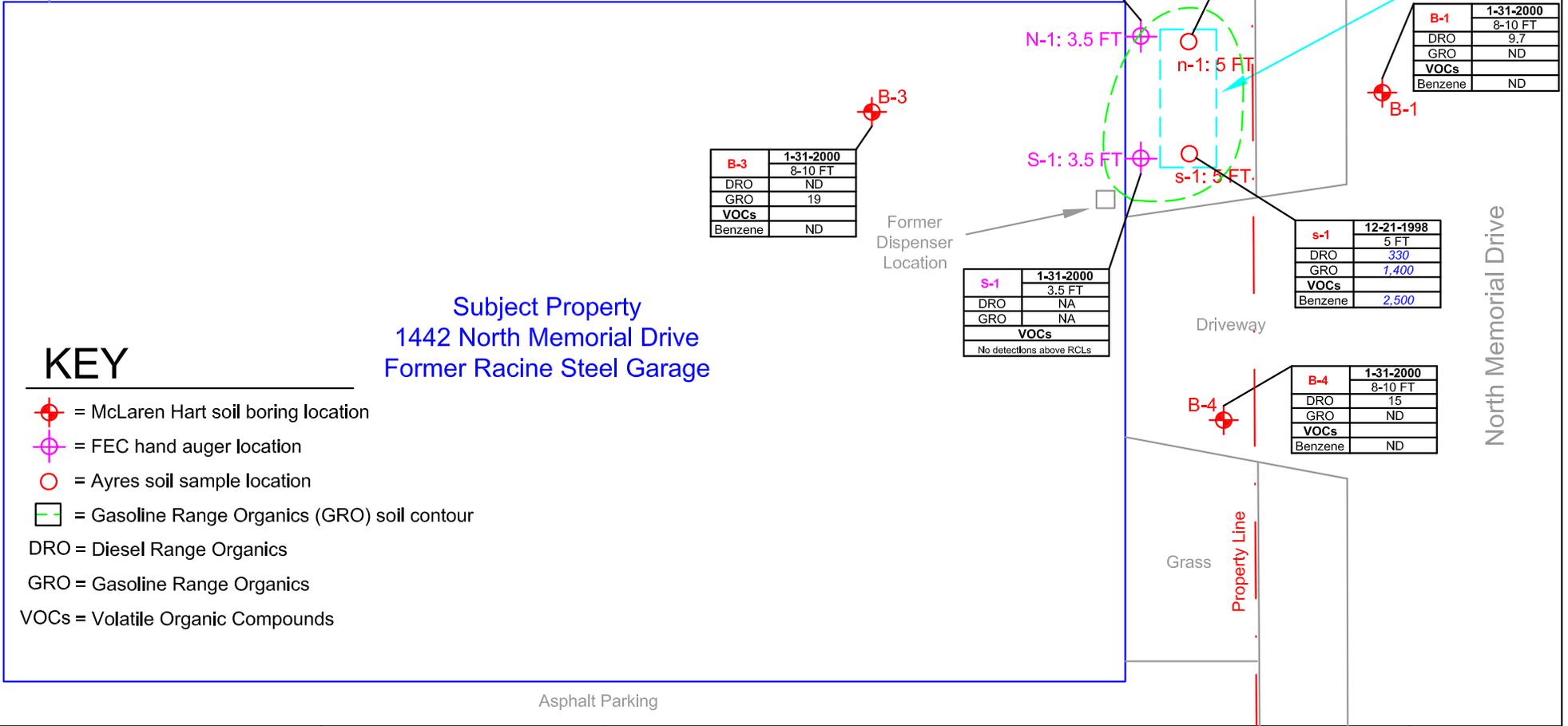
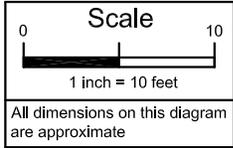
Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.

Note: Concentrations that exceed their respective industrial RCLs for direct contact within the top 4 feet are in **red bold**.

**Notes:**

- 1). Compounds above their respective industrial RCLs for direct contact are shown in **red**.
- 2). Compounds above their respective industrial RCLs for the protection of groundwater are shown in **blue**.

Concrete



<b>B-2</b>	<b>1-31-2000</b>
DRO	8-10 FT
GRO	34
VOCs	ND
Benzene	ND

<b>N-1</b>	<b>9-19-2013</b>
DRO	3.5 FT
GRO	NA
VOCs	NA
No detections	

<b>n-1</b>	<b>12-21-1998</b>
DRO	5 FT
GRO	220
VOCs	1,700
Benzene	7,500

<b>B-1</b>	<b>1-31-2000</b>
DRO	8-10 FT
GRO	9.7
VOCs	ND
Benzene	ND

<b>B-3</b>	<b>1-31-2000</b>
DRO	8-10 FT
GRO	ND
VOCs	19
Benzene	ND

<b>S-1</b>	<b>1-31-2000</b>
DRO	3.5 FT
GRO	NA
VOCs	NA
No detections above RCLs	

<b>s-1</b>	<b>12-21-1998</b>
DRO	5 FT
GRO	330
VOCs	1,400
Benzene	2,500

<b>B-4</b>	<b>1-31-2000</b>
DRO	8-10 FT
GRO	15
VOCs	ND
Benzene	ND

**KEY**

- = McLaren Hart soil boring location
- = FEC hand auger location
- = Ayres soil sample location
- = Gasoline Range Organics (GRO) soil contour
- DRO = Diesel Range Organics
- GRO = Gasoline Range Organics
- VOCs = Volatile Organic Compounds

**Subject Property**  
**1442 North Memorial Drive**  
**Former Racine Steel Garage**



File No.: 130502a
DWG Date: 10-8-2013
Rev Date:
Drawn By: MJR
Checked By (PM): RWF

**Pre/Post Remaining Soil Contamination**  
**Former Racine Steel Castings Property**  
**1442 North Memorial Drive**  
**Racine, Wisconsin**

**Figure**  
**B.2.c**

### CLOSE OUT FORM

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04 (1)(m)]

**A. Commerce Number:** 5 3 4 0 4 - 2 6 2 8 4 2 -      
**DNR BRRTS Number:** 0 3 - 5 2 - 2 1 5 6 7 5

**B. Site Information (property deed required for sites with residual contamination)**

Name: Racine Steel Castings Corporation  
Address: 1422 North Memorial Drive  
City: Racine, WI 53404



**C. Responsible Party (RP) Information**

Contact Name: Ruben Martinez  
Business Name (if applicable): \_\_\_\_\_  
Mailing Address: PO BOX 44618  
City, State, Zip Code: Racine WI 53404  
Telephone: \_\_\_\_\_

**D. Property Owner Information (if different from RP)**

Contact Name: \_\_\_\_\_  
Business Name (if applicable): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**E. Consulting Firm Information**

Contact Name: Richard W. Frieseke  
Firm Name: Friess Environmental Consulting, Inc.  
Mailing Address: 6637 North Sidney Place  
City, State, Zip Code: Milwaukee, WI 53209  
Telephone: \_\_\_\_\_ (414) 228-9815  
Electronic Mail Address: rfrieseke@fecinc.us

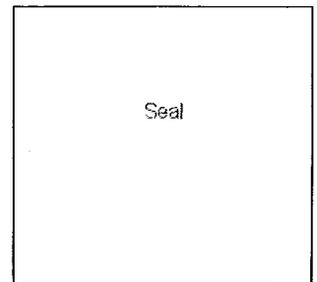
**Proposed Public Notification and Fee Payment Confirmation**  
(Check all that apply)  
 None  
 **DNR Soil GIS Registry**  
Registry fee sent to DNR? Yes   
 **DNR GW GIS Registry**  
Registry fee sent to DNR? Yes   
 **DNR GW GIS Registry - improperly abandoned monitoring well(s)**  
Registry fee sent to DNR? Yes   
(Only one GW Registry fee per site.)

I certify by my signature that I am the environmental consultant on this site, that I have reviewed all the environmental information relating to the remediation at this site, that the information contained in this form and following correspondence is true and accurate, and that it is my professional opinion that this site meets all regulatory requirements for closure. (Must be signed by a professional listed below that is currently licensed by the Department of Regulation and Licensing).

Consultant Signature: Richard W. Frieseke Date: 7/27/13

Check One:

Professional Engineer  License # 029877-006  
Professional Geologist  License # \_\_\_\_\_  
Hydrologist  License # \_\_\_\_\_  
Soil Scientist  License # \_\_\_\_\_



**F. Other Interested Party(s) (attach additional sheets if necessary)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Reason for interest: \_\_\_\_\_



November 21, 2013

Mr. David Swimm  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Dr.  
Milwaukee, WI 53212

RE: Additional Information for the Racine Steel Castings Property Located at 1442 North Memorial Drive in Racine, Wisconsin — FEC Project No. 130502, DNR BRRTS No. 03-52-215675

Dear Mr. Swimm:

***Friess Environmental Consulting, Inc. (FEC)*** submits this letter to provide a project background and provide additional information and recommendations for site closure at the above-referenced property (the “Site”). Due to the remaining residual soil impacts, case closure will involve placement of the Site on the DNR’s soil geographic information system (GIS). The WTM coordinates for the Site are as follows: ‘X’ Coordinates: 699990, ‘Y’ Coordinates: 254157.

### **Project Background**

The subject property is located at 1442 North Memorial Drive in the City of Racine. A 1,000-gallon gasoline underground storage tank (UST) was cleaned and removed from the Site in 1998. A Tank Closure Site Assessment (TSSA) report was completed by Ayres Associates (Ayres) in February of 1999. Ayres submitted soil samples from the north (n-1) and south (s-1) walls of the former UST cavity. Elevated concentrations of diesel range organics (DRO), gasoline range organics (GRO) and benzene were detected in the laboratory analyses which were above the residual contaminant level (RCL) for the protection of groundwater. Benzene was also detected at n-1 above the industrial RCL for direct contact. However, the sample as collected at 5 feet below ground surface (bgs) and not considered a direct contact risk.

In June of 1999, McLaren/Hart Environmental Engineering Corporation (McLaren/Hart) sampled the 8-inch diameter sump which was located along the northern side of the former UST basin within the backfill and submitted the

sample for laboratory analysis of volatile organic compounds (VOCs). The results of the groundwater sampling indicated no concentrations of VOCs above DNR standards.

In January of 2000, McLaren/Hart performed four soil borings to approximately 20 feet below ground surface (bgs). Two samples from each boring were submitted for laboratory analysis of petroleum volatile organic compounds (PVOCs), GRO and DRO in order to determine the degree and extent of the impacts from the former UST. No concentrations of PVOCs, GRO or DRO were detected above DNR standards.

### **Additional Assessment**

In July of 2013, FEC conducted a Phase I environmental site assessment (ESA) for the site. The Open leaking underground storage tank (LUST) site associated with the property was considered a recognized environmental condition (REC). FEC contacted the Wisconsin Department of Safety and Professional Services (DSPS) to discuss the status of the site and obtain a copy of the file. On July 13, 2013, FEC submitted the close out form and GIS registry documentation to the Department of Natural Resources (DNR). In a letter dated August 14, 2013, the DNR requested additional information. The letter indicated that shallow soil samples would need to be collected from former UST location to confirm whether a direct contact risk was present at the site. The results of the soil sampling are discussed below and revisions to the GIS packet are attached and are available on the disc provided.

On September 19, 2013, FEC advanced two hand augers to approximately 3.5 feet bgs on the north (N-1) and south (S-1) side of the former UST to confirm whether direct contact exceedences exist on the subject site. One soil sample from each location was submitted from 3.5 feet bgs to a DNR-certified laboratory for analysis of PVOCs plus naphthalene. No concentrations of PVOCs or naphthalene were detected above DNR standards.

## **Conclusions and Recommendations**

Based on the results of the soil analytical testing, there is not a direct contact risk associated with the Site. Based on the results, FEC again recommends closure of the Site with registry of the Site on the DNR's soil GIS database.

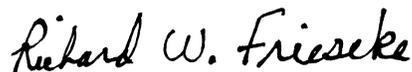
We hope that this letter has provided sufficient documentation of the SI conducted to obtain site closure. If you have any questions or comments regarding this letter please call us at (414) 228-9815.

Respectfully,

***Friess Environmental Consulting, Inc.***



Michael J. Rauwerdink  
Project Assistant



Richard W. Frieseke, P.E.  
President

Attachments

130502f

**Friess Environmental Consulting, Inc.  
Guide to Abbreviations  
in Laboratory Data Tables**

< = Less than the specified detection limit.

DO = Dissolved Oxygen

ES = Enforcement Standard

DRO = Diesel range organics

GRO = Gasoline range organics

iu = instrument units

MTBE = Methyl-tert butyl ether

mV = Millivolts

NA = Not analyzed for indicated parameter

NM = Not measured for indicated parameter

NR = No recovery at this interval.

NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality  
Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality  
Preventive Action Limit

NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos

ND = Not detected at the laboratory established limit of quantification.

**Table 2**  
**VOC Groundwater Analytical Results**  
**1442 North Memorial Drive**  
**Racine, Wisconsin**

Sample Location	Sampling Date	Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)
8" Sump Well	6/4/99	<i>4</i>	3.2	ND	ND	<3.6	7.9
ES (ppb)	-	<i>5</i>	700	60	1,000	480	10,000
PAL (ppb)	-	<i>0.5</i>	140	12	200	96	1,000

## Notes:

Concentrations that exceed their respective PALs are in *blue italics*.

Concentrations that exceed their respective ESs are in **red bold** type.

**Friess Environmental Consulting, Inc.  
Guide to Abbreviations  
in Laboratory Data Tables**

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ES = Enforcement Standard

DRO = Diesel range organics

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NA = Not analyzed for indicated parameter

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NR = No recovery at this interval.

NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality  
Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality  
Preventive Action Limit

NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos

ND = Not detected at the laboratory established limit of quantification.

**Table 1**  
**VOC Analytical Results - Soil Samples**  
**1442 North Memorial Drive**  
**Racine, Wisconsin**

Sample Location	Sampling Date	PID	DRO (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl-benzene (ppb)	Methyl tert-butyl ether (ppb)	Naphthalene (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)
n-1: 5 FT	12/21/1998	220	220	1700	7,500	NA	NA	NA	NA	NA	NA
s-1: 5 FT	12/21/1998	240	330	1400	2,500	NA	NA	NA	NA	NA	NA
B-1: 8-10 FT	1/31/2000	0	9.7	ND	ND	ND	ND	<114	ND	ND	ND
B-1: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	<114	ND	ND	ND
B-2: 8-10 FT	1/31/2000	0	34	ND	ND	ND	ND	NA	ND	ND	ND
B-2: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
B-3: 2-4 FT	1/31/2000	12	ND	19	ND	120	ND	NA	120	262	270
B-3: 10-12 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
B-4: 8-10 FT	1/31/2000	0	15	ND	ND	ND	ND	NA	ND	ND	ND
B-4: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
N-1: 3.5 FT	9/19/2013	<1	NA	NA	<25	<25	<25	<25	<25	<50	<75
S-1: 3.5 FT	9/19/2013	<1	NA	NA	<25	<25	<25	40 J	51	76	90.8 J
NR 720 Groundwater RCL		NS	*100	*100	5.1	1,570	27	659	1,107	1,379	3,940
NR 720 Industrial DC RCL		NS	NS	NS	7,410	37,000	594,000	5,150	818,000	89.8K/182K	258,000

\* Indicates a former NR 720 generic RCL for the protection of groundwater.

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.

Note: Concentrations that exceed their respective industrial RCLs for direct contact within the top 4 feet are in **red bold**.

**Friess Environmental Consulting, Inc.  
Guide to Abbreviations  
in Laboratory Data Tables**

< = Less than the specified detection limit.

DO = Dissolved Oxygen

ES = Enforcement Standard

DRO = Diesel range organics

GRO = Gasoline range organics

iu = instrument units

MTBE = Methyl-tert butyl ether

mV = Millivolts

NA = Not analyzed for indicated parameter

NM = Not measured for indicated parameter

NR = No recovery at this interval.

NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality  
Enforcement Standard

NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality  
Preventive Action Limit

NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

umhos = Micromhos

ND = Not detected at the laboratory established limit of quantification.

**Table 1**  
**VOC Analytical Results - Soil Samples**  
**1442 North Memorial Drive**  
**Racine, Wisconsin**

Sample Location	Sampling Date	PID	DRO (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl-benzene (ppb)	Methyl tert-butyl ether (ppb)	Naphthalene (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)
n-1: 5 FT	12/21/1998	220	220	1700	7,500	NA	NA	NA	NA	NA	NA
s-1: 5 FT	12/21/1998	240	330	1400	2,500	NA	NA	NA	NA	NA	NA
B-1: 8-10 FT	1/31/2000	0	9.7	ND	ND	ND	ND	<114	ND	ND	ND
B-1: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	<114	ND	ND	ND
B-2: 8-10 FT	1/31/2000	0	34	ND	ND	ND	ND	NA	ND	ND	ND
B-2: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
B-3: 2-4 FT	1/31/2000	12	ND	19	ND	120	ND	NA	120	262	270
B-3: 10-12 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
B-4: 8-10 FT	1/31/2000	0	15	ND	ND	ND	ND	NA	ND	ND	ND
B-4: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
N-1: 3.5 FT	9/19/2013	<1	NA	NA	<25	<25	<25	<25	<25	<50	<75
S-1: 3.5 FT	9/19/2013	<1	NA	NA	<25	<25	<25	40 J	51	76	90.8 J
NR 720 Groundwater RCL		NS	*100	*100	5.1	1,570	27	659	1,107	1,379	3,940
NR 720 Industrial DC RCL		NS	NS	NS	7,410	37,000	594,000	5,150	818,000	89.8K/182K	258,000

\* Indicates a former NR 720 generic RCL for the protection of groundwater.

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.

Note: Concentrations that exceed their respective industrial RCLs for direct contact within the top 4 feet are in **red bold**.

**Friess Environmental Consulting, Inc.  
Guide to Abbreviations  
in Laboratory Data Tables**

< = Less than the specified detection limit.

DO = Dissolved Oxygen

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DRO = Diesel range organics

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Preventive Action Limit

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NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact  
via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.

ORP = Oxidation-reduction potential

PAL = Preventive Action Limit

PID = Photoionization detector

ppb = parts per billion

ppm = parts per million

RCL = Residual contaminant level as established in WAC Chapter NR 720

TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)

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ND = Not detected at the laboratory established limit of quantification.

**Table 1**  
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n-1: 5 FT	12/21/1998	220	220	1700	7,500	NA	NA	NA	NA	NA	NA
s-1: 5 FT	12/21/1998	240	330	1400	2,500	NA	NA	NA	NA	NA	NA
B-1: 8-10 FT	1/31/2000	0	9.7	ND	ND	ND	ND	<114	ND	ND	ND
B-1: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	<114	ND	ND	ND
B-2: 8-10 FT	1/31/2000	0	34	ND	ND	ND	ND	NA	ND	ND	ND
B-2: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
B-3: 2-4 FT	1/31/2000	12	ND	19	ND	120	ND	NA	120	262	270
B-3: 10-12 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
B-4: 8-10 FT	1/31/2000	0	15	ND	ND	ND	ND	NA	ND	ND	ND
B-4: 18-20 FT	1/31/2000	0	NA	ND	ND	ND	ND	NA	ND	ND	ND
N-1: 3.5 FT	9/19/2013	<1	NA	NA	<25	<25	<25	<25	<25	<50	<75
S-1: 3.5 FT	9/19/2013	<1	NA	NA	<25	<25	<25	40 J	51	76	90.8 J
NR 720 Groundwater RCL		NS	*100	*100	5.1	1,570	27	659	1,107	1,379	3,940
NR 720 Industrial DC RCL		NS	NS	NS	7,410	37,000	594,000	5,150	818,000	89.8K/182K	258,000

\* Indicates a former NR 720 generic RCL for the protection of groundwater.

Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.

Note: Concentrations that exceed their respective industrial RCLs for direct contact within the top 4 feet are in **red bold**.

## **A. Data Tables**

### **A.5. Vapor Analytical Table**

Not applicable. Per the DNR Vapor Intrusion Guidance (PUB-RR-800) vapor intrusion can be ruled out at petroleum releases based on the presence of 5 feet of clean, unsaturated soil between the residual impacts and the building. Based on Site information, the residual soil impacts are present at a depth of approximately 5 feet below grade. As such, vapor sampling is not considered warranted.

## **A. Data Tables**

### **A.6. Other Media of Concern**

Not applicable. No surface water or sediment present at the site.

## **A. Data Tables**

### **A.7. Water Level Elevations**

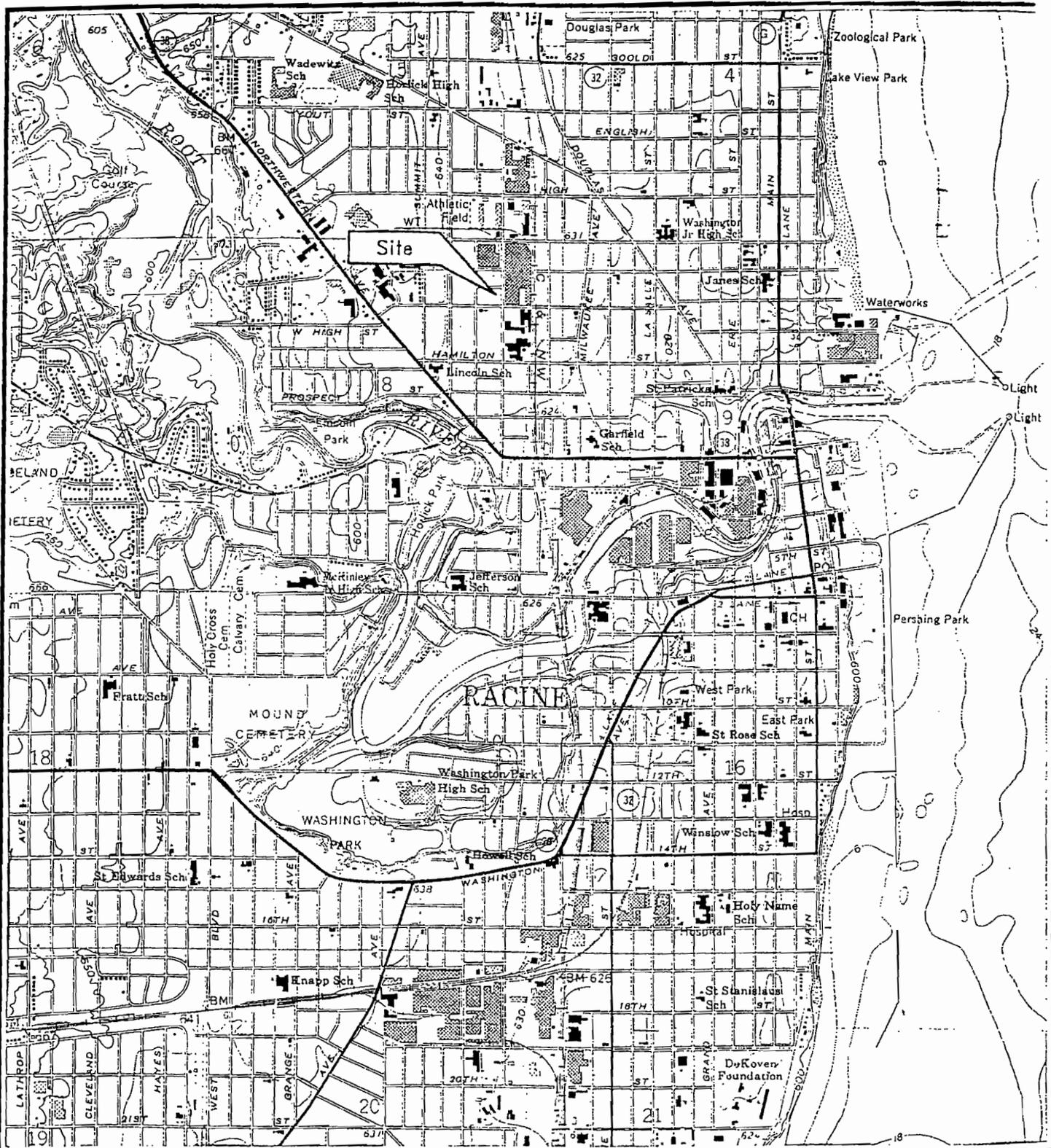
**In June of 1999, McLaren and Hart conducted groundwater sampling on the subject site from a 8' sump located to the north of the former UST. The results of laboratory testing indicated no concentrations of VOCs above standards in groundwater. Perched water was observed inside the UST excavation at the time of it's removal, however, during the site investigation, groundwater was not encountered to a depth of 20 feet bgs.**

## **A. Data Tables**

### **A.8. Other**

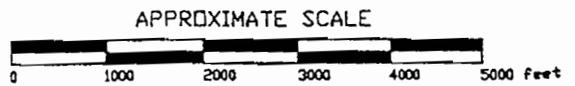
Not applicable.

# B.1.a. Location Map



Adapted from: USGS 7.5 minute series Racine South, Wisconsin topographic quadrangle dated 1976.

Location: NE¼, NE¼, Section 8, R23E, T3N



DRWN: MED	CHK'D: KH
JOB#: 10080-4299-001-001	DATE: 7-20-99

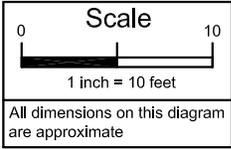


FIGURE 1

SITE LOCATION MAP

RACINE STEEL CASTINGS  
1442 N. Memorial Dr., Racine, WI 53404

Concrete



Grass

Fountain

B-2

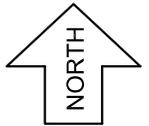
Grass

Property Line

Power Pole

Sidewalk

Buried Gas Line



Grass

Buried Gas Line

Fence Line

Sign

Buried Water Line

Former 1,000-gallon UST

Pipe Tunnel

N-1: 3.5 FT

Former 8" Sump

n-1: 5 FT

B-1

Catch Basin Location

B-3

S-1: 3.5 FT

s-1: 5 FT

Former Dispenser Location

Subject Property  
1442 North Memorial Drive  
Former Racine Steel Garage

Property Line

Driveway

North Memorial Drive

B-4

Buried Gas Line

Grass

## KEY

- = Sump Location
- = McLaren Hart soil boring location
- = FEC hand auger location
- = Ayres soil sample location

Note: All depictions of utility lines or corridors were transferred from the "Figure 1: Boring Location Diagram" of the McLaren Hart, Inc "Site Investigation and Request for Closure" report dated March 8, 2000. All locations are approximate.

Asphalt Parking

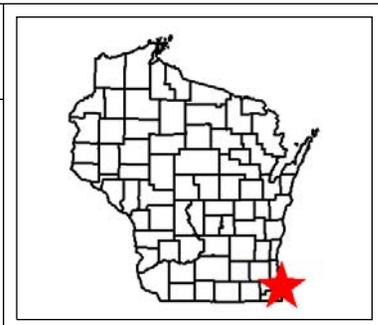
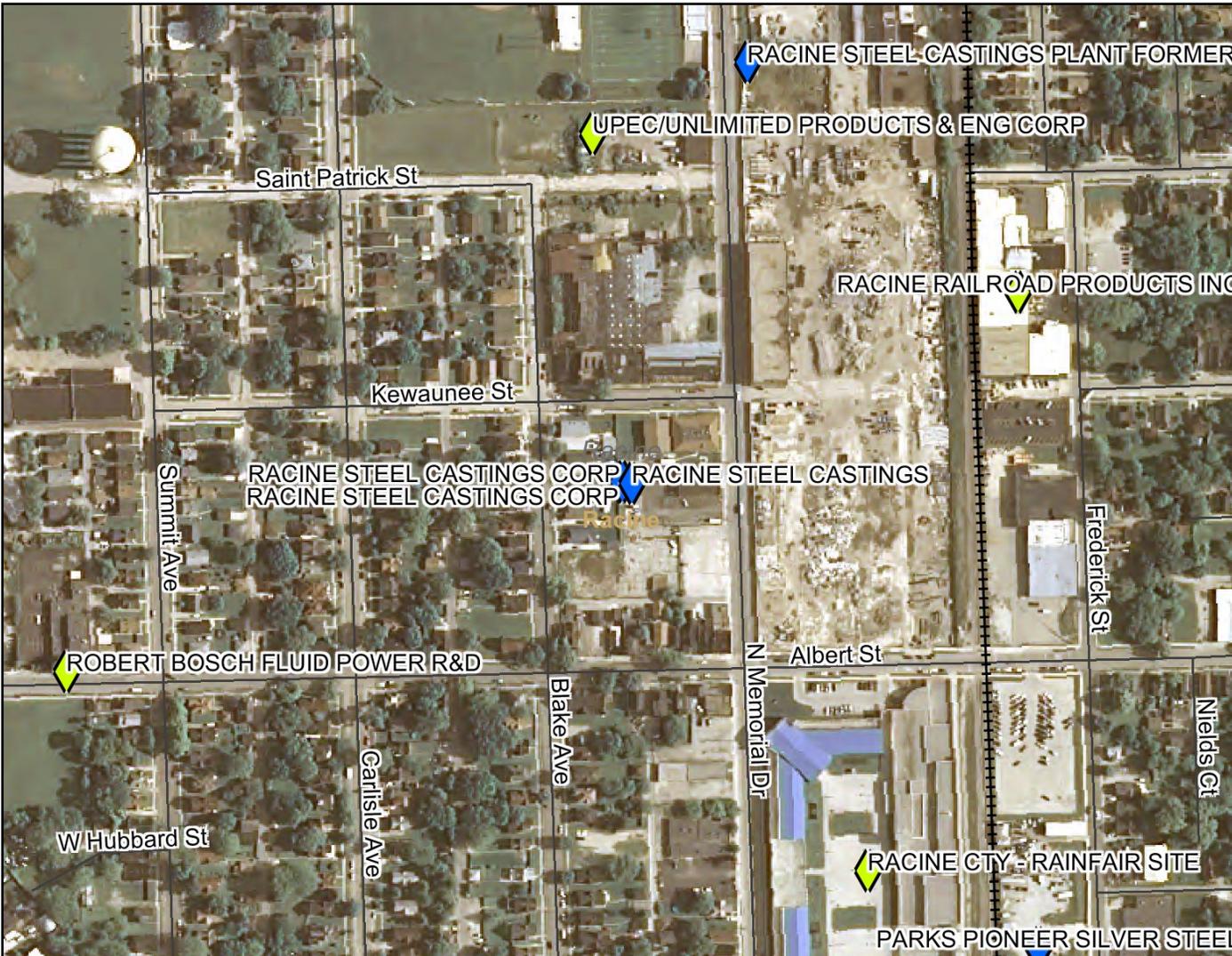


File No.: 130502a  
DWG Date: 10-8-2013  
Rev Date: 11-21-2013  
Drawn By: MJR  
Checked By (PM): RWF

**Detailed Site Map**  
Former Racine Steel Castings Property  
1442 North Memorial Drive  
Racine, Wisconsin

Figure  
B.1.b

# RACINE STEEL CASTINGS



### Legend

- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- County Roads (WDOT)
- County Trunk Highway
- State and U.S. Highways (WDOT)
- State Trunk Highway
- US Highway
- Interstate Highways (WDOT)
- Interstate Highway
- Local Roads (WDOT)
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities



Map created on Jul 24, 2013

Note: Not all RR Sites have been geo-located yet.

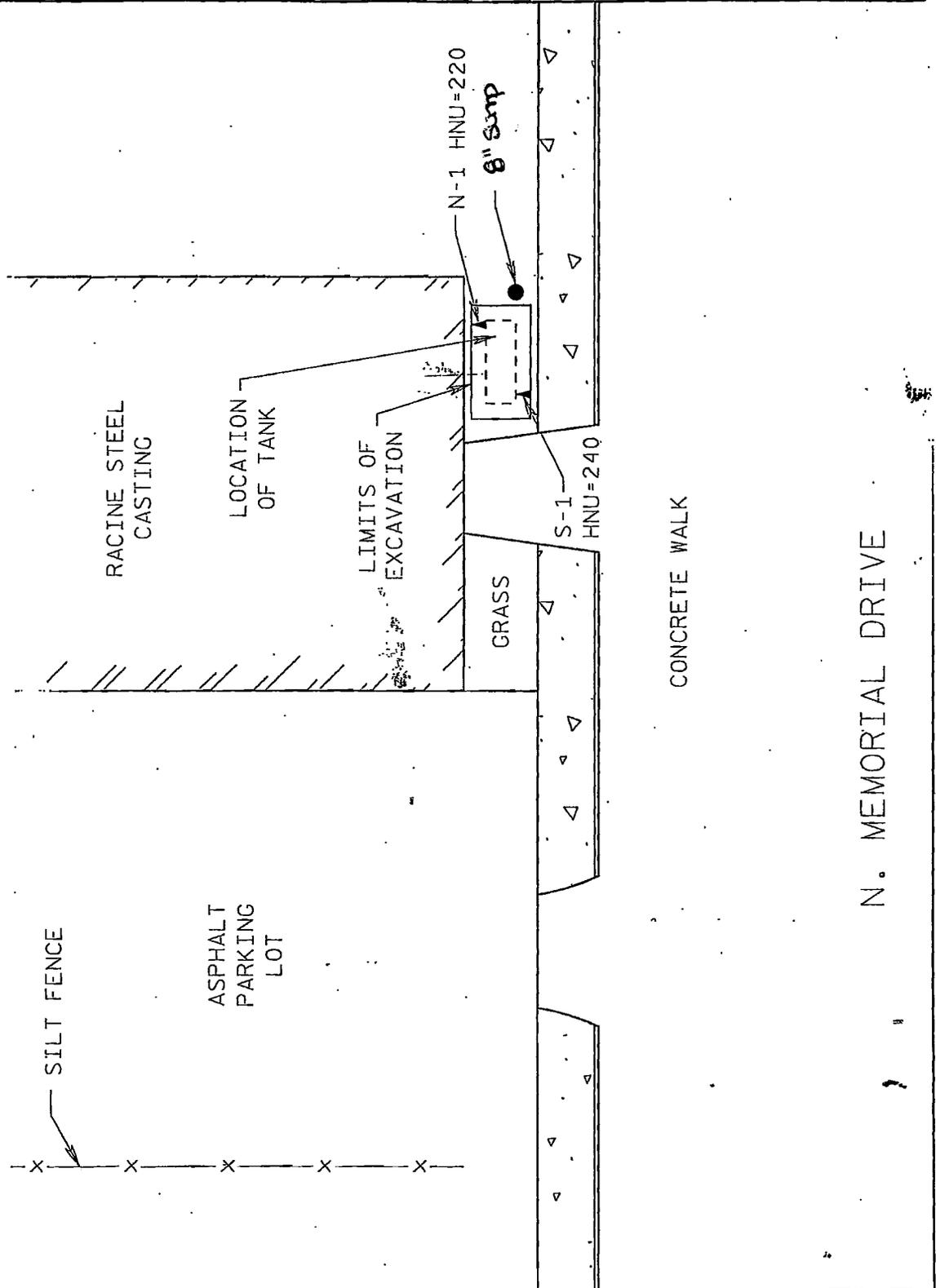


Scale: 1:4,135

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: BRRTS No.  
03-52-215675

B.2.a. Pre-remedial Soil Contamination



**AYRES**  
ASSOCIATES



SITE LOCATION



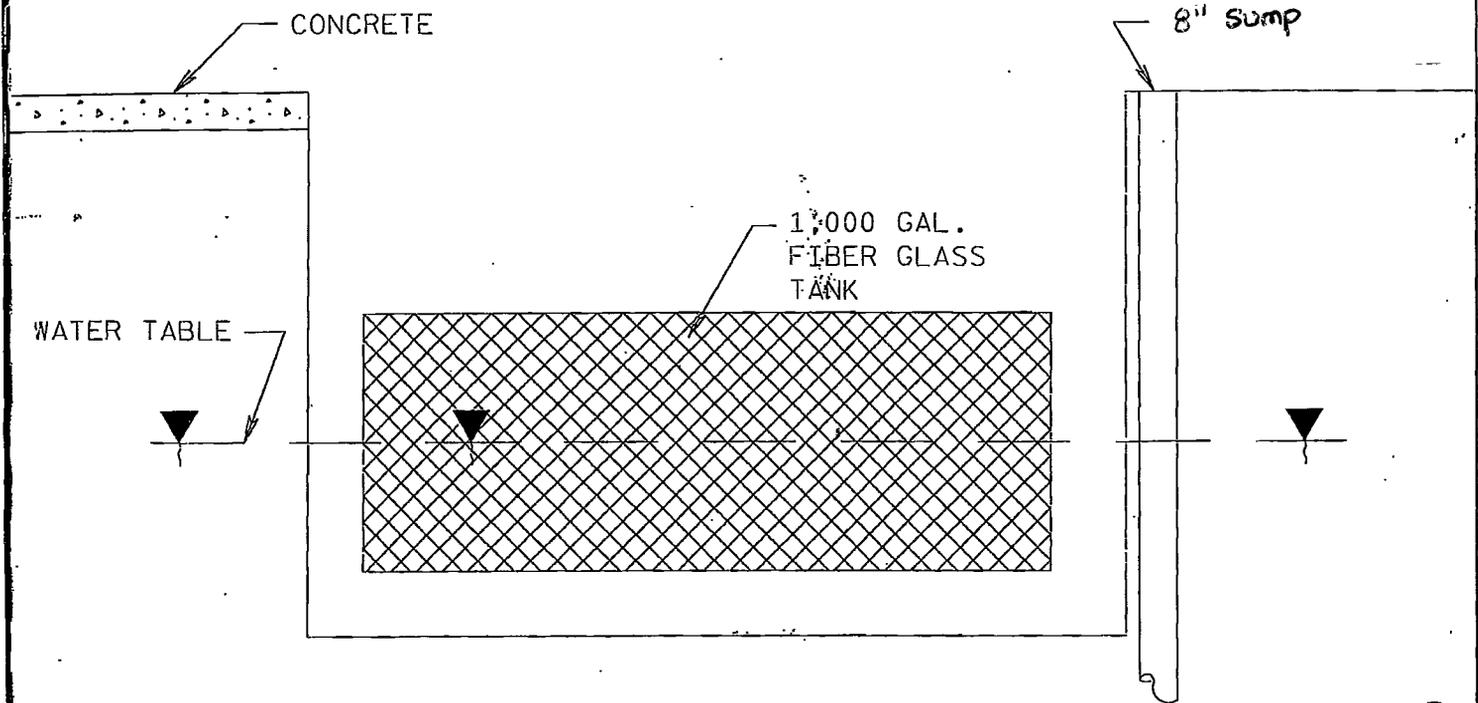
SCALE: 1" = 20'

**FIGURE 2**

**RACINE STEEL CASTINGS**

RACINE STEEL CASTING  
RACINE, WISCONSIN

DATE: 1-18-99  
JOB NUMBER: 53-0232.00



SOIL SAMPLES TAKEN JUST ABOVE WATER TABLE  
N-1, S-1  
N-1 TAKEN ON NORTH WEST SIDE OF TANK  
S-1 TAKEN ON SOUTH EAST SIDE OF TANK

**AYRES**  
ASSOCIATES



SITE LOCATION



SCALE: 1" = 20'

**FIGURE 3**  
**RACINE STEEL CASTINGS**

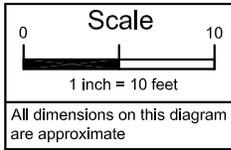
RACINE STEEL CASTING  
RACINE, WISCONSIN

DATE: 1-18-99  
JOB NUMBER: 53-0232.00

**Notes:**

- 1). Compounds above their respective industrial RCLs for direct contact are shown in **red**.
- 2). Compounds above their respective industrial RCLs for the protection of groundwater are shown in **blue**.

Concrete



Fountain

Grass

<b>B-2</b>	<b>1-31-2000</b>
	8-10 FT
DRO	34
GRO	ND
<b>VOCs</b>	
Benzene	ND

B-2

Grass

Sidewalk



<b>N-1</b>	<b>9-19-2013</b>
	3.5 FT
DRO	NA
GRO	NA
<b>VOCs</b>	
	No detections

Sign

Former  
1,000-gallon UST

<b>B-1</b>	<b>1-31-2000</b>
	8-10 FT
DRO	9.7
GRO	ND
<b>VOCs</b>	
Benzene	ND

B-1

<b>B-3</b>	<b>1-31-2000</b>
	8-10 FT
DRO	ND
GRO	19
<b>VOCs</b>	
Benzene	ND

B-3

N-1: 3.5 FT

S-1: 3.5 FT

Former  
Dispenser  
Location

<b>S-1</b>	<b>1-31-2000</b>
	3.5 FT
DRO	NA
GRO	NA
<b>VOCs</b>	
	No detections above RCLs

S-1

Driveway

**Subject Property**  
1442 North Memorial Drive  
Former Racine Steel Garage

<b>B-4</b>	<b>1-31-2000</b>
	8-10 FT
DRO	15
GRO	ND
<b>VOCs</b>	
Benzene	ND

B-4

North Memorial Drive

**KEY**

= McLaren Hart soil boring location

= FEC hand auger location

= Gasoline Range Organics (GRO) soil contour

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

VOCs = Volatile Organic Compounds

Asphalt Parking



File No.: 130502a  
 DWG Date: 10-8-2013  
 Rev Date:  
 Drawn By: MJR  
 Checked By (PM): RWF

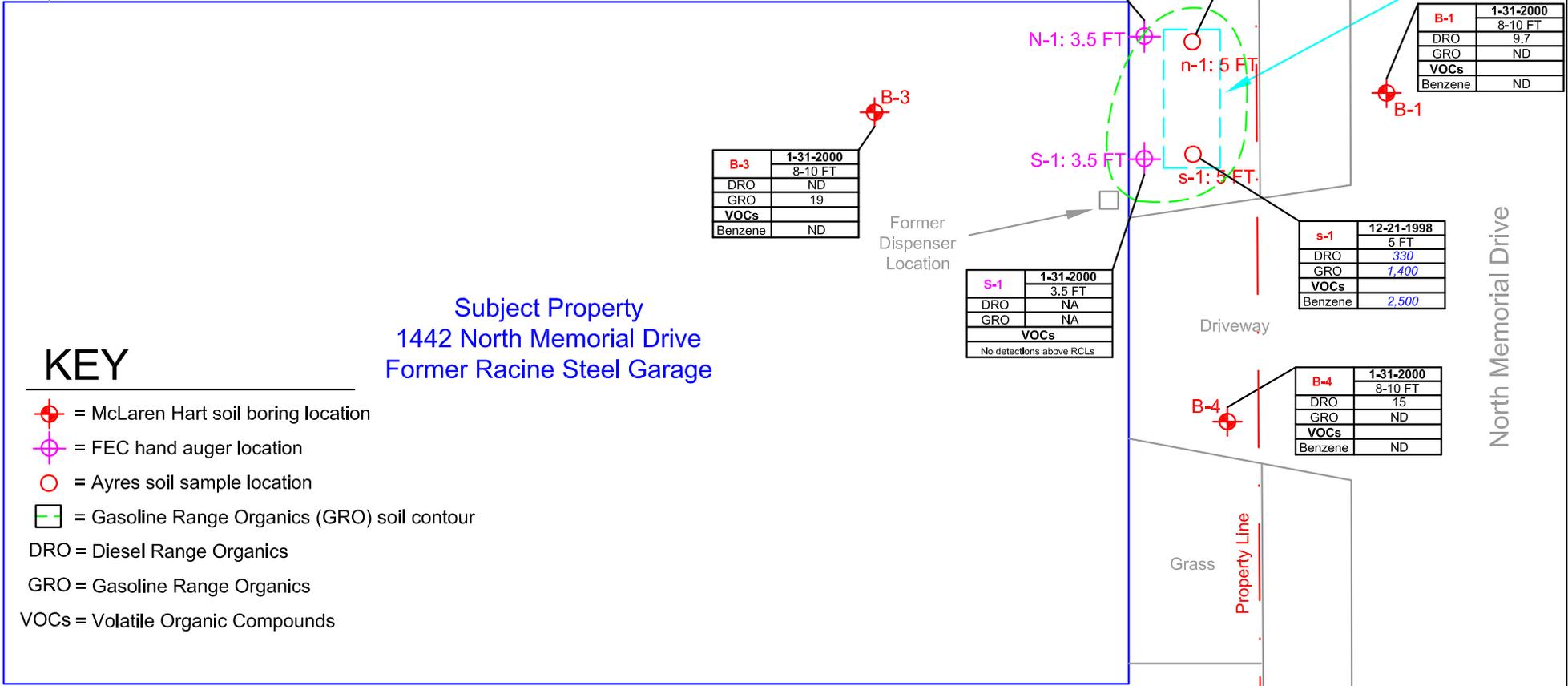
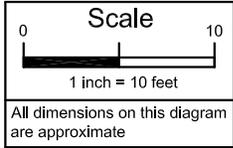
**Post-remedial Soil Contamination**  
 Former Racine Steel Castings Property  
 1442 North Memorial Drive  
 Racine, Wisconsin

**Figure**  
 B.2.b

**Notes:**

- 1). Compounds above their respective industrial RCLs for direct contact are shown in **red**.
- 2). Compounds above their respective industrial RCLs for the protection of groundwater are shown in **blue**.

Concrete



<b>B-2</b>	<b>1-31-2000</b>
	8-10 FT
DRO	34
GRO	ND
VOCs	
Benzene	ND

<b>N-1</b>	<b>9-19-2013</b>
	3.5 FT
DRO	NA
GRO	NA
VOCs	No detections

<b>n-1</b>	<b>12-21-1998</b>
	5 FT
DRO	220
GRO	1,700
VOCs	
Benzene	7,500

<b>B-1</b>	<b>1-31-2000</b>
	8-10 FT
DRO	9.7
GRO	ND
VOCs	
Benzene	ND

<b>B-3</b>	<b>1-31-2000</b>
	8-10 FT
DRO	ND
GRO	19
VOCs	
Benzene	ND

<b>S-1</b>	<b>1-31-2000</b>
	3.5 FT
DRO	NA
GRO	NA
VOCs	No detections above RCLs

<b>s-1</b>	<b>12-21-1998</b>
	5 FT
DRO	330
GRO	1,400
VOCs	
Benzene	2,500

<b>B-4</b>	<b>1-31-2000</b>
	8-10 FT
DRO	15
GRO	ND
VOCs	
Benzene	ND

**KEY**

⊕ = McLaren Hart soil boring location

⊕ = FEC hand auger location

○ = Ayres soil sample location

□ = Gasoline Range Organics (GRO) soil contour

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

VOCs = Volatile Organic Compounds

**Subject Property**  
**1442 North Memorial Drive**  
**Former Racine Steel Garage**



File No.: 130502a
DWG Date: 10-8-2013
Rev Date:
Drawn By: MJR
Checked By (PM): RWF

**Pre/Post Remaining Soil Contamination**  
 Former Racine Steel Castings Property  
 1442 North Memorial Drive  
 Racine, Wisconsin

**Figure**  
**B.2.c**

### **B.3. Groundwater Figures**

#### **B.3.a. Geologic Cross-Section Figure(s)**

Not applicable. Groundwater was sampled in June of 1999 by McLaren/Hart on the northside of the former 1,000-gallon UST. No impacts above standards were detected in the water sample submitted for laboratory analysis.

### **B.3. Groundwater Figures**

#### **B.3.b. Groundwater Isoconcentration**

Not applicable. Groundwater was sampled in June of 1999 by McLaren/Hart on the northside of the former 1,000-gallon UST. No impacts above standards were detected in the water sample submitted for laboratory analysis.

### **B.3. Groundwater Figures**

#### **B.3.c. Groundwater Flow Direction**

Not applicable. Groundwater was sampled in June of 1999 by McLaren/Hart on the northside of the former 1,000-gallon UST. No impacts above standards were detected in the water sample submitted for laboratory analysis.

### **B.3. Groundwater Figures**

#### **B.3.d. Monitoring Wells**

Not applicable. Groundwater was sampled in June of 1999 by McLaren/Hart on the northside of the former 1,000-gallon UST. No impacts above standards were detected in the water sample submitted for laboratory analysis.

## **B.4. Vapor Maps and Other Media**

### **B.4.a. Vapor Intrusion Map**

Not applicable. Per the DNR Vapor Intrusion Guidance (PUB-RR-800) vapor intrusion can be ruled out at petroleum releases based on the presence of 5 feet of clean, unsaturated soil between the residual impacts and the building. Based on Site information, perched groundwater within the former UST cavity was not impacted above DNR standards and the residual soil impacts are present at a depth of approximately 5 feet below grade. As such, vapor sampling is not considered warranted.

#### **B.4. Vapor Maps and Other Media**

##### **B.4.b. Other Media of Concern**

Not applicable. No surface water or sediment present at the site.

## **B.4. Vapor Maps and Other Media**

### **B.4.c. Other**

Not applicable.

## Documentation of Remedial Action (Attachment C)

# DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at [dnr.wi.gov/topic/Brownfields/Contact.html](http://dnr.wi.gov/topic/Brownfields/Contact.html)



### **D.1. Location Map(s)**

Not applicable. Per the DNR Vapor Intrusion Guidance (PUB-RR-800) vapor intrusion can be ruled out at petroleum releases based on the presence of 5 feet of clean, unsaturated soil between the residual impacts and the building. Based on Site information, perched groundwater within the former UST cavity was not impacted above DNR standards and the residual soil impacts are present at a depth of approximately 5 feet below grade. As such, vapor sampling is not considered warranted.

## **D.2. Brief descriptions of the type, depth and location of residual contamination**

Not applicable. Per the DNR Vapor Intrusion Guidance (PUB-RR-800) vapor intrusion can be ruled out at petroleum releases based on the presence of 5 feet of clean, unsaturated soil between the residual impacts and the building. Based on Site information, perched groundwater within the former UST cavity was not impacted above DNR standards and the residual soil impacts are present at a depth of approximately 5 feet below grade beyond the east side of the building. As such, vapor sampling is not considered warranted for the site.

The residual contamination is confined to the area around the former 1,000-gallon UST. Perched water was encountered at the time of the USTs removal; however, during site investigation activities, groundwater was not encountered to a depth of 20 feet bgs. Residual contamination is limited.

### **D.3 Description of maintenance action(s)**

Not applicable. No maintenance actions are required for the subject site except documentation on the soil GIS registry.

#### **D.4 Inspection Log**

Not applicable. No maintenance plan is required for the site.

## **D.5 Contact Information**

Not applicable. No maintenance plan is required for the site.

### **E.1. Monitoring Well(s)**

An 8' sump was located on the north end of the former UST cavity. Based on the information available, the sump is no longer present on site.

## Attachment F – Notification to Owners of Impacted Properties

Off-site impacts were not confirmed during this response action. No groundwater impacts are present on the site. Our contamination is confined to the subject property.



0000720

G.1 Deeds - Source Property

DOC # 1969152

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982  
WARRANTY DEED

Recorded  
MAY 03, 2004 AT 01:58PM

This Deed, made between **MEGA-VAN LIMITED, LLC**  
  
Grantor,  
and **RUBEN MARTINEZ AND ESPERANZA MARTINEZ**  
  
Grantee.

MARK LADD  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: 111.00  
Transfer Fee: 1450.00



**RUBEN MARTINEZ**  
**1451 SUMMIT AVENUE**  
**RACINE, WI 53404**

Tax Parcel No: 7394

Witnesseth, That the said Grantor, for a valuable consideration of one dollar and other good and valuable considerations, conveys to Grantee the following described real estate in Racine County, State of Wisconsin:

**Lots 1 thru 30, inclusive, excepting therefrom the South 43.80 feet of Lot 29, LLEWELLYN PARK COMPANY'S ADDITION together with that part of vacated Hunter Street EXCEPTING THEREFROM the South 1/2 of the East 94 feet of said vacated Hunter Street. Said land being in the City of Racine, Racine County, Wisconsin**

This IS NOT homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging:  
And **MEGA-VAN LIMITED, LLC**

warrants that the title is good, indefeasible in fee simple and free and clear of all liens and encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and no other, and will warrant and defend the same.

Dated this 30 day of APRIL, 2004.

**MEGA-VAN LIMITED, LLC**

\_\_\_\_\_  
(Seal)

BY: **JOSEPH N. VANBREE, MEMBER**

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

ACKNOWLEDGMENT

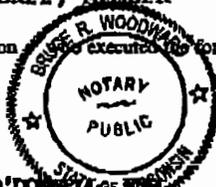
STATE OF WISCONSIN

Racine County

} ss.

Personally came before me this 30 day of April, 2004, the above named **JOSEPH N. VANBREE, MEMBER**

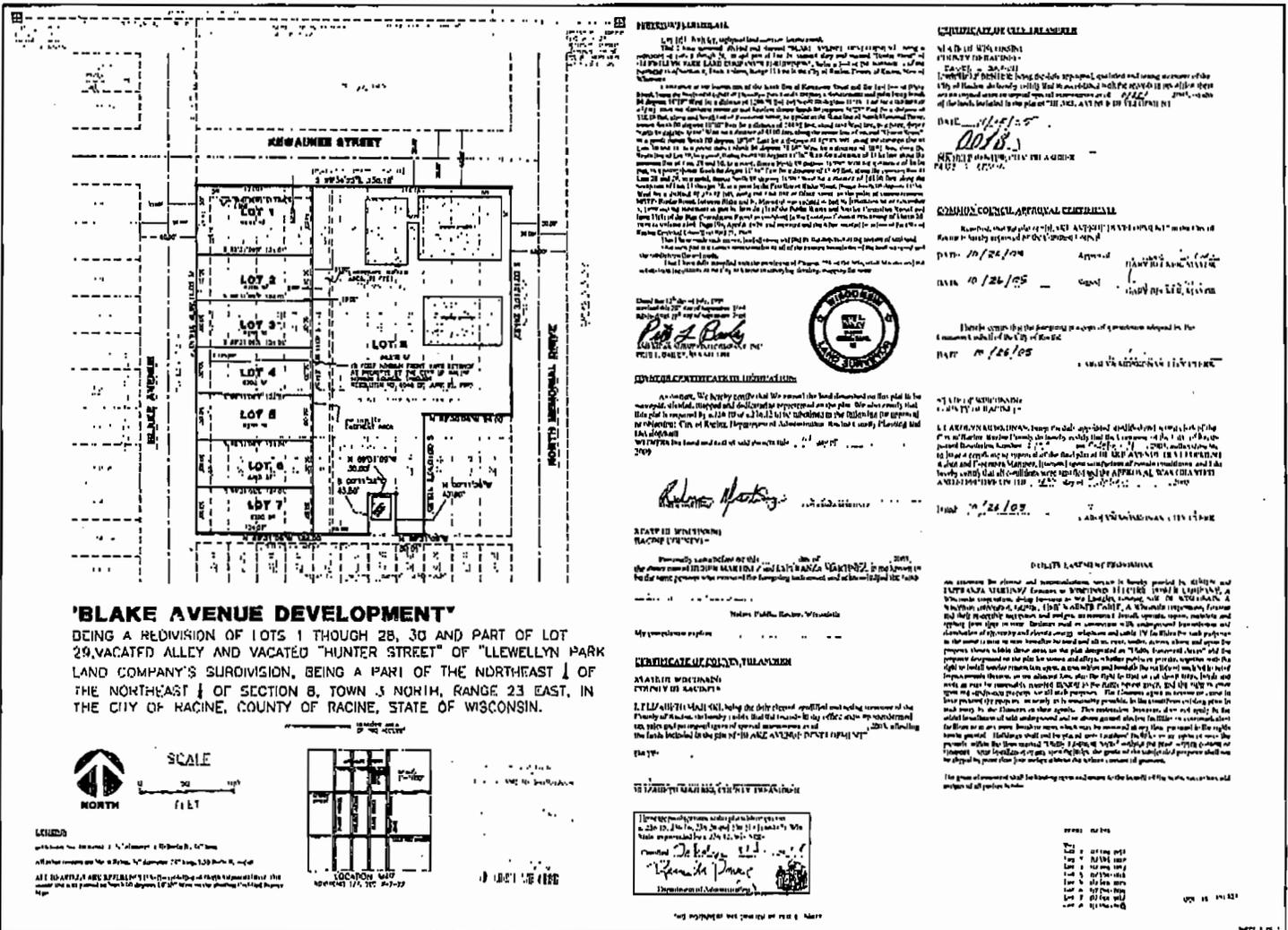
to me known to be the person executed the foregoing instrument and acknowledge the same.



Notary Public Racine County, Wis.  
My Commission is permanent. (If not, state expiration date: 8-22-04)

Drafted by: **KELLY D. O'DONOGHUE**  
BAR #1037542

# G.2. Certified Survey Map



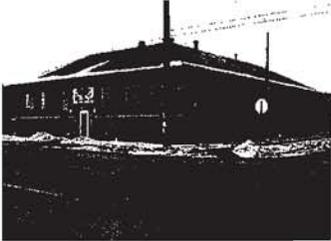
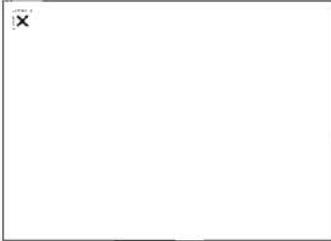
### G.3. Verification of Zoning

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## WebPro - Online Racine Property Assessments

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Home			
Search			
Summary			
Property Information			
Location: 1442 MEMORIAL DR	Property Account #: 09120560	Parcel ID: 07394000	Old Parcel ID:
Current Property Mailing Address			
Owner: MARTINEZ RUBEN + ESPERANZA City: RACINE State: WI	Address: 1445 BLAKE AVE Zip: 53404	<b>Zoning: I2</b>	
Current Property Sales Information			
Sale Date: 11/6/2006 Legal Reference: 2117468	Sale Price: \$0.00	Sale Validity: Disqualified Grantor(Seller): MARTINEZ,RUBEN + ESPERANZA	
Current Property Assessment Information			
Year: 2010	Building Value: \$160,100.00	Land Value: \$69,900.00	Total Value: \$230,000.00
Land Area: 1.537 Acres			
Narrative Description			
This property contains 1.537 Acres of land mainly classified as Office Bldgs with a(n) Office - A style building, built about 1923 , having Brick exterior and roof cover, with 0 unit(s), total room(s), total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).			
Legal Description			
BLAKE AVENUE DEVELOPMENT BEING A REDIVISION OF LLEWELLYN PARK LAND CO'S SUB, LOT 8 1.537 AC MOL			
Property Images			
			
Interior			
Exterior			

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05/25/11  
Please obtain  
a copy of the deed  
for highlighted property  
Thank you - Andy A.

### G.3. Verification of Zoning

#### **Sec. 114-586. - Purpose.**

The I-2 general industrial district is intended to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and commercial development.

*(Code 1973, § 16.09.030)*

#### **Sec. 114-587. - Permitted uses and regulations.**

- (a) *Uses subject to conditions.* Uses allowed in the I-2 general industrial district are subject to the following conditions:
- (1) Dwelling units and lodging rooms, other than watchmen's quarters, are not permitted, except as may be authorized within a planned development.
  - (2) All business, servicing or processing conducted within 300 feet of a residence or commercial district shall be conducted within completely enclosed buildings.
  - (3) All storage within 300 feet of a residence district, except of motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fence (including solid entrance and exit gates) not less than six feet nor more than eight feet in height.
  - (4) Except for those listed in this subdivision, retail uses are not allowed unless accessory, and incidental, to a permitted or conditional use.
- (b) *Permitted uses.* The following uses are permitted in the I-2 general industrial district; provided, that those permitted uses located in an access corridor overlay district shall comply with article VI of this chapter:
- (1) Any use permitted in the I-1 district.
  - (2) Abrasives manufacture.
  - (3) Asphalt products manufacture.
  - (4) Bottling company.
  - (5) Brick and structural clay products manufacture.
  - (6) Building materials, sales and storage.
  - (7) Cartage and express facilities.
  - (8) Chemical processing and manufacturing.
  - (9) Concrete mixing plants.
  - (10) Cosmetics productions.
  - (11) Dairy products processing.
  - (12) Electroplating.
  - (13) Feed and seed mill.
  - (14) Food manufacture, packaging, and processing.

### G.3. Verification of Zoning

- (15) Foundries and forge plants.
- (16) Grain storage and processing.
- (17) Graphite products manufacture.
- (18) Gypsum manufacture.
- (19) Heavy machinery production.
- (20) Insulating materials manufacture.
- (21) Leather tanning or processing.
- (22) Linoleum manufacturing.
- (23) Machine shop.
- (24) Meat packing.
- (25) Metal reduction and refinement.
- (26) Metal stamping.
- (27) Mining operations.
- (28) Paint products manufacture.
- (29) Paper products manufacture.
- (30) Petroleum products storage or processing.
- (31) Plastics manufacture.
- (32) Pottery and ceramics manufacture.
- (33) Rubber processing or manufacture.
- (34) Sewage treatment plants, municipal.
- (35) Soap manufacture.
- (36) Steel manufacture.
- (37) Stone products manufacture.
- (38) Woodworking and wood products.
- (39) Reserved.

*(Code 1973, § 16.09.030(a), (b); Ord. No. 31-90, pt. 9, 9-18-90; Ord. No. 05-13, pt. 2, 2-20-13)*

### **Sec. 114-588. - Conditional uses.**

The following conditional uses may be allowed in the I-2 general industrial district:

- (1) Any use allowed as a conditional use in the I-1 district unless already permitted in [section 114-587\(b\)](#).
- (2) Areas for dumping or disposal of garbage, refuse or trash.
- (3) Automobile service stations.

- G.3. Verification of Zoning
- (4) Car wash.
  - (5) Garages for storage, repair, and servicing of motor vehicles, including body repair, painting, and engine rebuilding.
  - (6) Junkyards and auto graveyards.
  - (7) Other manufacturing, processing, or storage uses determined by the plan commission to be of the same general character as the uses permitted in section 114-587(b).
  - (8) Advertising signs (see article X of this chapter).
  - (9) Contractor or construction offices, shops and yards.
  - (10) Recycling drop-off sites.
  - (11) Access corridor overlay district.

*(Code 1973, § 16.09.030(c); Ord. No. 31-90, pt. 2, 9-18-90; Ord. No. 33-90, pt. 1, 9-18-90; Ord. No. 10-12, pt. 4, 11-20-12)*

### **Sec. 114-589. - Lot requirements.**

There are no lot requirements in the I-2 district.

*(Code 1973, § 16.09.030(d))*

### **Sec. 114-590. - Yard requirements.**

In the I-2 district, there shall be no yard requirements except for transitional yards, which shall be the same as those required for the I-1 district.

*(Code 1973, § 16.09.030(d))*

### **Sec. 114-591. - Floor area ratio.**

In the I-2 district, floor area ratio shall not exceed 4.0.

*(Code 1973, § 16.09.030(f))*

### **Sec. 114-592. - Signs.**

Signs in the I-2 district shall be subject to the regulations contained in article X of this chapter.

*(Code 1973, § 16.09.030(g))*

### **Sec. 114-593. - Off-street parking and loading requirements.**

Off-street parking and loading facilities in the I-2 district shall be provided in accordance with article XI of this chapter.

G.3. Verification of Zoning

*(Code 1973, § 16.09.030(h))*

Signed Statement of Legal Description:

I Ruben MARTINEZ hereby declare I believe that the attached legal description accurately describes the property at 1442 N Memorial Drive to the best of my knowledge.

Date: 9/23/10

**RECEIVED**  
OCT 13 2010  
ERS DIVISION