

GIS REGISTRY INFORMATION

SITE NAME:	Werner's Dairy Queen			FID #	
BRRTS #:	03-52-414386			(if appropriate):	
COMMERCE # (if appropriate):	53403-2119-01				
CLOSURE DATE:	March 04, 2005				
STREET ADDRESS:	1601 Taylor Ave				
CITY:	Racine				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	699720	Y =	251200	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copy of notification letter to current property owner					<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



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

March 4, 2005

Mr. Robert Werner
1134 North Sunnyslope Drive, Suite 204
Racine, WI 53406-6353

RE: **Final Closure**

Commerce # 53403-2119-01 **WDNR BRRTS # 03-52-414386**
Former Werner's Dairy Queen, 1601 Taylor Avenue, Racine

Dear Mr. Werner:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Pioneer Environmental, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

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

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

Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda M. Michalets".

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Joseph Drapeau, Pioneer Environmental, Inc.



RECEIVED

DEC 02 2004

PECFA SITE REVIEW
MILWAUKEE OFFICE

203 1/4 East Main Street, P.O. Box 102, Mount Horeb, Wisconsin 53572
608-437-3900 / jdrapeaupioneer@rxn.com

GIS REGISTRY PACKET

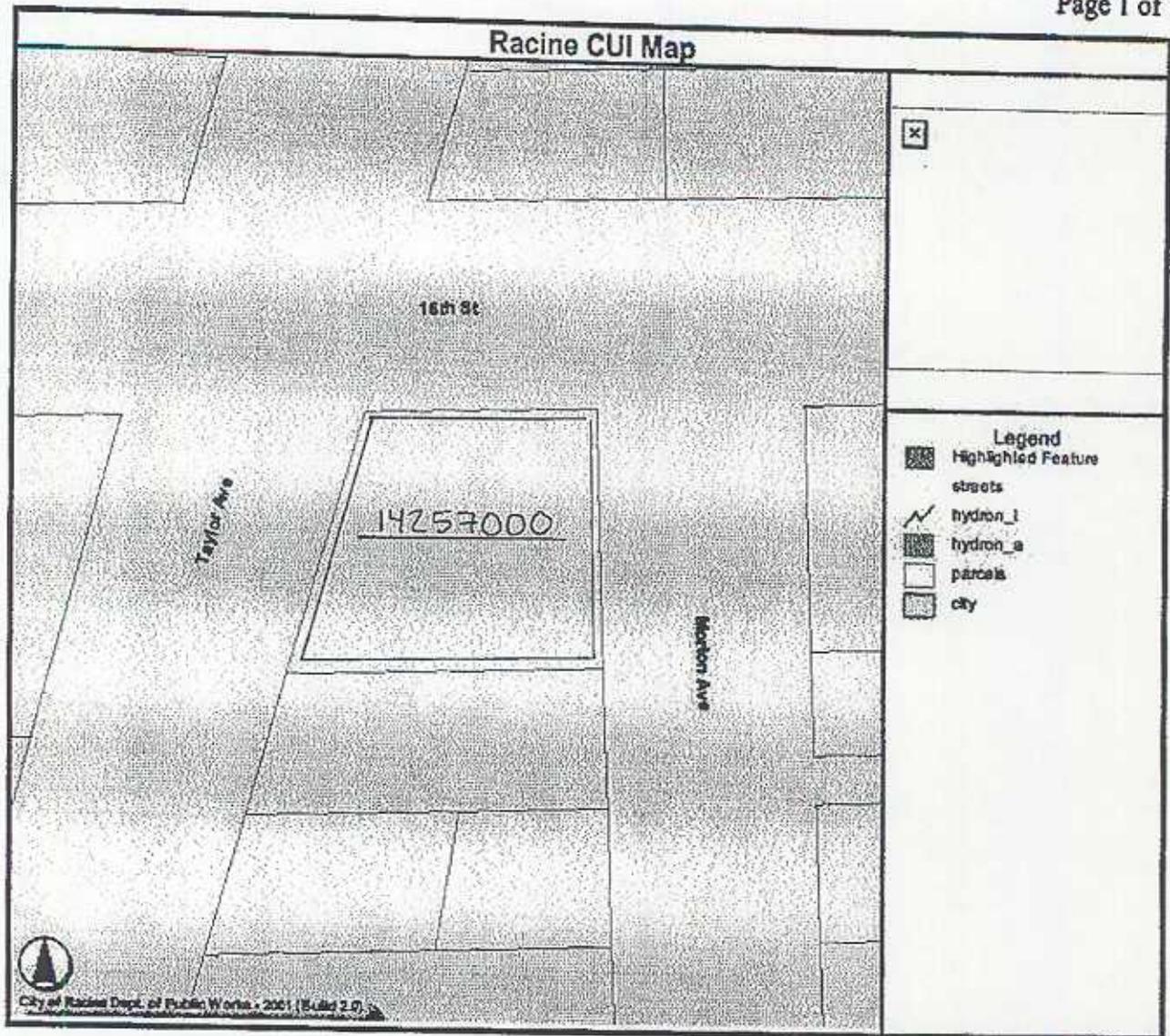
FORMER WERNER'S DAIRY QUEEN
(COMM # 53403-2119-01 // BRRTS # 03-52-414386)
1601 TAYLOR AVENUE
RACINE, WISCONSIN

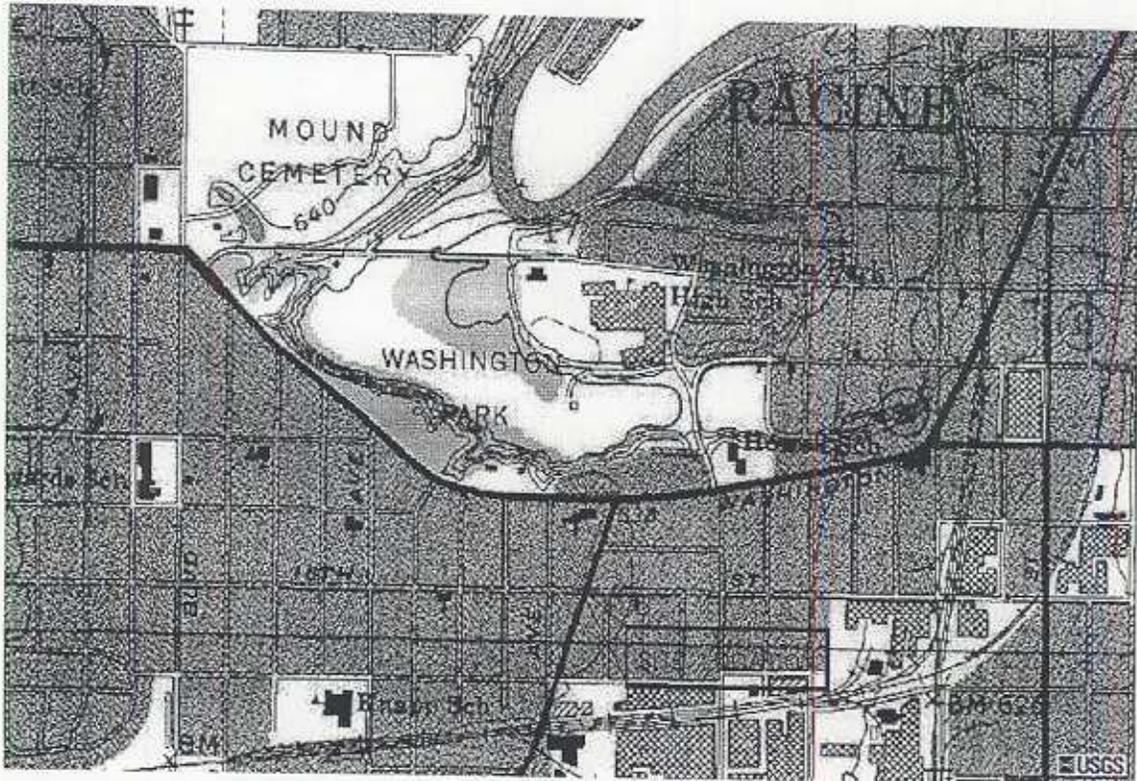
GEOGRAPHIC POSITION:

▲ WTM coordinates: 699720, 251200

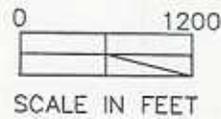
GENERAL

If you have any questions about the enclosures or need additional information, please feel free to contact Joseph Drapeau at (608) 437-3900.





U.S.G.S. TOPOGRAPHIC
 RACINE, WI
 7.5 MINUTE QUADRANGLE



DATE:	11/30/03
REVISION:	0
DISK:	Projectserver
FILE:	AREALOC.DWG
DRAWN:	CHECKED:

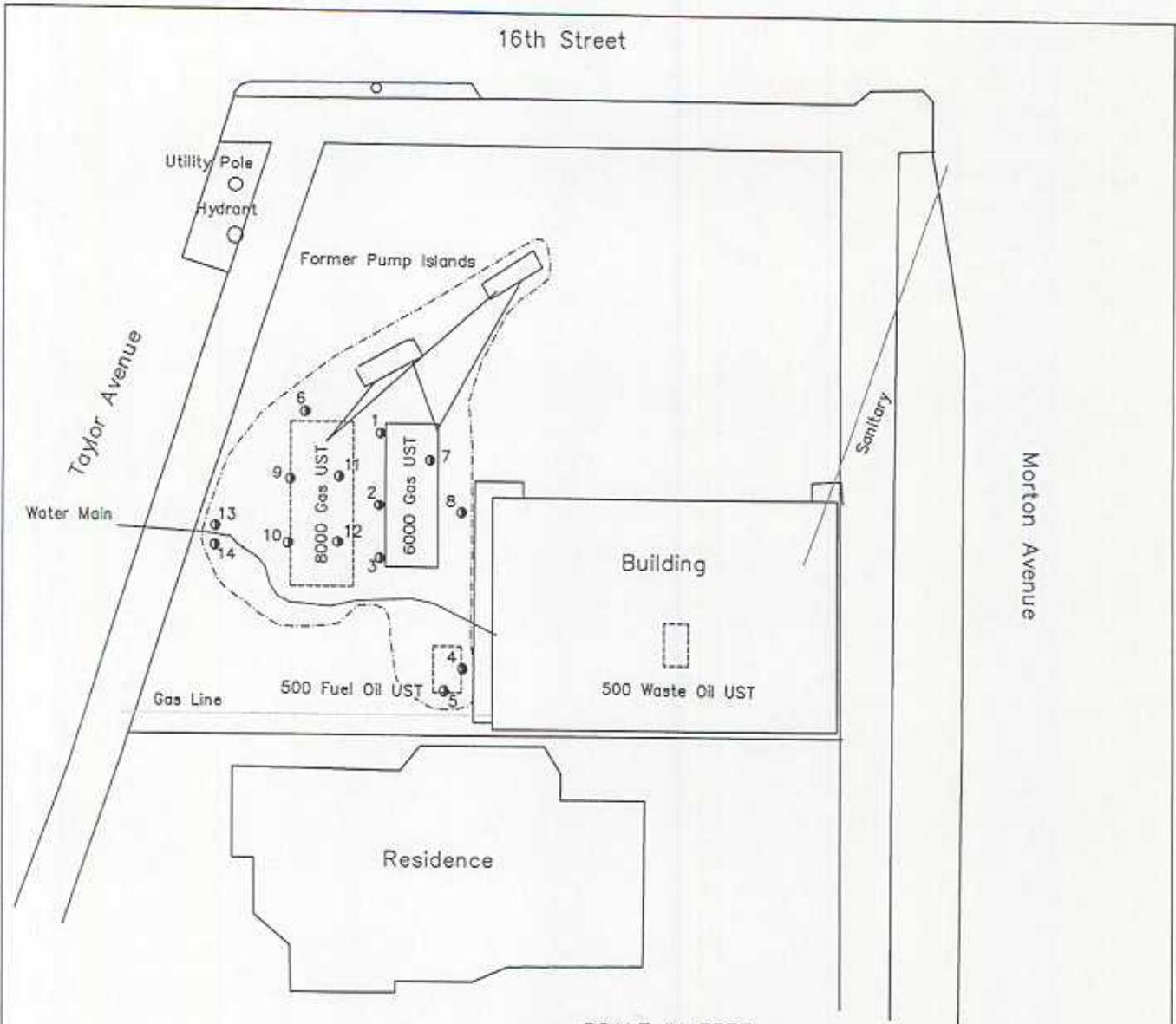
FORMER WERNER'S DAIRY QUEEN
 1601 TAYLOR ST
 RACINE, WI

 SITE LOCATION MAP

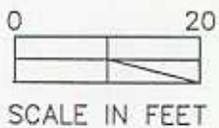
PIONEER ENVIRONMENTAL INC
 203 1/2 EAST MAIN STREET
 MOUNT HOREB, WISCONSIN

FIGURE:

1



SCALE IN FEET



DATE:	8-16-04
REVISION:	0
DISK:	Projectserner
FILE:	AREALOC.DWG
DRAWN:	CHECKED:

FORMER WERNER'S DAIRY QUEEN
 1601 TAYLOR STREET
 RACINE, WI

SITE LAYOUT MAP

PIONEER ENVIRONMENTAL INC
 203 1/2 EAST MAIN STREET
 MOUNT HOREB, WISCONSIN

FIGURE:
 2

TABLE 4

FORMER WERNER'S DAIRYQUEEN
1601 EAST TAYLOR STREET
RACINE, WISCONSIN

GROUNDWATER ANALYTICAL RESULTS DATABASE
(all results in micrograms per liter (ug/l))

Location	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Methyl-tert-butyl-ether	Trimethyl-benzenes*	1,2-Dichloroethane	Napthalene	DRO	GRO
Enforcement Sta:	5	1,000	700	10,000	60	480	5	40	-	-
Preventive Action:	0.5	200	140	1,000	12	96	0.5	8	-	-
GP-4	<u>8.80</u>	1.30	7.00	7.40	< 0.50	9.00	< 0.50	0.40	NS	NS
GP-6	< 0.20	0.22	< 0.50	< 0.50	< 0.50	< 0.20	< 0.50	< 0.25	0.23	NS
GP-7	< 0.20	0.40	< 0.50	< 0.50	< 0.50	< 0.20	< 0.50	< 0.25	NS	NS
GP-8	<u>8.20</u>	3.80	3.60	11.00	< 0.50	3.24	1.0	< 0.25	NS	NS

- * : Sum of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene
41 : Concentration exceeds NR140 PAL (BOLD)
41 : Concentration exceeds NR140 ES (UNDERLINE)

TABLE 2

WERNERS DQ
1601 TAYLOR STREET
RACINE, WISCONSIN

SOIL SAMPLE ANALYTICAL RESULTS SUMMARY -UST REMOVAL
(all results in milligrams per kilogram (mg/kg))

Location	Depth (ft bg)	Date	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes	1,3,5- Trimethyl- benzene	1,2,4- Trimethyl- benzene	1,2 Dichloro- ethane	Napthalene	DRO	GRO
NR720-RCLs	all	-	-	0.0055	1.5	2.9	4.1	-	-	0.0049	-	100	100
COMM46-T1	all	-	-	8.5	38.0	4.6	42.0	11.0	83.0	0.6	2.7	-	-
COMM46-T2	0-4	-	-	1.1	-	-	-	-	-	0.54	-	-	-
SS-1	8	12/9/2003	< 0.318	< 0.318	< 0.318	<u>14.8</u>	39.8	<u>12.5</u>	37.5	-	-	-	557
SS-2	3.5	12/9/2003	< 0.032	< 0.032	< 0.032	< 0.032	< 0.093	< 0.032	< 0.032	-	-	-	< 6.2
SS-3	3	12/9/2003	< 0.025	< 0.025	< 0.025	< 0.025	< 0.035	< 0.025	< 0.025	< 0.025	< 0.025	170	-
SS-4	5	12/9/2003	< 0.025	< 0.025	< 0.025	< 0.025	< 0.035	< 0.025	0.071	< 0.025	0.390	26	-
SS-5	12	12/10/2003	< 0.029	<u>2.98</u>	0.091	0.493	0.482	0.206	0.700	-	-	-	41
SS-6	7	12/10/2003	< 0.028	<u>0.171</u>	< 0.028	0.228	0.182	< 0.028	< 0.028	-	-	-	< 5.7
SS-7	4	12/10/2003	< 0.029	< 0.029	< 0.029	< 0.029	< 0.087	< 0.029	< 0.029	-	-	-	< 5.8

- RCLs : Residual Contaminant Levels established in NR 720.09 and 720.11, Wisc. Admin. Code
 MTBE : Methyl-tert-butyl-ether
 GRO : Gasoline range organics
 DRO : Diesel range organics
41 : Concentration exceeds RCL (BOLD)
41 : Concentrations exceeds COMM 46 - Table 1 (UNDERLINE)
41 : Concentrations exceeds COMM 46 - Table 2 (ITALICS)
 < : Not present above laboratory method detection limit (MDL).

TABLE 3

WERNERS DQ
1601 TAYLOR STREET
RACINE, WISCONSIN

SOIL SAMPLE ANALYTICAL RESULTS SUMMARY - BORINGS/PROBES
(all results in milligrams per kilogram (mg/kg))

Location	Depth (ft bg)	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes	1,3,5- Trimethyl- benzene	1,2,4- Trimethyl- benzene	Napthalen e	DRO	GRO
NR720-RCLs	all	-	0.0055	1.5	2.9	4.1	-	-		100	100
COMM46-T1	all	-	8.5	38.0	4.6	42.0	11.0	83.0	2.7	-	-
COMM46-T2	0-4	-	1.1	-	-	-	-	-	-	-	-
GP-1	7-8	< 0.029	< 0.029	< 0.029	< 0.029	< 0.086	< 0.029	< 0.029	NS	NS	< 5.7
GP-2	3-4	< 0.028	< 0.028	< 0.028	< 0.028	< 0.084	< 0.028	< 0.028	NS	NS	< 5.6
GP-2	7-8	< 0.029	< 0.029	< 0.029	< 0.029	< 0.086	< 0.029	< 0.029	NS	NS	< 5.7
GP-3	3-4	< 0.028	< 0.028	< 0.028	< 0.028	< 0.083	< 0.028	< 0.028	NS	NS	< 5.5
GP-4	4-5	< 0.030	< 0.030	< 0.030	< 0.030	< 0.089	< 0.030	49	NS	NS	< 5.9
GP-4	7-8	< 0.029	< 0.029	< 0.029	< 0.029	< 0.086	< 0.029	< 0.029	NS	NS	< 5.7
GP-5	4-5	< 0.028	< 0.028	< 0.028	< 0.028	< 0.085	< 0.028	< 0.028	NS	NS	< 5.7
GP-6	4-5	< 0.029	< 0.029	< 0.029	< 0.029	< 0.040	< 0.029	< 0.029	< 0.029	< 5.7	NS
GP-6	7-8	< 0.028	< 0.028	< 0.028	< 0.028	< 0.040	< 0.028	< 0.028	< 0.028	< 5.7	NS
GP-7	5-6	< 0.032	< 0.032	< 0.032	< 0.032	< 0.043	< 0.032	< 0.032	< 0.032	< 5.7	NS
GP-7	7-8	< 0.029	< 0.029	< 0.029	< 0.029	< 0.040	< 0.029	< 0.029	< 0.029	16	NS

RCLs : Residual Contaminant Levels established in NR 720.09 and 720.11, Wisc. Admin. Code

MTBE : Methyl-tert-butyl-ether GRO : Gasoline range organics

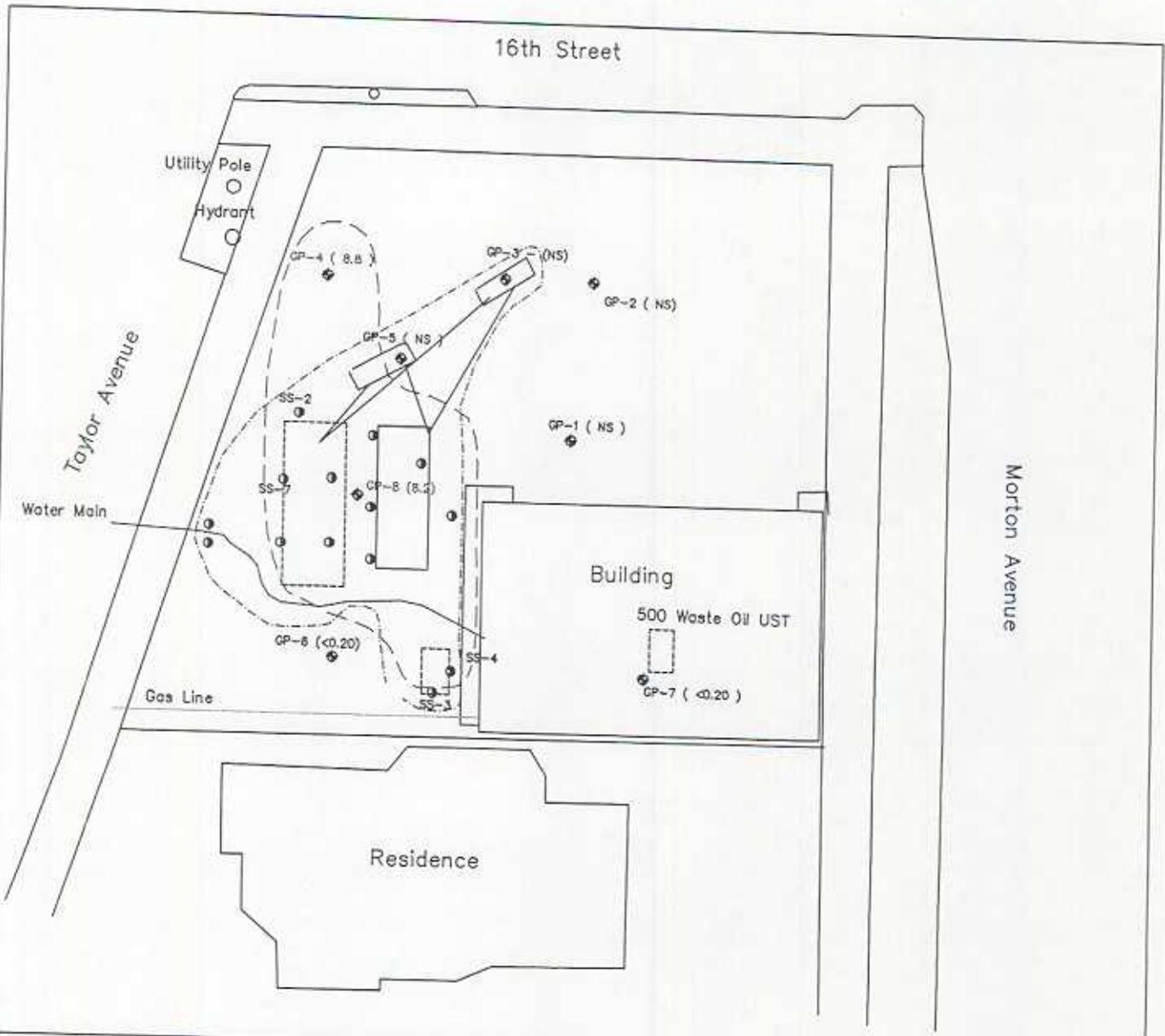
41 : Concentration exceeds RCL (BOLD)

41 : Concentrations exceeds COMM 46 - Table 1 (UNDERLINE)

41 : Concentrations exceeds COMM 46 - Table 2 (ITALICS)

DRO : Diesel range organics

< : Not present above laboratory method detection limit (MDL).



LEGEND

- Direct Push Soil Probe Boring Location
 Sample # ● Depth (Benzene)
- UST Soil Sample - Lab Results
 SS-5 ● 12' (2980/41)
- Extent of Petroleum Contaminated Groundwater (Approximated)

0 20

SCALE IN FEET

N

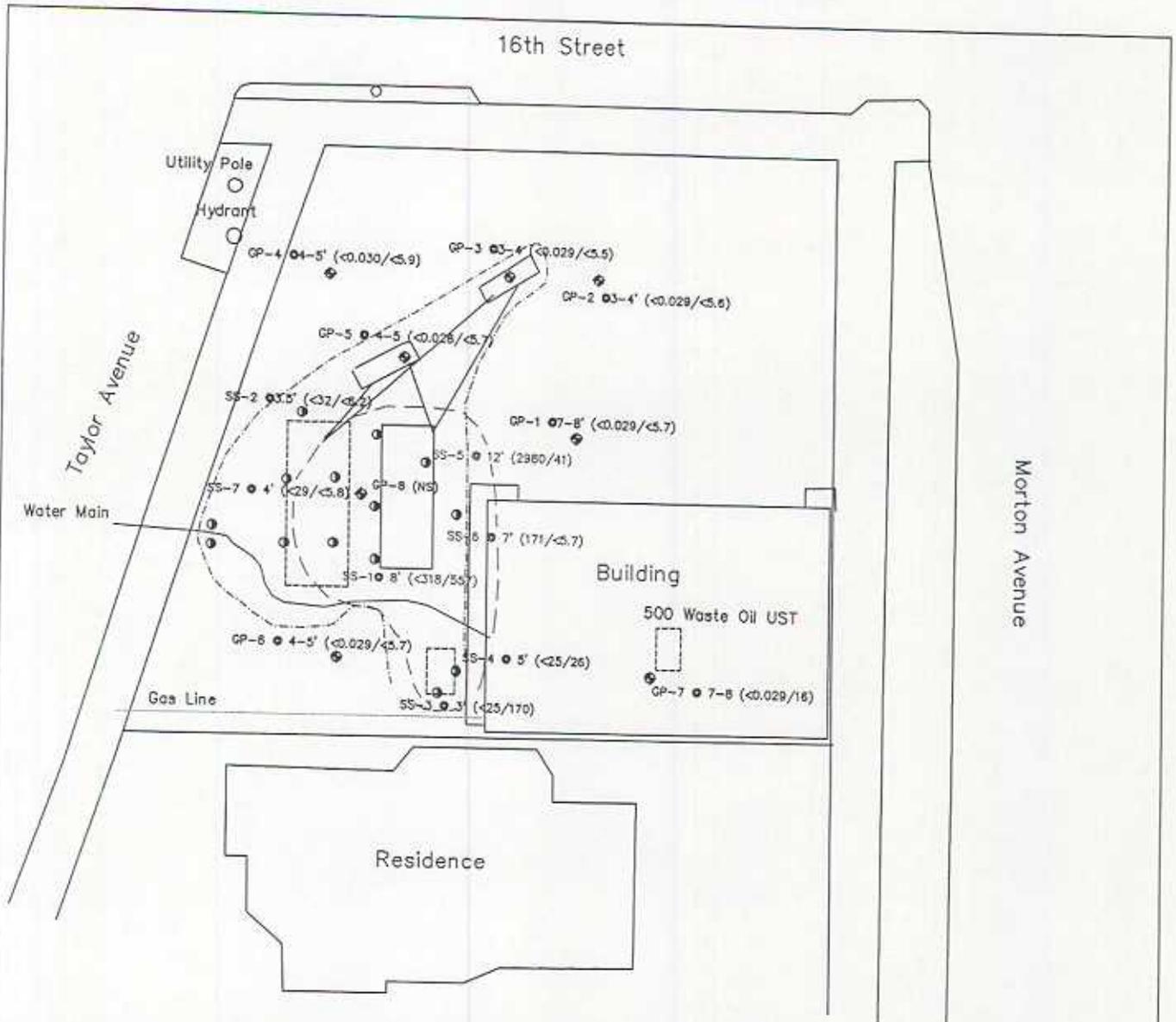
DATE: 8/19/04	
REVISION: 0	
DISK: Projectserver	
FILE: CW-probe-Lab.dwg	
DRAWN:	CHECKED:

FORMER WERNER'S DAIRY QUEEN
1601 TAYLOR STREET
RACINE, WI

GROUNDWATER CONTAMINATION MAP

PIONEER ENVIRONMENTAL INC
203 1/2 EAST MAIN STREET
MOUNT HOREB, WISCONSIN

FIGURE:
6



LEGEND

- 
 GP-6 Direct Push Soil Probe Location
 Sample # ● Depth (Benzene/GRO)
- 
 SS-5 ● 12' (2980/41) UST Soil Sample - Lab Results
 Sample # ● Depth (Benzene/GRO)
- 
 Extent of Petroleum Contaminated Soil (Approximated)

DATE:	8/19/04
REVISION:	0
DISK:	Projectserver
FILE:	Soil-Probe-Lab.dwg
DRAWN:	CHECKED:

FORMER WERNER'S DAIRY QUEEN
 1601 TAYLOR STREET
 RACINE, WI

 SOIL CONTAMINATION MAP

PIONEER ENVIRONMENTAL INC
 203 1/2 EAST MAIN STREET
 MOUNT HOREB, WISCONSIN

FIGURE:
5

Responsible Party - Legal Description Statement:

I certify that the legal description for the Former Dairy Queen Property, located at 1601 Taylor Avenue, Racine, WI, attached hereto is accurate to the best of my knowledge. This site corresponds to the site known by the WDNR as BRRTS # 03-52-414386.

Signed 

Mr. Robert Werner

Dated 

11/11/2004



203 1/2 East Main Street, P.O. Box 102, Mount Horeb, Wisconsin 53572
608-437-3900 / jdrapeaupioneer@rxn.com

September 27, 2004

FILE

Mr. Al-Abed Mohammad O
6540 Spring Hill Drive
Racine, WI 53406

RE: Former Dairy Queen Property, 1601 Taylor Street, Racine, WI. - Wisconsin Department of Natural Resources Closure Request/Landowner Notification

As you are aware, Mr. Bob Werner, the former owner of the referenced property was conducting an environmental remedial investigation regarding the previous use of the property as a gasoline service station. This investigation was focused on a petroleum release from the former underground storage tanks (USTs) that were removed from the site in December 2003. Pioneer Environmental Inc. is the environmental consultant working on the behalf of Mr. Bob Werner. Based on the findings of the investigation at the site, Mr. Bob Werner/Pioneer Environmental Inc. is requesting the Wisconsin Department of Natural Resources (WDNR) to grant case closure for this site. In accordance with Wisconsin Administrative Code, the following contains information that is to be provided as notification from the responsible party to the current property owner, that regulatory site closure is being requested for this site.

The results of all the investigation phases indicated the petroleum contaminated soil and groundwater associated with the previous business operation (service station) exists at the property, which was most recently operated as a Dairy Queen Restaurant. The petroleum contaminated soil was above WDNR limits (NR 720 RCLs and NR746 - table 1 values) which appear to be limited to the former UST basin and the area immediately to the east of the UST Basin. Some of the identified petroleum contaminated soil was removed during the UST removal activities. No soils were identified to exceed the WDNR direct contact values listed in COMM 46 (NR746) Table 2.

The petroleum contaminated groundwater plume is also limited to the area of the former UST system. The levels of benzene contamination in the groundwater on your property slightly exceed the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. Pioneer Environmental Inc. believes that allowing natural attenuation to address the remaining petroleum contamination at this site will meet the requirements for case closure that are found in chapter NR 726/746, Wisconsin Administrative Code. Pioneer/Bob Werner will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation. Enclosed with this letter is a WDNR Fact sheet that further explains the natural attenuation process.

Since the source of the soil and groundwater contamination is related to the previous service station and the WDNR indicates Mr. Bob Werner as the "Responsible Party", neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this

groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. The Department of Natural Resources/Department of Commerce will not review Pioneer/Bob Werner's closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department 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 Department of Natural Resources that is relevant to this closure request, you should mail that information to: Ms. Shanna Laube, Wisconsin Department of Natural Resources, 9531 Rayne Rd., Sturtevant, WI 53177

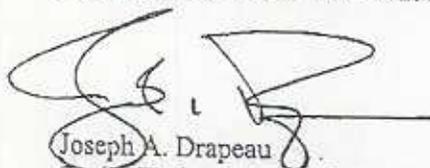
If this case is closed, all properties within the site boundaries where soil and/or groundwater contamination exceeds WDNR standards will be listed on the WDNR geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location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

Once the Department makes a decision on Pioneer/Bob Werner's closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from Pioneer/Bob Werner, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at 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 of Closed Remediation Sites.

If you need more information, please feel free to contact me at 608-437-3900, Mr. Bob Werner 262-886-8853 or you may contact Ms. Shanna Laube, Wisconsin Department of Natural Resources, 9531 Rayne Rd., Sturtevant, WI 53177 or Mr. Stephen Mueller, Department of Commerce, 101 W. Pleasant St., Suite 100A, Milwaukee, WI 53212-3963.

Sincerely,

PIONEER ENVIRONMENTAL INC.



Joseph A. Drapeau
Senior Hydrogeologist, P.G.

Copy: Mr. Bob Werner