

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

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

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

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*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title: Per register of deeds...1912 Plat Map referenced does not include this parcel**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2, 2A **Title: Site Detail Map, Historical Site Detail Map**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 7 **Title: Soil Isoconcentration Map**

BRRTS #: 03-60-000993

ACTIVITY NAME: Holtz Service Station (Former)

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 8 Title: Geologic Cross Section-Former Holtz Service Station

Figure #: 2 Title: Site Detail Map

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: 6 Title: Groundwater Isoconcentration Map

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 3 Title: 10/16/09 Groundwater Flow Map

Figure #: 5 Title: 6/7/10 Groundwater Flow Map

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: Summary of Soil Analytical Data

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2 Title: Summary of Groundwater Analytical Data

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 3 Title: Summary of Groundwater Elevation Data

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-60-000993

ACTIVITY NAME: Holtz Service Station (Former)

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 2



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
375 City Center, Suite I
Oshkosh, Wisconsin 54901-1805
TTY: Contact Through Relay
Fax: (920) 424-0217
Jim Doyle, Governor
Aaron Oliver, Secretary

January 4, 2011

Mr. Victor Jeanty
W7002 Clark Road
Elkhart Lake, WI 53020

RE: **Final Closure**

Commerce # 53083-4649-06-A DNR BRRTS # 03-60-000993
Holtz Service Station-Former, 2206 N. 15th Street, Sheboygan

Dear Mr. Jeanty:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. If soil is excavated, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State and federal regulations.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. It is in your best interest to keep all documentation related to environmental activities at your site.

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 (920) 303-5410.

Sincerely,

A handwritten signature in black ink that reads "Beth A. Erdman". The signature is written in a cursive, flowing style.

Beth A. Erdman
Senior Hydrogeologist
Site Review Section

cc: Erin Mader-Bay Environmental Strategies, Inc.

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

Document Number

1750014

SHEBOYGAN COUNTY, WI
RECORDED ON

11/10/2004 11:00AM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 11.00
TRANSFER FEE: 50.70

STAFF ID 3
TRANS # 52574

OF PAGES: 1

This Deed, made between James P. Bradford, a married person

and James P. Bradford, a married person and Victor J. Jeanty, a married person, as joint tenants

Grantor quit claims to Grantee the following described real estate in Sheboygan County, State of Wisconsin:

The South Eighty-six feet (86') of the East One Hundred (100') of Block Two (2), Assessment Subdivision Number Three (3), City of Sheboygan.

Recording Area

Name and Return Address

James Bradford
2206 North 15th Street
Sheboygan, WI 53081

59281601900

Parcel identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Dated this 21 day of Oct, 04

James P. Bradford (SEAL)
* James P. Bradford

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated this _____ day of _____

State of Wisconsin,

Sheboygan

County } ss.

Personally came before me this 21 day of Oct, 04, the above named James P. Bradford

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. Pamela S. Kahn-Stein

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

* Pamela S. Kahn-Stein
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: 12/12/04)

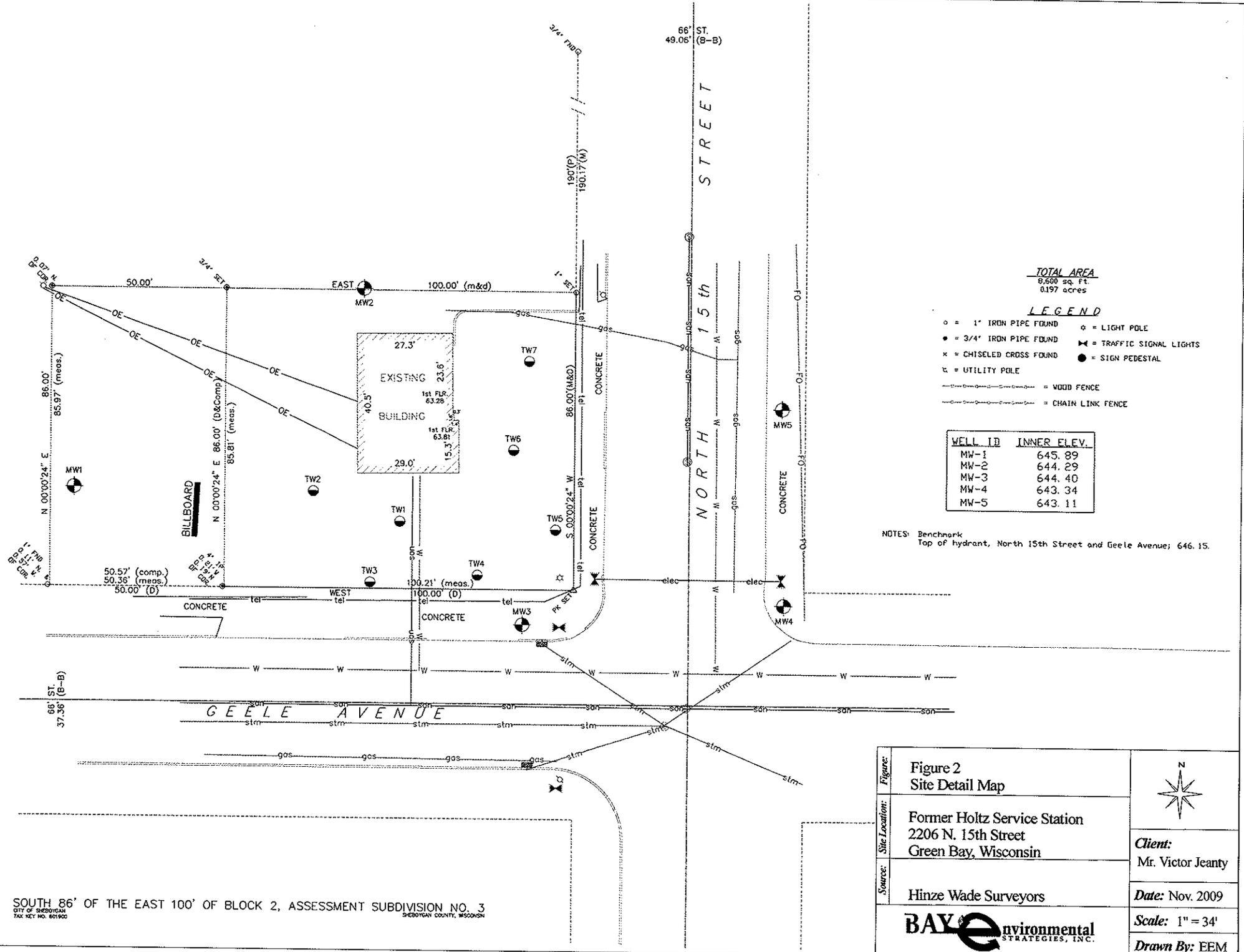
(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity must be typed or printed below their signature.

"I, Victor Jeanty, believe, to the best of my knowledge, that the enclosed legal description accurately describes the Former Holtz Service Station LUST site located at 2206 N 15th Street, Sheboygan, Wisconsin."

Victor Jeanty
Responsible Party

9-28-10
Date



TOTAL AREA
 8,600 sq. ft.
 0.197 acres

LEGEND

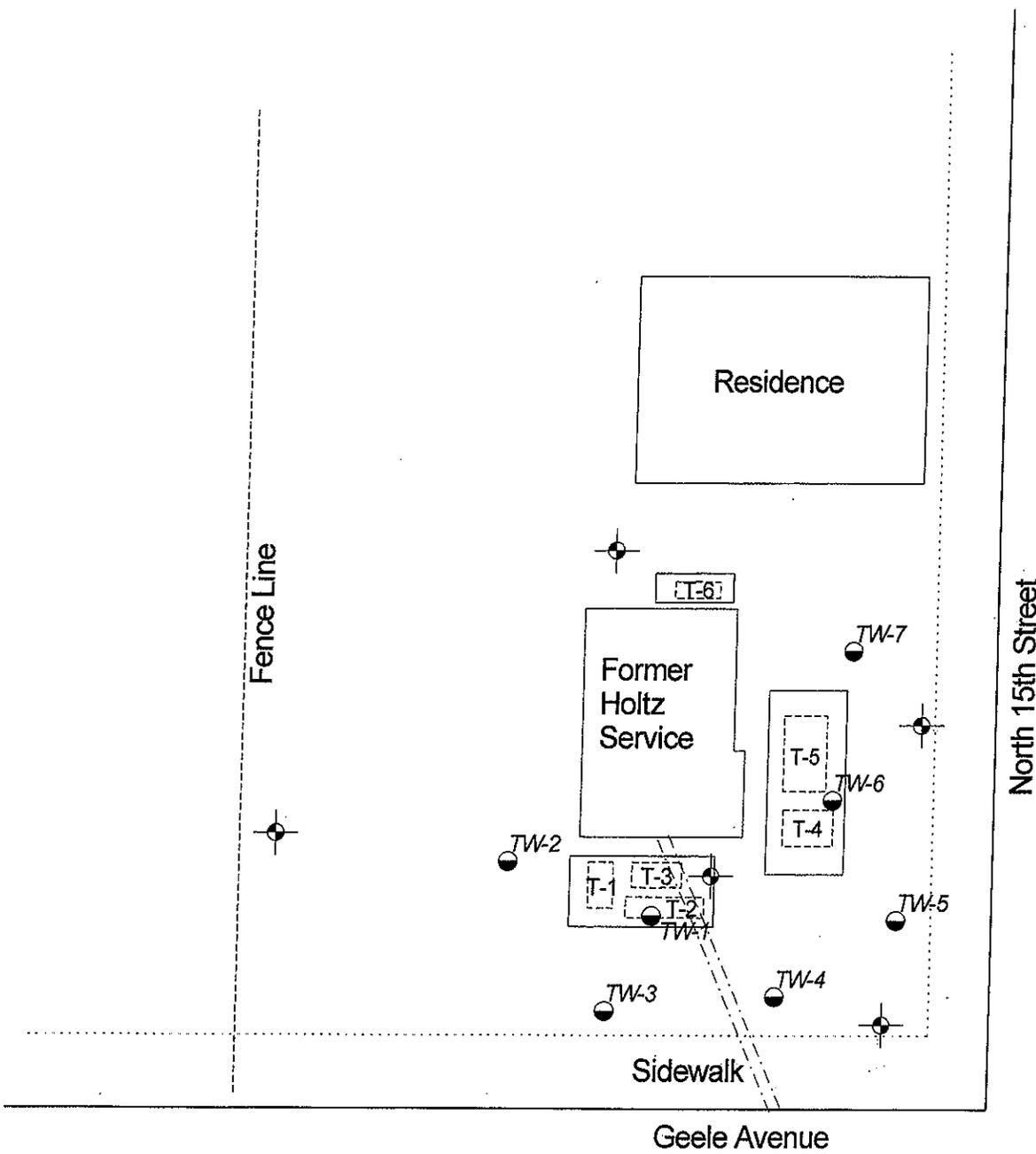
- = 1" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND
- ✕ = CHISELED CROSS FOUND
- ⊕ = UTILITY POLE
- = WOOD FENCE
- = CHAIN LINK FENCE
- ☆ = LIGHT POLE
- ⊕ = TRAFFIC SIGNAL LIGHTS
- = SIGN PEDESTAL

WELL ID	INNER ELEV.
MW-1	645.89
MW-2	644.29
MW-3	644.40
MW-4	643.34
MW-5	643.11

NOTES: Benchmark
 Top of hydrant, North 15th Street and Geele Avenue; 646.15.

SOUTH 86° OF THE EAST 100' OF BLOCK 2, ASSESSMENT SUBDIVISION NO. 3
 CITY OF SHEBOYGAN
 TAX KEY NO. 80100
 SHEBOYGAN COUNTY, WISCONSIN

Figure:	Figure 2 Site Detail Map	
Site Location:	Former Holtz Service Station 2206 N. 15th Street Green Bay, Wisconsin	
Source:	Hinze Wade Surveyors	Client: Mr. Victor Jeanty
		Date: Nov. 2009
		Scale: 1" = 34'
		Drawn By: EEM

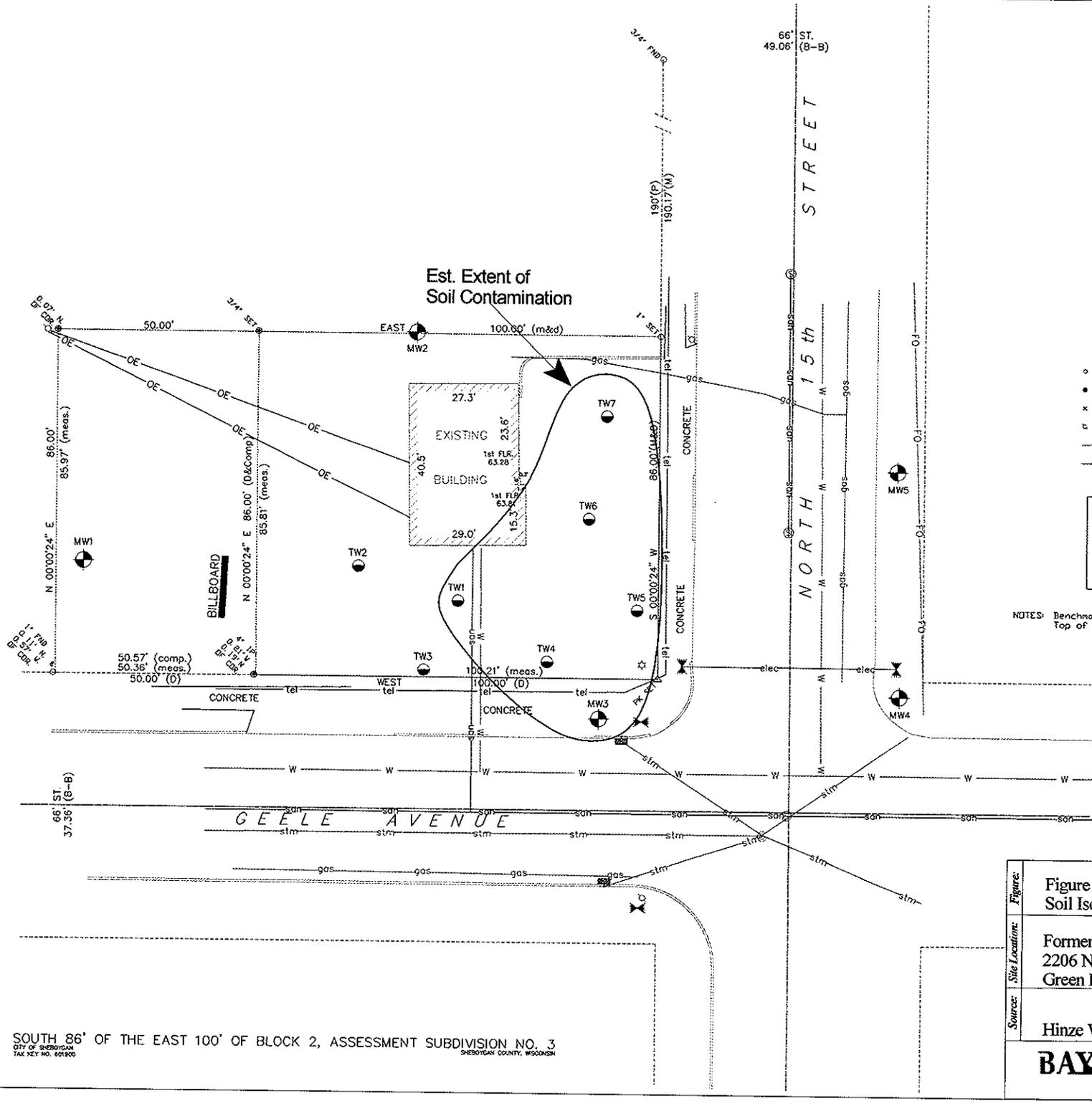


⊕ Proposed Monitoring Well Location

- T-1; 2000-gal Leaded Gas
- T-2; 3000-gal Unleaded Gas
- T-3; 2000-gal Leaded Gas
- T-4; 1000-gal Leaded Gas
- T-5; 4000-gal Unleaded Gas
- T-6; 1000-gal Waste Oil



Figure 2 A: <i>Historical</i> Site Detail Map	
Former Holtz Service Station Sheboygan, Wisconsin	
prepared by: Bay Environmental Strategies, Inc.	
scale: 1" = 30'	date: 12/18/03



Est. Extent of Soil Contamination

TOTAL AREA
8,600 sq. ft.
0.197 acres

LEGEND

- = 1" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND
- ✕ = CHISELED CROSS FOUND
- ⊞ = UTILITY POLE
- ⊞ = VOOD FENCE
- ⊞ = CHAIN LINK FENCE
- = LIGHT POLE
- ⊞ = TRAFFIC SIGNAL LIGHTS
- = SIGN PEDESTAL

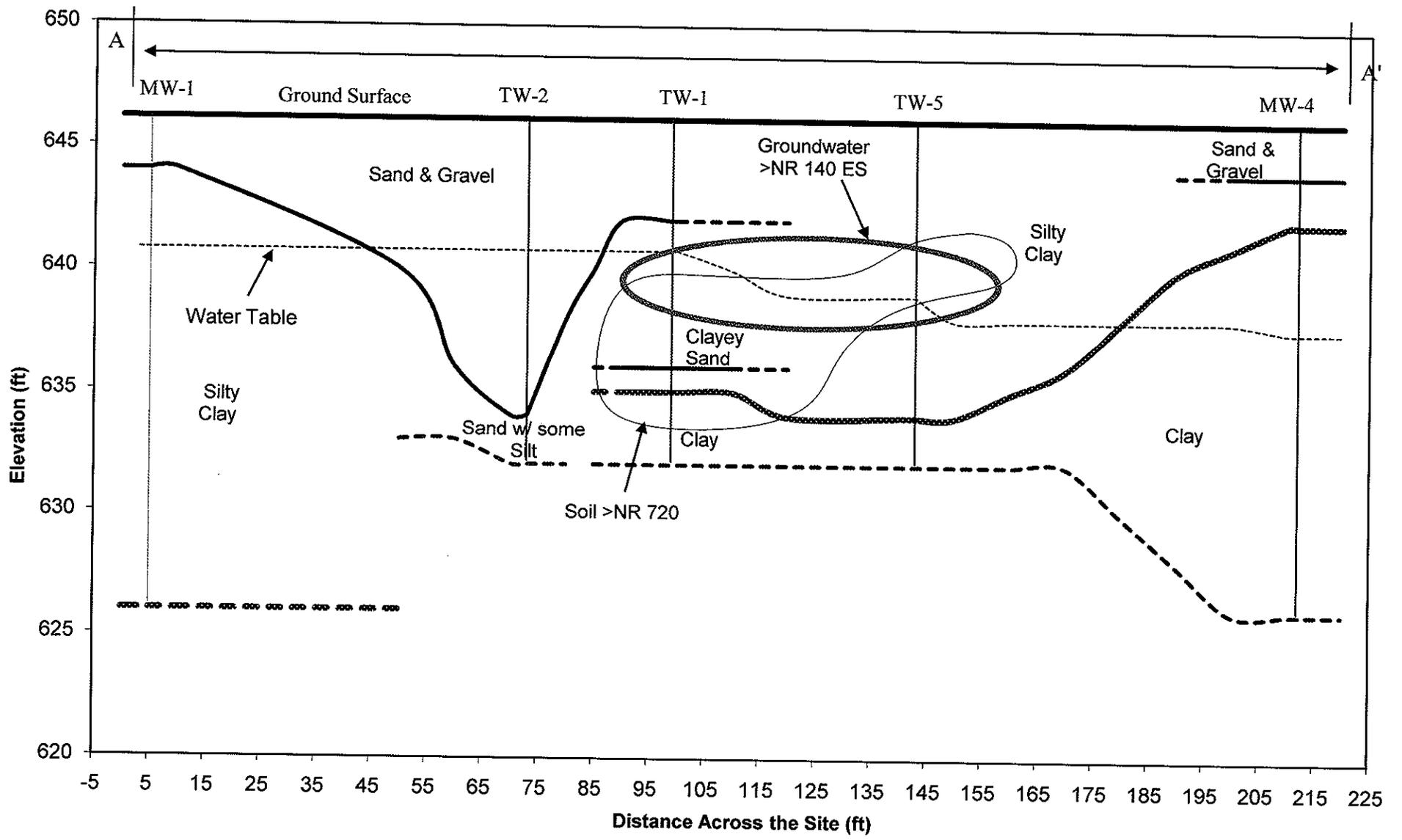
WELL ID	INNER ELEV.
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MW-3	644.40
MW-4	643.34
MW-5	643.11

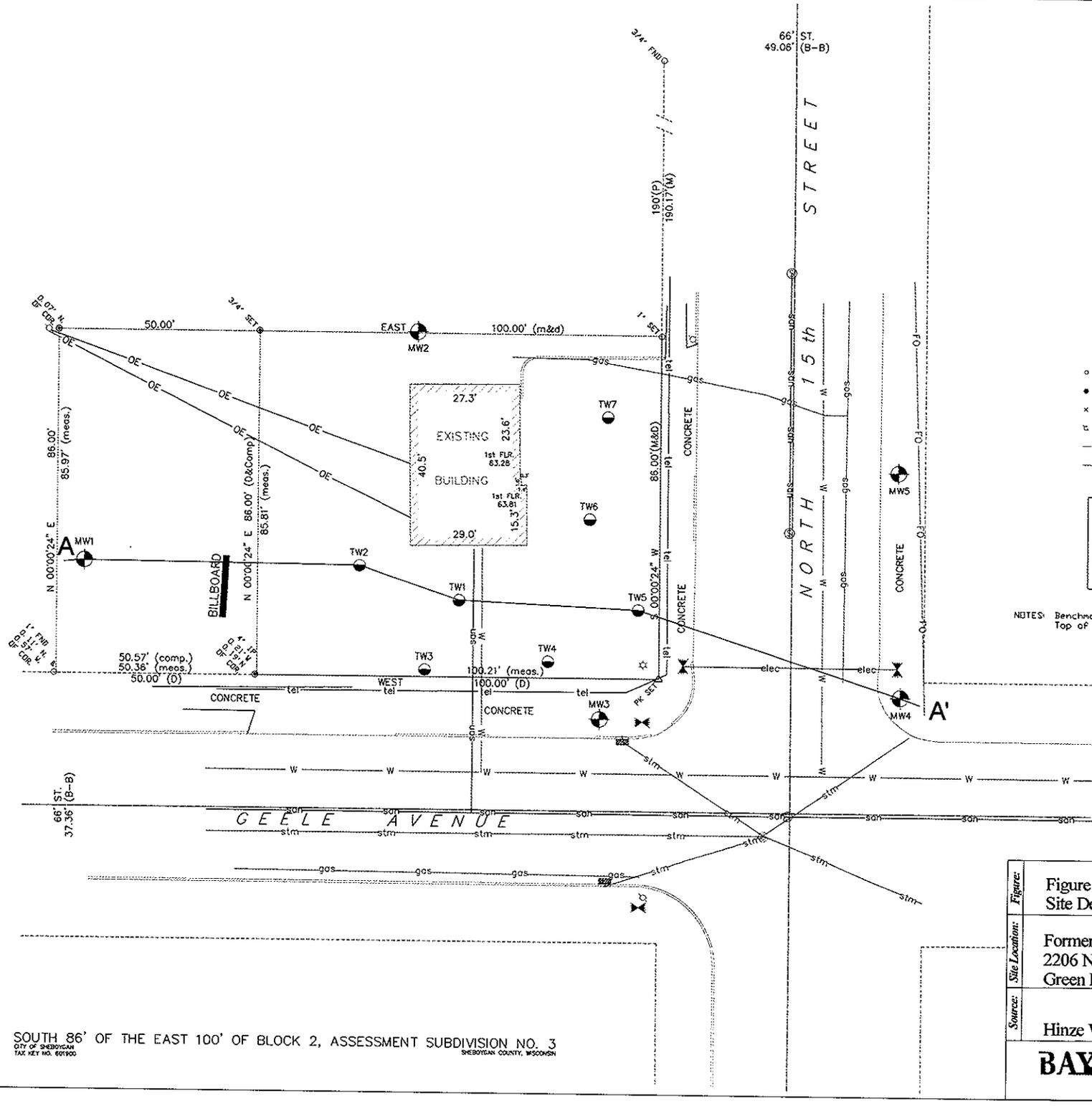
NOTES: Benchmark
Top of hydrant, North 15th Street and Geele Avenue; 646.15.

SOUTH 86' OF THE EAST 100' OF BLOCK 2, ASSESSMENT SUBDIVISION NO. 3
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

Figure:	Figure 7 Soil Isoconcentration Map	
Site Location:	Former Holtz Service Station 2206 N. 15th Street Green Bay, Wisconsin	
Source:	Hinze Wade Surveyors	Client: Mr. Victor Jeanty
		Date: Sept. 2010
		Scale: 1" = 34'
		Drawn By: EEM

Figure 8: Geologic Cross Section - Former Holtz Service Station





TOTAL AREA
8,600 sq. ft.
0.197 acres

LEGEND

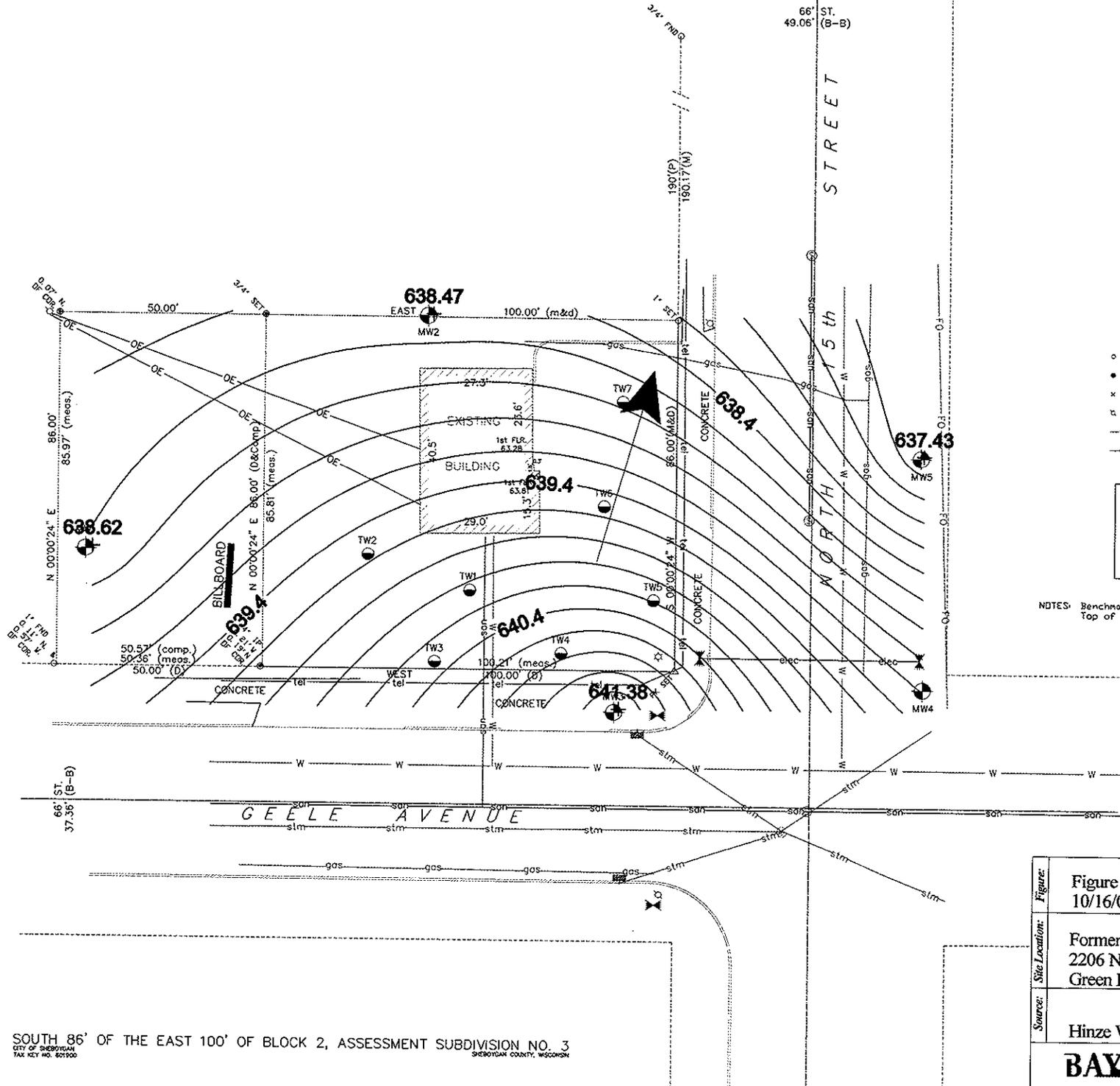
- = 1" IRON PIPE FOUND ☆ = LIGHT POLE
- = 3/4" IRON PIPE FOUND ✕ = TRAFFIC SIGNAL LIGHTS
- ✕ = CHISELED CROSS FOUND ● = SIGN PEDESTAL
- ⊥ = UTILITY POLE
- — — — — = WOOD FENCE
- — — — — = CHAIN LINK FENCE

WELL ID	INNER ELEV.
MW-1	645.89
MW-2	644.29
MW-3	644.40
MW-4	643.34
MW-5	643.11

NOTES: Benchmark
Top of hydrant, North 15th Street and Geele Avenue; 646.15.

SOUTH 86' OF THE EAST 100' OF BLOCK 2, ASSESSMENT SUBDIVISION NO. 3
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

Figure:	Figure 2 Site Detail Map	
Site Location:	Former Holtz Service Station 2206 N. 15th Street Green Bay, Wisconsin	
Source:	Hinze Wade Surveyors	Client: Mr. Victor Jeanty
		Date: Nov. 2009
		Scale: 1" = 34'
		Drawn By: EEM



TOTAL AREA
 8,600 sq. ft.
 0.197 acres

LEGEND

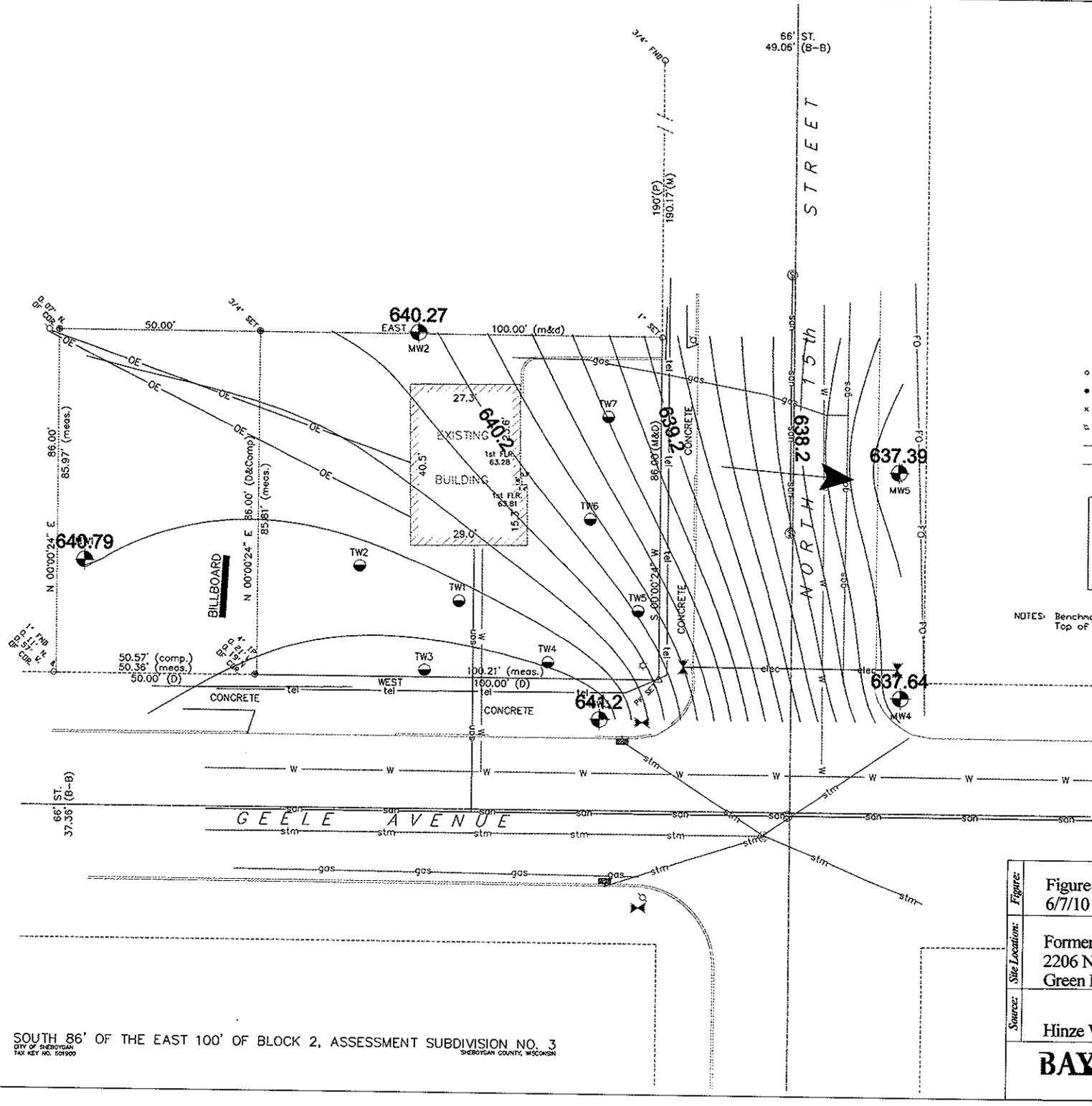
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- = SIGN PEDESTAL

WELL ID	INNER ELEV.
MW-1	645.89
MW-2	644.29
MW-3	644.40
MW-4	643.34
MW-5	643.11

NOTES: Benchmark
 Top of hydrant, North 15th Street and Geele Avenue; 646.15.

SOUTH 86' OF THE EAST 100' OF BLOCK 2, ASSESSMENT SUBDIVISION NO. 3
 CITY OF GREEN BAY
 TAX DIST. NO. 62500
 DENOYAN COUNTY, WISCONSIN

Figure:	Figure 3 10/16/09 Groundwater Flow Map	
	Site Location: Former Holtz Service Station 2206 N. 15th Street Green Bay, Wisconsin	
Source:	Hinze Wade Surveyors	Date: Nov. 2009
		Scale: 1" = 34'
		Drawn By: EEM



TOTAL AREA
 8,600 sq. ft.
 0.197 acres

LEGEND

- = 1" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND
- ✕ = CHISELED CROSS FOUND
- = UTILITY POLE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = LIGHT POLE
- ✕ = TRAFFIC SIGNAL LIGHTS
- = SIGN PEDESTAL

WELL ID	INNER ELEV.
MW-1	645.89
MW-2	644.29
MW-3	644.40
MW-4	643.34
MW-5	643.11

NOTES: Benchmark
 Top of hydrant, North 15th Street and Geele Avenue; 646.15.

SOUTH 86' OF THE EAST 100' OF BLOCK 2, ASSESSMENT SUBDIVISION NO. 3
 CITY OF SHEBOYGAN
 TAX KEY NO. 101900
 SHEBOYGAN COUNTY, WISCONSIN

Figure:	Figure 5 6/7/10 Groundwater Flow Map	
	Site Location: Former Holtz Service Station 2206 N. 15th Street Green Bay, Wisconsin	
Source:	Hinze Wade Surveyors	Date: July 2010
		Scale: 1" = 34'
		Drawn By: EEM

Table 1: Former Holtz Service - Summary of Soil Analytical Data
 Commerce #53083-4649-06, BRTS #03-60-000993.

Boring	Sample ID	Sample Depth	Sampling Date	GRO	1,2,4 - TMB	1,3,5 - TMB	Total TMBs	Benzene	Ethylbenzene	MTBE	Toluene	O-Xylene	mP-Xylene	Total Xylene	1,2 DCA	Naphthalene	
T-2 South Wall	SS-1	12'	7/17/1990	14	NA	NA	NA	2400	5000	NA	ND	NA	NA	9500	ND	NA	
T-3 Tank Base	SS-2	14'	7/17/1990	ND	NA	NA	NA	250	ND	NA	ND	NA	NA	1500	ND	NA	
T-2 Tank Base	SS-3	14'	7/17/1990	ND	NA	NA	NA	150	ND	NA	ND	NA	NA	240	ND	NA	
T-3 North Wall	SS-4	6-8'	7/17/1990	715	NA	NA	NA	10	ND	NA	35	NA	NA	310	ND	NA	
T-1 West Wall	SS-5	4-8'	7/17/1990	47	NA	NA	NA	ND	1200	NA	980	NA	NA	14000	ND	NA	
Service Island S.	SS-6	6'	7/17/1990	1360	NA	NA	NA	23	89	NA	180	NA	NA	700	ND	NA	
Product Piping	SS-7	4'	7/17/1990	2160	NA	NA	NA	19000	48000	NA	210000	NA	NA	390000	ND	NA	
T-5 Against Bldg.	SS-8	14'	7/18/1990	6.7	NA	NA	NA	480	240	NA	380	NA	NA	1200	ND	NA	
T-4 South	SS-9	14'	7/18/1990	62	NA	NA	NA	1.3	9.7	NA	23	NA	NA	84	ND	NA	
T-5 Tank Base	SS-10	14'	7/18/2010	15	NA	NA	NA	4.6	1.3	NA	3.2	NA	NA	98	ND	NA	
T-5 Tank Base	SS-11	14'	7/18/1990	ND	NA	NA	NA	9.8	7.9	NA	6.6	NA	NA	40	ND	NA	
Service Island E.	SS-12	6'	7/18/1990	47	NA	NA	NA	ND	16	NA	43	NA	NA	120	ND	NA	
T-5 North Wall	SS-13	10'	7/18/1990	14	NA	NA	NA	13	24	NA	58	NA	NA	160	ND	NA	
T-6 Base	SS-14	11'	7/19/1990	18	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
T-6 Base	SS-15	11'	7/19/1990	NA	NA	NA	NA	NA	170	NA	NA	NA	NA	5700	NA	NA	
SB-1 (TW-1)	SB-1-1	0-4'	2/5/2004	370	38,000	13,000	51,000	<120	2,000	<120	<120	1,000	12,000	13,000	NA	NA	
	SB-1-2	6-8'	2/5/2004	7,800	590,000	190,000	780,000	<3,100	110,000	<3,100	47,000	310,000	800,000	1,110,000	NA	NA	
	SB-1-3	9.5-10.5'	2/5/2004	27	1,600	530	2,130	1,200	280	480	320	610	2,300	2,910	NA	NA	
SB-2 (TW-2)	SB-2-1	0-2'	2/5/2004	<2.6	69	38	107	<25	<25	<25	<25	<25	94	94	NA	NA	
SB-3 (TW-3)	SB-3-1	0-4'	2/5/2004	<2.9	31	<25	31	<25	<25	<25	51	<25	<50	<75	NA	NA	
	SB-3-2	5-7'	2/5/2004	<3.0	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	NA	
SB-4 (TW-4)	SB-4-1	0-4'	2/5/2004	<2.9	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	NA	
	SB-4-2	5-6'	2/5/2004	800	26,000	7,900	33,900	7,800	16,000	830	45,000	25,000	57,000	82,000	NA	NA	
	SB-4-3	12-14'	2/5/2004	1,500	65,000	20,000	85,000	20,000	35,000	1,400	120,000	51,000	120,000	171,000	NA	NA	
SB-5 (TW-5)	SB-5-1	2-4'	2/5/2004	<2.9	<25	<25	<50	<25	<25	<25	42	<25	<50	<75	NA	NA	
	SB-5-2	5-7'	2/5/2004	2,500	120,000	38,000	158,000	<620	53,000	940	7,400	63,000	180,000	243,000	NA	NA	
SB-6 (TW-6)	SB-6-1	2-4'	2/5/2004	390	34,000	13,000	47,000	<100	4,000	120	<100	810	9,700	10,510	NA	NA	
	SB-6-2	5-6'	2/5/2004	1,200	94,000	29,000	123,000	3,700	32,000	<500	8,300	56,000	140,000	196,000	NA	NA	
SB-7 (TW-7)	SB-7-1	2-4'	2/5/2004	22	1,700	640	2,340	<25	130	<25	<25	140	1,000	1,140	NA	NA	
	SB-7-2	5-6'	2/5/2004	1,400	92,000	28,000	120,000	1,800	40,000	<500	36,000	51,000	140,000	191,000	NA	NA	
	Blank		2/5/2004	<2500	<25	<25	<50	<25	<25	<25	<25	<25	<25	<50	NA	NA	
MW-1	SS-1	10-12'	10/1/2009	NA	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	<25	
	SS-2	18-20'	10/1/2009	NA	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	<25	
MW-2	SS-1	10-12'	10/1/2009	NA	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	<25	
	SS-2	18-20'	10/1/2009	NA	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	<25	
MW-3	SS-1	6-8'	10/1/2009	NA	57.9J	74.2	132.1	<25	42.4J	<25	<25	32.9J	60.0J	92.9	NA	89.6	
	SS-2	18-20'	10/1/2009	NA	<25	<25	<50	35J	35.2J	<25	474	<25	59.2J	52.9J	NA	37.4J	
MW-4	SS-1	10-12'	10/1/2009	NA	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	<25	
	SS-2	18-20'	10/1/2009	NA	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	<25	
MW-5	SS-1	6-8'	10/1/2009	NA	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	<25	
	SS-2	12-14'	10/1/2009	NA	<25	<25	<50	<25	<25	<25	<25	<25	<50	<75	NA	<25	
NR 720.09 GRCLs																	
NR 746 Table 1 Values				100	83,000	11,000		5.5	2,900		1,500			4,100	4.9		
NR 746 Table 2 Values								1,100	4,600		38,000			42,000	540	2,700	

Underlined text: Contaminant concentration exceeding ch. NR 720.09 Generic Residual Contaminant Levels (GRCL)
Bold text: Contaminant levels exceeding ch. NR 746 Table 1 values for Indicators of Residual Petroleum Product in Soil Pores
Italic text: Contaminant levels exceeding ch. NR 746 Table 2 for Protection of Human Health from Direct Contact with Contaminated Soil (top 4ft.)
 Data prior to 2004 was reported by Foth & Van Dyke
 Prepared by Bay Environmental Strategies, Inc.

Former Holtz Service Station
Table 2: Summary of Groundwater Analytical Data
Commerce #53083-4649-06, BRRTS #03-60-000993

Sample	Sample Date	PVOC + naphthalene, 1,2 DCA detections* (ug/L, micrograms per liter)											
		Benzene	Ethylbenzene	MTBE	Toluene	M/P-xylene	Orth-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMBs	Naphthalene	1,2-DCA
TW-1	2/11/2004	2800	1800	<61	13000	15000	5700	20700	840	320	4040	580	<36
	7/9/2009	356	499	<15.2	515	5810	1990	7800	459	1530	1989	255	<9.0
	10/16/2009	500	593	<30.5	182	7650	2300	9950	617	2010	2627	299	<18.0
	2/11/2010	268	615	5.3J	613	6530	2440	8970	512	1730	2242	292	na
	6/7/2010	82.7	213	2.4J	185	2390	738	3128	238	757	995	114	na
TW-2	2/11/2004	<0.82	4.1	<1.2	3.6	40	12	52	38	99	137	6.2	<0.72
	7/9/2009	<0.41	<0.54	<0.61	<0.67	<1.8	<0.83	<2.63	<0.83	<0.97	<1.8	<0.89	<0.36
	abandoned												
TW-3	2/11/2004	13	26	14	1.9	100	12	112	9.6	32	41.6	1.1	1.3
	7/9/2009	49.2	95.8	<0.61	3.1	95.9	5.5	101.4	<0.83	58.8	58.8	6.8	<0.36
	abandoned												
TW-4	2/11/2004	21000	3500	140	39000	11000	5200	16200	500	1900	2400	320	1500
	7/9/2009	4290	1430	<15.2	6710	4240	1880	6120	196	808	1004	198	96.4
	abandoned												
TW-5	2/11/2004	5900	920	62	2200	2900	980	3880	230	800	1030	37	<18
	7/9/2009	650	392	<12.2	1730	1220	530	1750	59.8	269	328.8	59.1J	<7.2
	abandoned												
TW-6	2/11/2004	4400	1500	<30	5200	6100	2100	8200	480	170	2180	230	<18
	7/9/2009	1070	516	<15.2	289	2150	635	2785	157	593	750	92.6J	<9.0
	abandoned												
TW-7	2/11/2004	2600	2300	<30	3700	8200	2900	11100	1100	4200	5300	460	<18
	7/9/2009	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns
	abandoned												
DUP (TW-2)	2/11/2004	<0.82	6	<1.2	3.7	50	12	62	54	160	214	6.4	<0.72
MW-1	10/16/2009	<0.41	<0.54	<0.61	<0.67	<1.8	<0.83	<2.63	<0.83	<0.97	<1.8	<0.89	<0.36
	2/11/2010	<0.39	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
	6/7/2010	<0.39	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
MW-2	10/16/2009	<0.41	<0.54	<0.61	<0.67	<1.8	<0.83	<2.63	<0.83	<0.97	<1.8	<0.89	<0.36
	2/11/2010	<0.39	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
	6/7/2010	<0.39	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
MW-3	10/16/2009	<0.41	<0.54	<0.61	<0.67	<1.8	<0.83	<2.63	<0.83	<0.97	<1.8	<0.89	<0.36
	2/11/2010	13.3	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
	6/7/2010	3.5	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
MW-4	10/16/2009	<0.41	<0.54	<0.61	<0.67	<1.8	<0.83	<2.63	<0.83	<0.97	<1.8	<0.89	<0.36
	2/11/2010	<0.39	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
	6/7/2010	<0.39	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
MW-5	10/16/2009	<0.41	<0.54	<0.61	<0.67	<1.8	<0.83	<2.63	<0.83	<0.97	<1.8	<0.89	<0.36
	2/11/2010	<0.39	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
	6/7/2010	<0.39	<0.41	<0.38	<0.42	<0.87	<0.38	<1.25	<0.40	<0.43	<0.83	<0.40	na
NR 140.10 PAL		0.5	140	12	200			1000			96	10	0.5
NR 140.10 ES		5	700	60	1000			10000			480	100	5

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
 TW-7 - obstruction was inside PVC. Well is unable to be sampled.

**Table 3: Summary of Groundwater Elevation Data
Former Holtz Service Station, 2206 N 15th. Street, Sheboygan, WI
WDNR BRRTS #03-60-0009933, COMM #53083-4649-06**

Monitoring Point	PVC (MSL)	Top of Well Screen	Field Events	Date	Field Water Level	Water Table (MSL)
MW-1	645.89			10/16/2009	7.27	638.62
				2/11/2010	4.86	641.03
				6/7/2010	5.1	640.79
MW-2	644.29			10/16/2009	5.82	638.47
				2/11/2010	4.76	639.53
				6/7/2010	4.02	640.27
MW-3	644.4			10/16/2009	3.02	641.38
				2/11/2010	5.48	638.92
				6/7/2010	3.2	641.2
MW-4	643.34			10/16/2009	11.53	631.81
				2/11/2010	7.83	635.51
				6/7/2010	5.7	637.64
MW-5	643.11			10/16/2009	5.68	637.43
				2/11/2010	5.91	637.2
				6/7/2010	5.72	637.39

Note: MW-4 appears to be recovering slowly after installation.
Water levels may not be reflective of actual conditions

RIGHT-OF-WAY

September 28, 2010

Sue Richards
City of Sheboygan Clerk
828 Center Ave., 2nd Floor
Sheboygan, WI 53081

RE: Notification of Residual Groundwater Contamination within Right-of-Way
Former Holtz Service Station, 2206 N. 15th Street, Sheboygan, Wisconsin

Dear Ms. Richards:

In accordance with Wis. Adm. Code ch. NR.726, Bay Environmental Strategies, Inc. (BAY) is providing written notification of residual soil contamination within the Geele Avenue and potentially North 15th Street right-of-way's adjacent to the above property. You should be aware of this contamination so that contingencies can be developed prior to any excavation activities within that area.

Laboratory results of soil samples collected suggest that on-site contamination has migrated off-site. A site map is enclosed for future reference.

If you have any questions regarding the information provided, please contact me at (920) 433-0300.

Sincerely,

BAY ENVIRONMENTAL STRATEGIES, INC.



Erin Mader
Project Manager

Enclosure

RIGHT-OF-WAY

September 28, 2010

David Biebel
City of Sheboygan Public Works
2026 New Jersey Ave.
Sheboygan, WI 53081

RE: Notification of Residual Groundwater Contamination within Right-of-Way
Former Holtz Service Station, 2206 N. 15th Street, Sheboygan, Wisconsin

Dear Mr. Biebel:

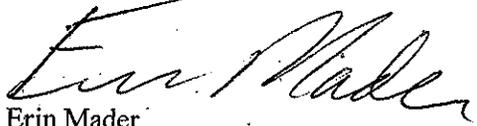
In accordance with Wis. Adm. Code ch. NR 726, Bay Environmental Strategies, Inc. (BAY) is providing written notification of residual soil contamination within the Geele Avenue and potentially North 15th Street right-of-way's adjacent to the above property. You should be aware of this contamination so that contingencies can be developed prior to any excavation activities within that area.

Laboratory results of soil samples collected suggest that on-site contamination has migrated off-site. A site map is enclosed for future reference.

If you have any questions regarding the information provided, please contact me at (920) 433-0300.

Sincerely,

BAY ENVIRONMENTAL STRATEGIES, INC.



Erin Mader
Project Manager

Enclosure