

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Annex
4041 North Richards Street
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-229-0800
FAX 414-229-0810

April 12, 2000

Mr. Mike Tank
Tag's Appliance & Furniture
1904 Ashland Avenue
Sheboygan, WI 53081

Subject: Closure of the Tag's Appliance and Furniture site, 1904 Ashland Avenue,
Sheboygan, WI **WDNR FID#460161570 BRRTS#0360005122**

Dear Mr. Tank:

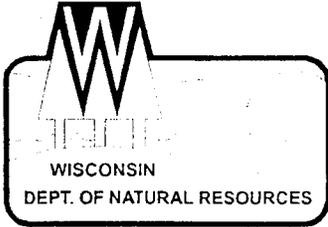
On May 7, 1999, the Wisconsin Department of Natural Resources (the Department) sent you a letter detailing conditional closure of the above-referenced site. The conditions of closure have now been met, and therefore the site is considered closed under s. NR 726.05, Wis. Adm. Code. The site has been tracked as closed on the Department's tracking system.

If you have any further questions regarding this site, please contact me at (414) 229-0874. The Department thanks you for your efforts to restore the environment at this site.

Sincerely,

Nancy D. Ryan
Hydrogeologist

Cc: SER site file
Khalid Durrani, Advent



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TDD 608-275-3231

September 28, 1999

FILE REF: FID# 4601161570

Mr. Mike Tank
Tag's Appliance & Furniture
1904 Ashland Avenue
Sheboygan, WI 53081

Subject: Groundwater Use Restriction, Tag's Appliance & Furniture, 1904 Ashland Ave,
Sheboygan, WI

Dear Mr. Tank:

On May 11, 1999, the Department sent you a letter explaining the conditions of closure for the Tag's Appliance & Furniture property. One of the conditions for closure was that a groundwater use restriction be applied to the property deed. You have referred me to Norwest Bank Sheboygan on several occasions for a copy of the deed. In a September 28, 1999 telephone conversation with Ms. Debbie Lawrence at Norwest Bank she stated that the bank does not have a copy of the property deed.

The groundwater use restriction to be drafted by the Department of Natural Resources is a legal document. It is imperative that the drafted document contain names of all property owners, correct reference to the names, and a legal description of the subject property. The Department is requesting that you submit a copy of the full property deed for the purpose of drafting the groundwater use restriction for the Tag's Furniture and Appliance property. If you do not have a personal copy, you may obtain one from the Sheboygan County Register of Deeds.

Also, as a condition of closure, you will need to submit a signed copy of the notification letter to the City of Sheboygan which describes the presence of contaminated soil at the road right-of-way at Ashland Avenue, located south of the property.

Complying with the conditions of closure is necessary to close the Tag's Appliance & Furniture site on the Department's tracking system for contaminated sites. Failure to comply will cause your site to remain active on the tracking system and may result in the Department requesting further actions to monitor groundwater quality at the site.

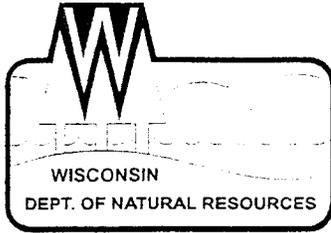
Please provide the Department a copy of the property deed within 15 days of receipt of this letter.

If you have any questions, please contact me at the telephone number shown below.

Sincerely,

Dino Tsoris, P.G.
Hydrogeologist
Remediation & Redevelopment Program
Telephone: (608) 275-3299

Cc: Mr. Khalid Durrani, Advent Environmental Services, Inc., P.O. Box 277, Mequon, WI
53092-0277



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South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TDD 608-275-3231

May 7, 1999

Mr. Mike Tank
Tags Appliance & Furniture
1904 Ashland Avenue
Sheboygan, WI 53081

Subject: Closure Tags Appliance & Furniture, 1904 Ashland Ave, Sheboygan, WI

Dear Mr. Tank:

On May 3, 1999, your request for closure of the site named above was reviewed by the Southeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The contamination on the site property appears to have been remediated to the extent practicable under site conditions. Your case will be granted closure under s. NR 726.05, Wis. Adm. Code, when the following conditions have been met.

MONITORING WELL ABANDONMENT The monitoring wells MW-2,3,5,6,8,9 and recovery wells RW-1 and 4 must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to us on forms provided by the Department.

GROUNDWATER USE RESTRICTION The closure committee has required that a groundwater use restriction be prepared and recorded at the county register of deeds office to address the issue of remaining groundwater contamination associated with the site. The purpose of this document is to restrict the use of groundwater that may be contaminated in the vicinity of the site.

To assist us in the preparation of the groundwater use restriction document, you must submit a copy of the property deed to me within 30 days of the date of this letter. This information will be used to prepare a draft groundwater use restriction that will be sent to you for review. If you approve of its content, you will sign it, have it recorded by the Sheboygan County Register of Deeds, and submit a copy with the proof of filing to the Department.

The groundwater use restriction is an option that the Department can offer to you in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. Note that this additional work may not be eligible for reimbursement through the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine eligibility of the additional work for reimbursement.

When the above condition have been met, a final case closure letter will be sent to you.

NOTICE OF REMAINING SOIL CONTAMINATION Residual soil contamination remains at the northwest corner of the excavation (underneath the southeast corner of the building), along the south and southeast corners of the excavation (underneath Ashland Avenue and the natural gas utility line) as

indicated in the information submitted to the Department. If site conditions change in the future and this residual contaminated soil is excavated, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. Depending upon the results of that characterization, the owner may also have to properly store, treat, or dispose of any excavated materials, and/or take special precautions during excavation activities to prevent a direct contact threat to humans.

You will need to notify the City of Sheboygan, in writing, of the residual soil contamination that remains underneath Ashland Avenue. The purpose of this notification is to allow for appropriate protocol to be implemented during future site activities which may uncover contamination beneath the roadways. The notification will allow for appropriate handling of the potential solid waste and will also serve as notification for safety and direct contact concerns to persons working in the area.

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

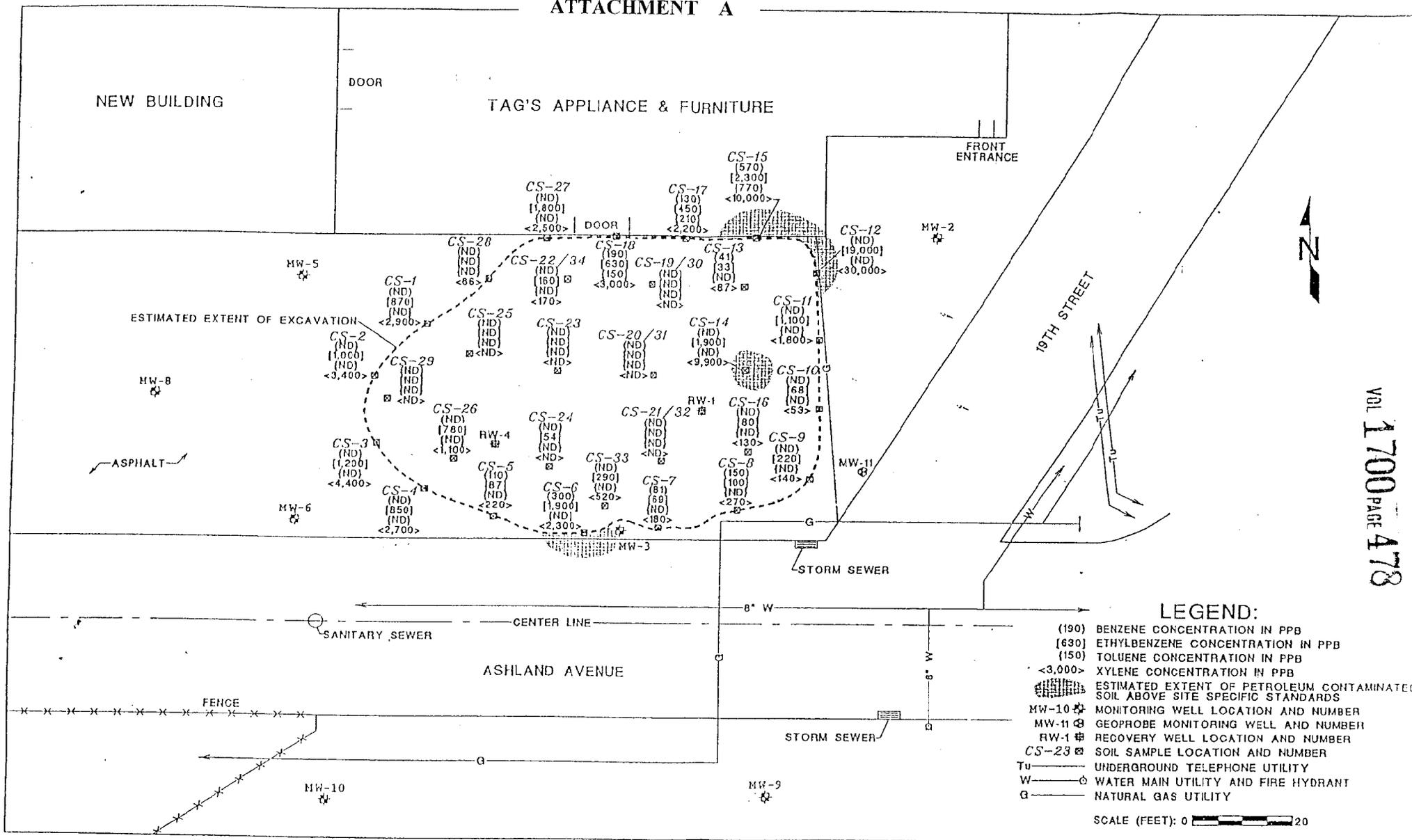
We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the telephone number shown below.

Sincerely,

A handwritten signature in black ink, appearing to read "Dino Tsoris", written over a horizontal line.

Dino Tsoris, P.G.
Hydrogeologist
Remediation & Redevelopment Program
Telephone (608) 275-3299

CC: Mr. Khalid Durrani, Advent Environmental Services, 10845 North Buntrock Ave. Mequon, WI 53092



VOL 1700 PAGE 478

FIGURE 4 PVOc CONCENTRATION IN CLOSURE SAMPLES - SOIL
TAG'S APPLIANCE
SHEBOYGAN, WISCONSIN

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 7/29/97
DRAWING # 950161.03K

1110757

WARRANTY DEED

vs 974 rec 924

REGISTER'S OFFICE
SHEBOYGAN COUNTY, WI
Received for Record the 24th day of Jan A.D. 1985 at 11:28 o'clock A.M., and Recorded in Vol. 974 of Records on page 924

Signature of Darlene J. Novis, Register

NHWM

This Deed, made between Colonial Bank, a Wisconsin corporation

Grantor, and Howard C. Gensch and Susan Gensch, husband and wife, as joint tenants with each other, and as tenants in common with Michael Tank and Cheryl Tank, husband and wife as joint tenants

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Sheboygan County, State of Wisconsin:

RETURN TO Colonial Bank 200 Green Bay Road Thionville WI 53092

Tax Parcel No: 425600

Lots numbered Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12) of Block Number Six (6), South Sheboygan, an addition to the City of Sheboygan, and the East Half of the vacated alley which lies West of Lots Three (3), Four (4), Five (5) and Six (6) and all of the vacated alley lying between Lots Seven (7), Eight (8), Nine (9), and Lots Ten (10), Eleven (11) and Twelve (12), according to the recorded plat thereof, excepting therefrom the following: Commencing in the North line of Ashland Avenue thirty-four (34) feet East of the West line of Lot Nine (9), Block Six (6), South Sheboygan running thence Northeasterly to a point in the West line of South 19th Street twenty-seven and seven tenths (27.7) feet South of the North line of Lot Seven (7), Block Six (6), South Sheboygan, thence South eighty-eight (88) feet to the Northwesterly right of way line of the Chicago & Northwestern Railway Company, thence Southwesterly along the said right of way line to the North line of Ashland Avenue, thence West 82 feet to beginning, Sheboygan County, Wisconsin.

\$ 720.00 FEE

555 7#2419 A00004.00
555 7#2419 A00720.00

JR TF

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

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Colonial Bank, a Wisconsin corporation warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record, if any, and zoning ordinances, and except taxes and assessments against said premises from and after January 1, 1985

and will warrant and defend the same.

Dated this 3rd day of January, 1985

COLONIAL BANK, a Wisconsin corporation

(SEAL) By: Richard A. Sheridan, President

Richard A. Sheridan, President

(SEAL) Attest: James T. Kurth, Secretary

James T. Kurth, Secretary

AUTHENTICATION

Signature(s)

authenticated this 3rd day of January, 1985

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Donald A. Levy

Attorney at Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Ozaukee County

Personally came before me this 3rd day of January, 1985, the above named

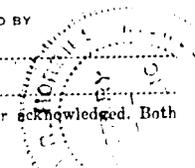
Richard A. Sheridan, President and James T. Kurth, Secretary of Colonial Bank, a Wisconsin corporation

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

Signature of Notary Public

Notary Public Ozaukee County, Wis.

My Commission is permanent. (If not, state expiration date: October 5, 1986)



503 JAN 7 AM 11 28

March 30, 2000

Mr. Thomas Holtan
City Engineer
City of Sheboygan
833 Center Avenue
Sheboygan, WI 53081

Re: Petroleum contaminated soil under the road right-of-way of Ashland Avenue, south of Tag's Appliance and Furniture, 1904 Ashland Avenue, Sheboygan, WI 53081
Advent Project No. 950161
BRRTS # 03-60-005122
PECFA Claim No. 53081-6128-04

Dear Mr. Holtan:

The purpose of this report is to inform you that petroleum-contaminated soil may have been present under the road right-of-way of Ashland Avenue, south of the Tag's Appliance and Furniture site, 1904 Ashland Avenue, Sheboygan, Wisconsin. This potential petroleum contamination may have migrated under the right-of-way from the leaking underground storage tanks (USTs) previously located at the Tag's Appliance and Furniture Site.

The Wisconsin Department of Natural Resources (WDNR) granted conditional site closure for the Tag's Appliance and Furniture Site. One of the conditions for closure is that we notify the City of Sheboygan of the presence of petroleum contaminated soil under the right-of-way of Ashland Avenue. The purpose of this notification is to allow you to plan for appropriate handling of the potential solid waste and also serve as notification for the safety and direct contact concerns to persons working in the event that construction activities in this area involve disturbing the contaminated soil.

The WDNR also stated that if the site conditions changed in the future and this residual contaminated soil is excavated, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. Depending upon the analytical results, the owner may also have to properly store, treat, or dispose of any excavated materials, and/or take special precautions during the excavation activities to prevent a direct contact threat to humans.

Advent Environmental Services completed an environmental site investigation for Tag's Appliance and Furniture site. The site investigation revealed that both soil and groundwater at the Tag's Appliance and Furniture site have been affected by petroleum contaminants. Advent's analysis suggested that the site has approximately 4,200 cubic yards (7,200 tons) of petroleum-contaminated soil exceeding WDNR NR 720 generic residual contaminant levels (RCLs). Approximately 5,750 tons of contaminated soil was accessible for excavation.

Advent developed soil site-specific residual contaminant levels (SSRCLs) for this site. Based on soil accessibility and the SSRCLs developed for this site, approximately 3,500 tons of petroleum contaminated soil required active remediation.

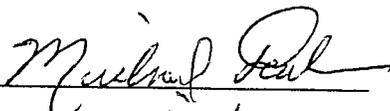
Advent completed an environmental remediation for the site in August 1997. They supervised the excavation of 3,453.75 tons of petroleum contaminated soil. The soil was transported to the Waste Management-Ridgeview RDF, Whitelaw, Wisconsin, for bioremediation treatment.

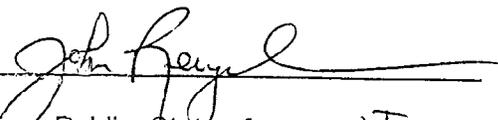
Laboratory analysis of soil samples collected from the excavation floor and walls confirmed that we successfully removed the majority of soil with gasoline range organics (GRO), diesel range organics (DRO), and petroleum volatile organic compound (PVOC) concentrations exceeding the site specific residual contaminant levels (SSRCL) developed for the site.

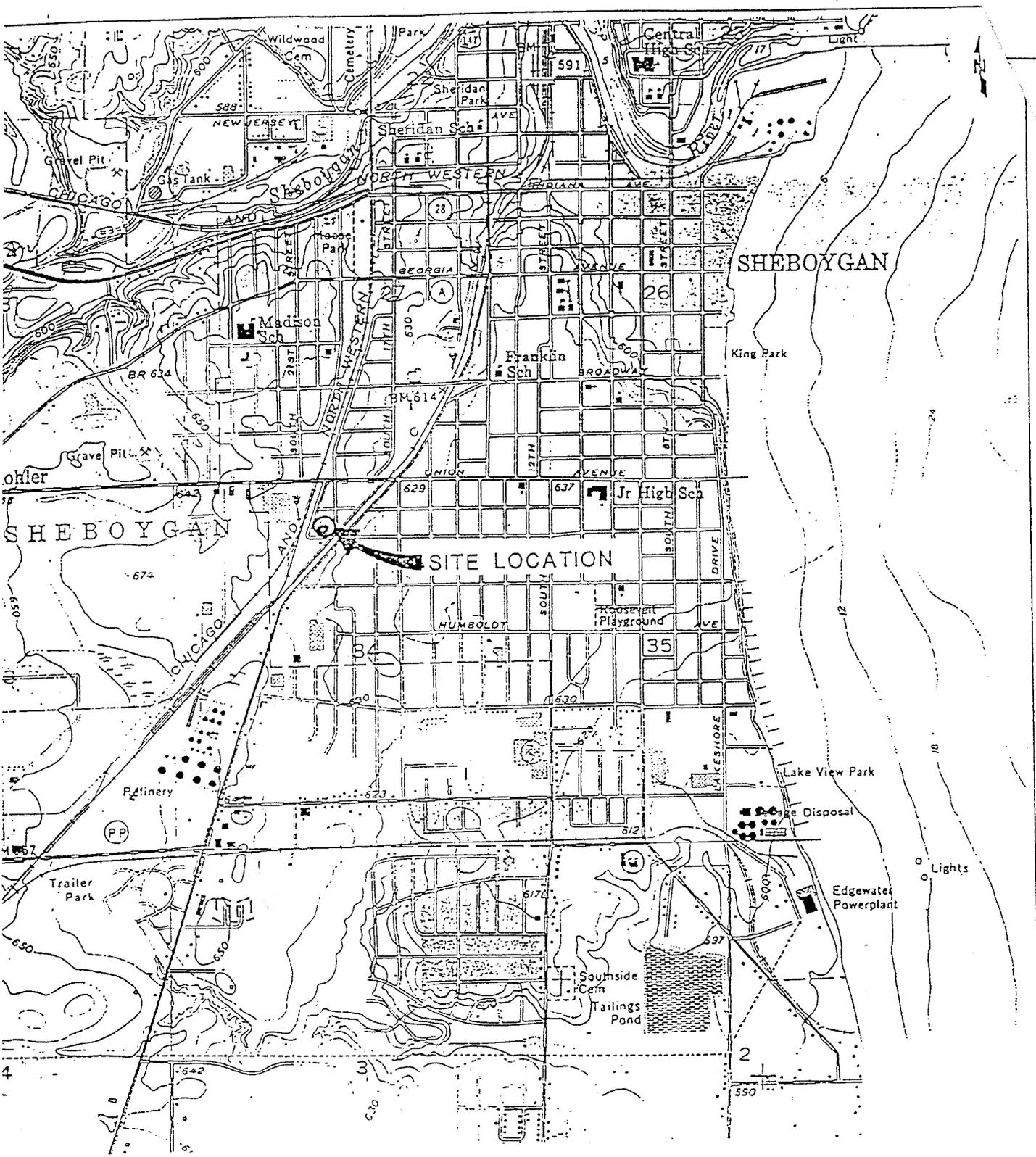
Because of the excavation constraints, some contaminated soil above the SSRCLs may have been present under the north side of the Ashland Avenue, south of the Tag's Appliance and Furniture property. The majority of remaining petroleum constituents seems to be bound to the soil and should not present a significant threat to groundwater in the future. I have enclosed a figure that indicates the approximate extent of remaining soil contamination. The contaminated soil is at approximately 9 feet below ground surface (bgs).

If petroleum-contaminated soil on the north side of Ashland Avenue, south of the Tag's Appliance and Furniture property, is encountered in the event of construction activities, the WDNR shall be immediately notified and the contamination shall be treated and disposed of in accordance with applicable laws. In such a case, we request that the City of Sheboygan allow the owner of the Tag's Appliance and his or her heirs to remediate the petroleum-contaminated soil located under the road right-of-way. The City of Sheboygan will have no financial obligations regarding remediation of the petroleum-contaminated soil associated with the former USTs located at the Tag's Appliance property.

IN WITNESS WHEREOF, the owners of the property have executed this document, this
3 day of April, 2000.

Signature: 
Printed Name: Michael Tank


Notary Public, State of WI
My commission 12/9/2001



NOTE:
 THIS MAP DEVELOPED FROM THE SHEBOYGAN, WISCONSIN
 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP.

SCALE (FEET): 0 2000

FIGURE 1 SITE LOCATION MAP
 TAG'S FURNITURE
 SHEBOYGAN, WISCONSIN



QUADRANGLE LOCATION
 NE1/4 NW1/4 SEC.34 T.15N. R.23E.

A D V E N T

ENVIRONMENTAL SERVICES, INC.
 DATE: 11/22/95
 DRAWING # 950161.01

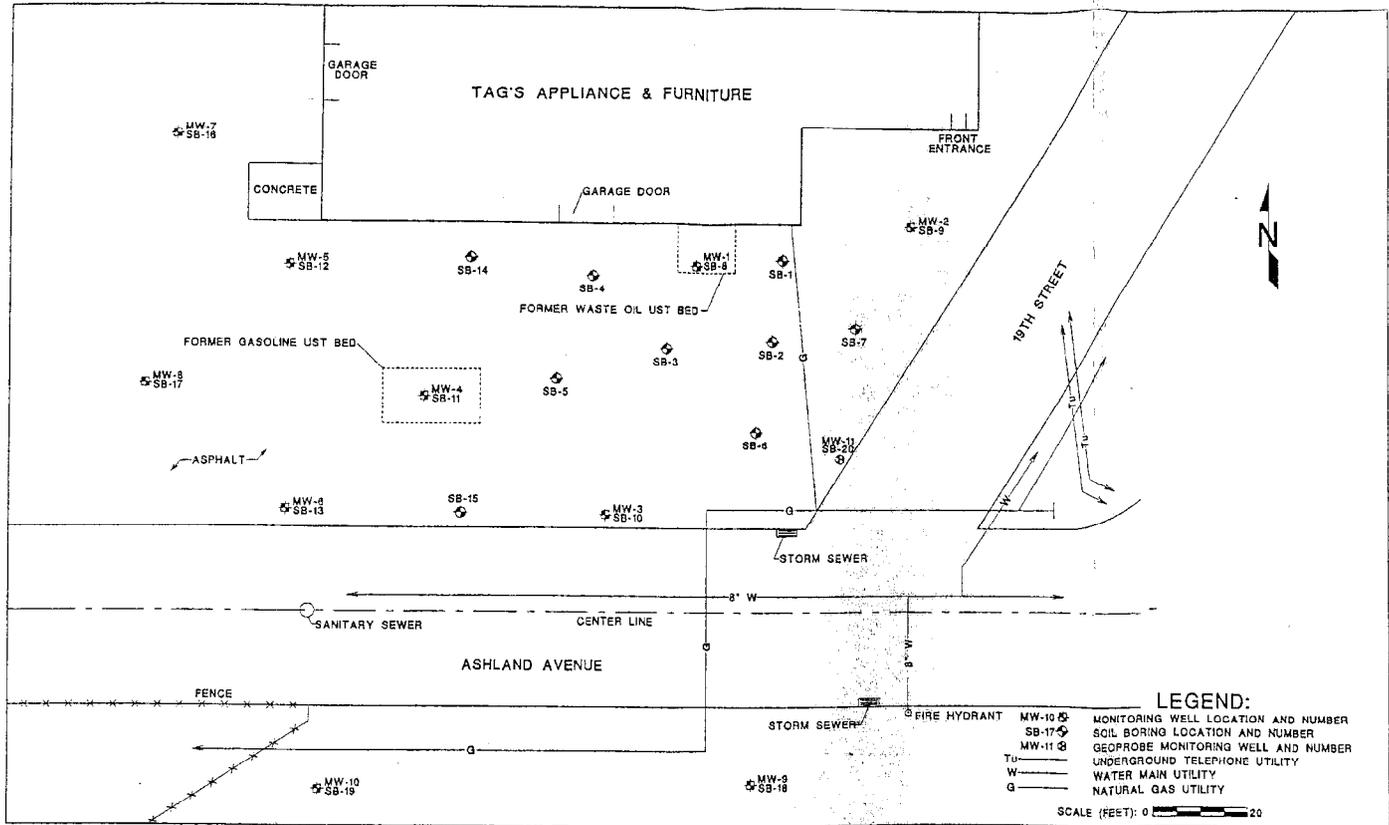


FIGURE 2 SITE FEATURES AND SOIL BORING AND MONITORING WELL LOCATIONS
TAG'S APPLIANCE
SHEBOYGAN, WISCONSIN

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 6/20/96
DRAWING # 950161.01B

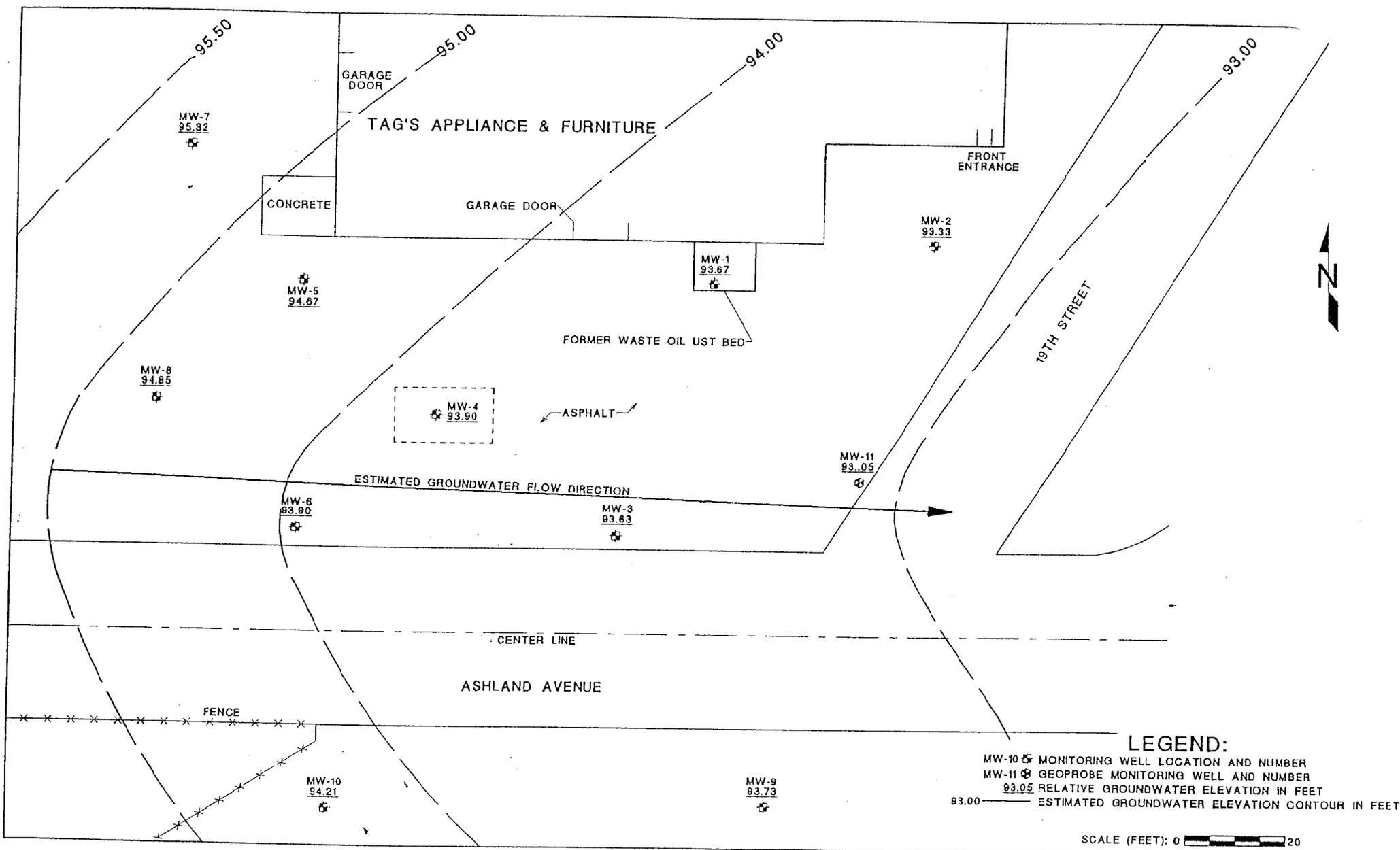


FIGURE 9 RELATIVE GROUNDWATER ELEVATIONS
TAG'S APPLIANCE
SHEBOYGAN, WISCONSIN

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 6/20/96
DRAWING # 950161.01G

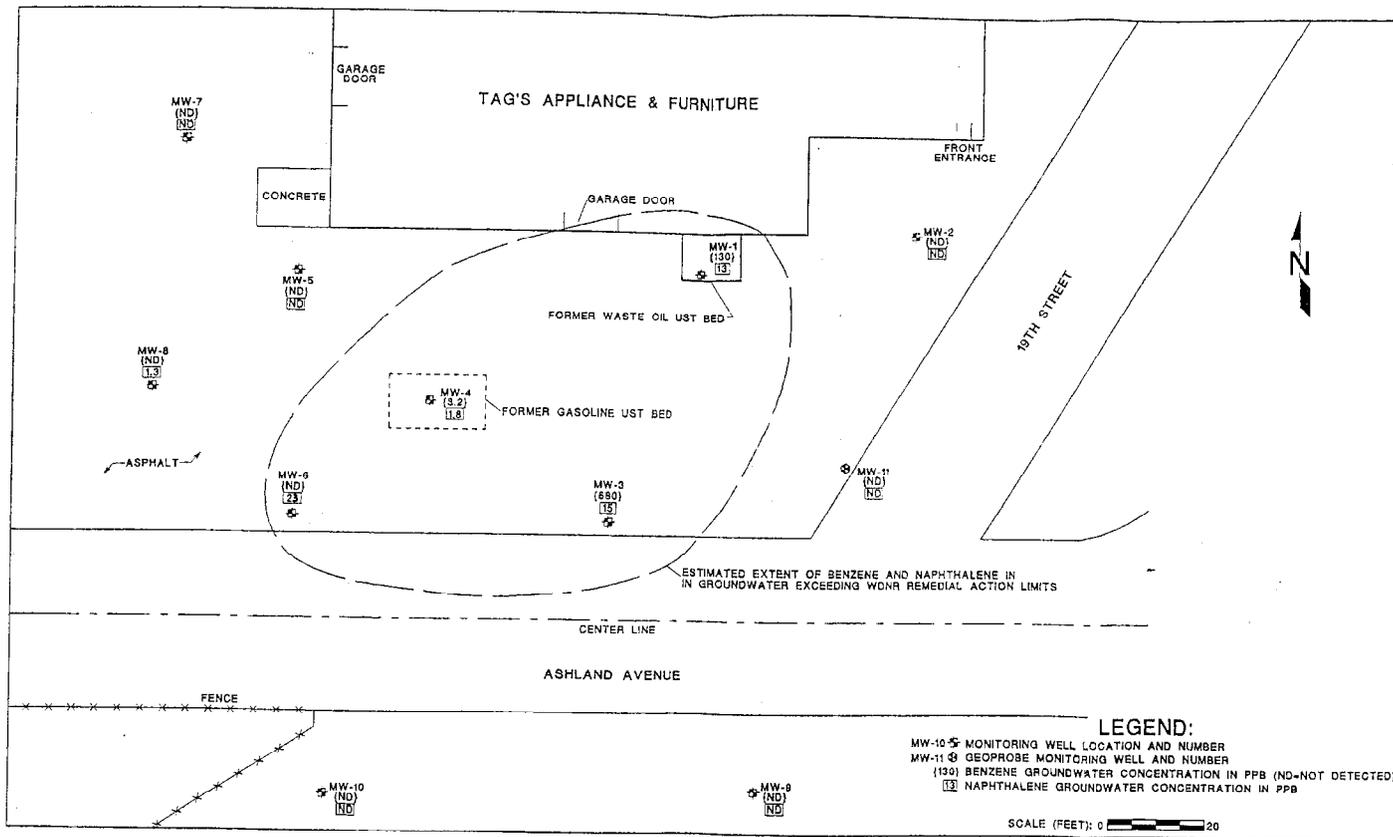


FIGURE 8 BENZENE AND NAPHTHALENE CONCENTRATIONS IN GROUNDWATER
TAG'S APPLIANCE
SHEBOGAN, WISCONSIN

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 6/20/96
DRAWING # 950161.01F

TABLE 1
ANALYTICAL RESULTS - GROUNDWATER MONITORING
TAG'S APPLIANCE AND FURNITURE
SHEBOYGAN, WISCONSIN

Sample	MW-1	RW-1	RW-1	RW-1	RW-1	RW-1	RW-1	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	NR 140	
	5/24/96	6/12/97	9/4/97	12/17/97	3/13/98	6/4/98	9/2/98	5/24/96	6/12/97	9/4/97	12/17/97	3/13/98	6/4/98	9/2/98	Remedial Action Limits	
GROs (ppb)	840	ND	ND	ND	ND	ND	ND	90	ND	ND	ND	ND	ND	ND	ES	PAL
DROs (ppb)	890	ND	110	130	ND	ND	ND	430	ND	240	ND	ND	ND	ND		
Total Lead (ppb)	ND	ND	NA	ND	NA	ND	NA	ND	ND	NA	3.3	NA	ND	NA	50	5
DO (ppm)	NA	0.44	0.23	0.54	0.21	0.65	0.4	NA	5.25	5.44	0.56	4.23	0.4	3.45	NS	NS
Iron (ppm)	NA	ND	0.21	0.26	NA	0.2	NA	NA	ND	ND	ND	NA	ND	NA	NS	NS
Manganese (ppm)	NA	0.084	0.14	0.14	NA	0.18	NA	NA	0.069	0.073	ND	NA	ND	NA	NS	NS
Nitrate (ppm)	NA	0.093	ND	0.34	NA	0.05	NA	NA	0.68	0.86	8.8	NA	5.8	NA	10	2
Sulfate (ppm)	NA	49	43	61	NA	80	NA	NA	92	83	120	NA	68	NA	NS	NS
VOCs (ppb) ¹																
Benzene	130	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5	0.5
Ethylbenzene	85	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	700	140
MTBE	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	60	12
Toluene	58	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	343	68.6
1,2,4-Trimethylbenzene	16	ND	ND	ND	ND	ND	ND	1.1	ND	ND	ND	ND	ND	ND	NS	NS
1,3,5-Trimethylbenzene	2.7	ND	2.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	NS
Xylene (total)	198	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.51	ND	620	124

Shaded areas indicate concentrations above ES.

Bold areas indicate concentrations above PAL.

Only VOCs detected are listed. For a complete list of VOCs and detections limits, see Attachment B.

ND=Not detected

NS=No standards

NA=Not analyzed

MTBE=Methyl-tert-butyl-ether

ppm=parts per million

ppb=parts per billion

TABLE 1
ANALYTICAL RESULTS - GROUNDWATER MONITORING
TAG'S APPLIANCE AND FURNITURE
SHEBOYGAN, WISCONSIN

Sample	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-4	RW-4	RW-4	RW-4	RW-4	RW-4	RW-4	NR 140		
Date	5/24/96	6/12/97	9/4/97	12/17/97	3/13/98	6/4/98	9/2/98	5/24/96	6/12/97	9/4/97	12/17/97	3/13/98	6/4/98	9/2/98	Remedial Action		
ANALYTE																Limits	
GROs (ppb)	1,200	370	430	350	810	620	160	260	680	ND	ND	ND	ND	ND	ES	PAL	
DROs (ppb)	1,900	ND	450	310	74,000	150	ND	3,400	130	470	100	ND	ND	150			
Total Lead (ppb)	ND	ND	NA	ND	NA	1.5	NA	ND	ND	NA	2.1	NA	1.7	NA	50	5	
DO (ppm)	NA	NA	0.95	0.18	0.28	0.1	0.29	NA	0.12	0.14	0.21	0.25	0.35	0.37	NS	NS	
Iron (ppm)	NA	0.059	0.52	1.7	NA	1.4	NA	NA	ND	0.33	0.22	NA	0.63	NA	NS	NS	
Manganese (ppm)	NA	0.1	0.25	0.21	NA	0.25	NA	NA	ND	0.074	0.27	NA	0.13	NA	NS	NS	
Nitrate (ppm)	NA	5.9	ND	ND	NA	ND	NA	NA	8	0.11	0.18	NA	ND	NA	10	2	
Sulfate (ppm)	NA	74	70	76	NA	30	NA	NA	42	23	28	NA	20	NA	NS	NS	
VOCs (ppb)¹																	
Benzene	680	96	80	50	160	110	29	3.2	ND	ND	ND	ND	ND	ND	5	0.5	
Ethylbenzene	65	19	37	37	59	92	29	ND	ND	ND	ND	ND	ND	ND	700	140	
MTBE	ND	6.2	4.5	ND	6.4	14	ND	ND	ND	ND	ND	ND	ND	ND	60	12	
Toluene	24	3.7	3.5	4.4	10	7.4	2	ND	ND	ND	ND	ND	ND	ND	343	68.6	
1,2,4-Trimethylbenzene	11	18	14	16	38	42	5.8	4.6	ND	ND	ND	ND	ND	ND	NS	NS	
1,3,5-Trimethylbenzene	5	5.6	5.5	1.4	4.8	2.7	1.3	3.4	ND	ND	ND	ND	ND	ND	NS	NS	
Xylene (total)	87.3	77	29	40	86	72	6.4	3.5	ND	ND	ND	ND	ND	ND	620	124	

Shaded areas indicate concentrations above ES.

Bold areas indicate concentrations above PAL.

Only VOCs detected are listed. For a complete list of VOCs and detections limits, see Attachment B.

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