

Phase 1 Environmental Site Assessment

**Hamachek Klockner Property
97 Ellis Street
Kewaunee, Wisconsin 54216**

Prepared for:

**Mr. Brian Kranz
City of Kewaunee
401 Fifth Street
Kewaunee, WI 54216**

September 2005

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97 Ellis Street
Kewaunee, Wisconsin 54216**

Submitted to:

**Mr. Brian Kranz
City of Kewaunee
401 Fifth Street
Kewaunee, WI 54216**

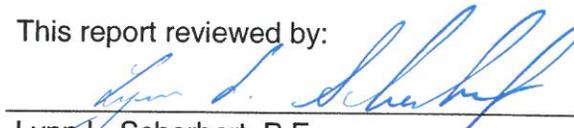
September 2005

This report prepared by:



Susan L. Andersen
Environmental Technician

This report reviewed by:



Lynn L. Scherbert, P.E.
Environmental Engineer

**AYRES
ASSOCIATES**

Engineers/Photogrammetrists/Scientists/Surveyors

N19 W24075 Riverwood Drive Suite 300
Waukesha, Wisconsin 53188
(262) 523-4488, FAX (262) 523-4477

Ayres Associates Project No. 53-0516.00

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Executive Summary

This Executive Summary provides a brief description of important project details. For completeness of information, the "Summary of Recognized Environmental Conditions", and "Recommendations" (below) have been copied verbatim from Section 7.0. All users of this report are advised to consult the body of the report for more information and greater comprehension of items and conditions described in the Executive Summary.

Project Scope

This report presents results of a Phase 1 Environmental Site Assessment (ESA) of the Hamachek Klockner property (the "subject property"). Ayres Associates performed the Phase 1 ESA for the City of Kewaunee in preparation for a pending property transaction and possible redevelopment.

The subject property is located in Kewaunee, Kewaunee County, Wisconsin (Appendix A, Site Location Figures). The objective of the Phase 1 ESA was to assess the environmental conditions of the subject property and surrounding areas to identify recognized environmental conditions that may adversely affect the subject property.

"Recognized environmental conditions" refer to the presence or likely presence of hazardous substances or petroleum products (see Introduction for full definition). "Historical recognized environmental conditions" refer to an environmental condition that would have been considered a recognized environmental condition in the past but may not currently be considered as such.

In conducting the Phase 1 ESA, Ayres Associates' work was performed in accordance with accepted engineering principles and practices, including ASTM Practice E 1527-00. Ayres Associates' findings are based on observations and data collected during a limited time period. It should be understood that a site walk over, by nature, is limited in its ability to fully assess the environmental conditions of a property. Ayres Associates does not assume responsibility for the discovery or elimination of adverse environmental conditions that possibly could cause accidents, injury, or damage.

Property Description

This 100-year-old industrial property consists of two parcels separated on the north and south by Ellis Street. North of the roadway, the parcel is irregular in shape and measures approximately 600 by 400-feet at its widest points. The parcel south of the roadway is almost rectangular in shape and measures approximately 150 by 550-feet.

Summary of Recognized Environmental Conditions

We have performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property. The Summary of Findings and Conclusions identifies known or suspected environmental conditions associated with the subject property, including recognized environmental conditions, historical recognized environmental conditions, de minimus conditions, and other environmental conditions as warranted. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

The site is registered as a RCRA generator. The site is no longer active.

Peeling paint (potentially lead based) was observed in areas accessible to passers by.

The subject property is listed as an open Environmental Repair Program Site. Storage and dumping of regulated materials as well as floor staining was observed or reported at the time of the site visit. Although this site is not closed by regulatory agencies, it appears that the investigation has stopped.

Adjoining parcels to the east and south are considered to be recognized environmental concerns to the subject property. A 12,000-gallon, fuel oil AST, formerly located at the west border of the adjoining property east, was removed without investigation. Numerous RCRA violations at Vollrath, immediately south, raise concerns about contamination migrating to the subject property.

Lead bearing paint and asbestos containing building materials are suspected to exist on the subject property structures. Any remodeling or demolition would require testing for the presence of these materials.

Recommendations

Based upon results of the Phase 1 ESA, additional environmental site assessment activities appear to be warranted for the subject property.

Update status of RCRA generator registration to reflect no longer a generator.

Peeling paint (possibly lead based) is present on doors located along the public sidewalk leading to the Lake Michigan shoreline. This paint constitutes a possible human health issue. Ayres recommends removing this paint following regulatory agency guidelines.

The subject property is an open, yet apparently inactive, Environmental Repair Program Site. A low-lying area between Butler and main building on north side of Ellis Street was reportedly the site of historic dumping of hydraulic oil. Soil and ground water beneath the wooden floors in the northern section of the main building should be tested for releases. Handling of paints, solvents, lubricants oils, and petroleum as well as the metal fabrication operations on this site suggest site wide testing of soils and ground water on the subject property would be prudent. Although some testing has been done on the subject property, Ayres recommends testing and/or retested to confirm findings or determine type and amount of contamination, and remediation strategies. All necessary measures should be taken to address potential concerns in preparation for closure by regulatory agencies.

Two adjoining properties should also be considered recognized environmental concerns to the subject property. A 12,000-gallon fuel oil AST removed from adjoining property east of the northeast portion of the subject property. We have been unable to find any evidence of investigation with regards to the tank removal. Additionally, the Vollrath Company, immediately south of the subject property has had numerous RCRA violations and should be considered an issue of concern. Vollrath was also previously located immediately west and up gradient of the subject property's northwest edge.

Remodeling or razing of the buildings on the subject property would require lead paint and asbestos surveys.

Authorized Use of Phase 1 ESA Report

This report is intended for the sole use of the City of Kewaunee. Ayres Associates does not assume liability for use of the report by unauthorized parties.

Introduction

Project Name: Hamachek Klockner Property
97 Ellis Street
Kewaunee, Wisconsin 54216

Job Number: 53-0516.00

Site Visit Date: August 16, 2005

Project Scope

This report presents results of a Phase 1 Environmental Site Assessment (ESA) of the Hamachek Klockner property (the "subject property"). Ayres Associates performed the Phase 1 ESA for the City of Kewaunee in preparation for a pending property transaction and possible redevelopment.

The subject property is located in Kewaunee, Kewaunee County, Wisconsin (Appendix A, Site Location Figures). The objective of the Phase 1 ESA was to assess the environmental conditions of the subject property and surrounding areas to identify recognized environmental conditions that may adversely affect the subject property.

"Recognized environmental conditions" refers to the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures or into the ground, ground water, or surface water that may affect the subject property. Recognized environmental conditions include hazardous substances or petroleum products even under conditions in compliance with applicable laws and is not intended to include *de minimus* conditions. *De minimus* conditions generally do not present a material risk of harm to public health or the environment and generally would not be the subject of an environmental action if brought to the attention of appropriate governmental agencies.

"Historical recognized environmental condition" refers to an environmental condition that would have been considered a recognized environmental condition in the past but may not be considered as such currently.

To assess the environmental conditions of the subject property, Ayres Associates performed the following tasks: (1) research into subject property history to identify prior uses and owners; (2) interviews with appropriate governmental staff and review of government agency records to identify environmental conditions affecting the subject property; (3) review of available aerial photographs of the subject property and surrounding area; (4) review of published geological and hydrological information concerning the subject property and surrounding areas; (5) a site visit to the subject property and surrounding areas to observe environmental conditions; and (6) preparation of a report documenting findings and offering recommendations for further investigation deemed necessary and appropriate (Appendix D, Scope of Services).

A commercial database service provided an environmental records search. Search results are attached as Appendix C, Environmental Records Search Report.

Industry standards for Phase 1 ESA provide the following non-exclusive list of non-scope considerations, which typically are not included in a Phase 1 ESA: asbestos-containing materials (ACM), radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high-voltage power lines. These and

other environmental conditions may be included in the scope of services at the request of the client.

In conducting this Phase 1 ESA, Ayres Associates' work was performed in accordance with accepted engineering principles and practices, including ASTM Practice E 1527-00. Ayres Associates' findings are based on observations and data collected during a limited time period. It should be understood that a site walk over, by nature, is limited in its ability to fully assess the environmental conditions of a property. Ayres Associates does not assume responsibility for the discovery or elimination of adverse environmental conditions that possibly could cause accidents, injury, or damage.

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1.0 General Project Information

1.1 Client Name, Address, and Telephone Number

Mr. Brian Kranz, Administrator
City of Kewaunee
401 Fifth Street
Kewaunee, WI 54216
920-388-5000

1.2 Subject Property Name and Address

Hamachek Klockner Property
97 Ellis Street
Kewaunee, Wisconsin 54216

1.3 Subject Property Owner Name and Address

Klockner KHS Inc.
880 Bahall Court
Waukesha, Wisconsin 53186

1.4 Legal Description and Zoning of Subject Property

See also Appendix A, Site Location Figures

The subject property is located in the southwest quarter of the southwest quarter of Section 17, Township 23 North, Range 25 East (SW1/4 SW1/4, Sec. 17, T23N, R25E), Kewaunee County, Wisconsin. The property has been zoned Heavy Industrial by the City of Kewaunee.

2.0 Subject Property Description

See also Appendix B, Site Visit Photographs.

2.1 General Description

This 100-year old industrial property consists of parcels located both north and south of Ellis Street. Numerous buildings of varying age and historical usage are located on the subject property.

2.2 Physical Dimensions

North of the roadway, the parcel is irregular in shape and measures approximately 600 by 400-feet at its widest points. The parcel south of the roadway is almost rectangular in shape and measures approximately 150 by 550-feet.

2.3 Physical Description of Buildings

Four buildings are located along the south side of Ellis Street and are described as follows:

An old School house was moved to the subject property from off site over thirty years ago. This building has been used for minimal storage. It measures approximately 50 by 25-feet and is two stories with wooden floors and ceilings and plaster walls. This structure is located at the southwestern most corner of the subject property.

The remainder of buildings described below, have been present in some configuration since the early 1900's. Lead paint and asbestos containing building materials are likely on windows and piping and/or water tanks. Concrete floors are in poor condition with the presence of fissures or cracks that would allow the transport of spilled materials to soils beneath the building.

The second building on this site, just east of the schoolhouse, is a single story wood shop. This pole type building measures approximately 225 by 75-feet. This structure has concrete floors with no floor drains observed. This building was used for manufacture and storage and contains a paint spray room/booth.

Third is the single story wood working mill. This brick structure measures approximately 100 by 200-feet. Historically used for storage of machinery and parts, at one time was in use as a wood mill. This structure is located along Ellis Street toward the east end of the parcel.

A fourth building, measuring approximately 15 by 20-feet is located immediately south of the wood working mill. This building was used for storage of wood and at the time of the site walk over we observed approximately 120-gallons of waste oil stored here.

Five buildings are present on the north Side of Ellis Street and are described below:

At the southwest corner of this parcel is a Quonset style building measuring approximately 150 by 60-feet. This structure has concrete floors with corrugated steel construction. The walls and ceiling of this structure have a spray on insulation, which

could contain asbestos. The concrete floors in this building contained floor drains, which lead to the storm sewers. This building has been used for storage, painting, and manufacturing.

North of the Quonset building is the Butler building measuring approximately 50 by 75-feet. This single story structure has a wood frame with concrete floors. This structure has been used for painting.

There are two small sandblasting buildings, single story, measuring approximately 30 by 60-feet, with concrete floors and wood frames. These structures were used for sandblasting machinery and parts.

The main building on the subject property is a two-story structure with a partial basement. Although irregular in shape, it measures approximately 200 by 300-feet. This building has been used for manufacturing, storage, and painting. It also contains several offices on both floors. The northern half of this building has deteriorating concrete floors, which show evidence of a former smelting operation. There is no basement beneath this section. The southern half of this structure has a second floor with wooden floors. This space was mostly used for storage and the manufacture of tarps. The basement, which contains three sumps, only one of which is still working, was mostly used for storage. Large portions of the first floor of this building contain floors made up of sawn boards, placed on end to form a sort of tile. This building contains numerous windows and pipes that may contain lead paint and/or lead based paints. All floors in this facility were stained with oil, water, dried powdered paint, and potential solvents. Ayres observed a three quarters full, open, 55-gallon drum of oil (reportedly hydraulic oil) during the walkover.

2.4 Surrounding Land Use

Surrounding land use includes, manufacturing to the south, municipal well to the east, Kewaunee River to the north, and residential and commercial to the west.

2.5 Physiographic Setting

Topography

The subject property is mostly level with some gentle sloping.

Soils

The general soil map of Kewaunee County describes the site soils as being Hortonville-Symco, nearly level to very steep, well-drained and somewhat poorly drained soils that have a moderately fine textured subsoil underlain by medium textured glacial till. More specifically the site is identified as Udorthents with 0 to 6 percent slopes, mostly level to gently sloping. These soils are in or near cities and villages where the soils have been altered by excavating, filling or leveling. Previous investigations in the vicinity of the subject property have indicated that there are 3-feet of gray sand and gravel fill underlain by 8-feet of sand and gravel. From 11 to 12-feet below ground level gray silty sand was encountered.

Surface Water

There is no surface water on the subject property. The nearest body of water is Lake Michigan, which lies approximately 200-feet east, and the Kewaunee River approximately 100-feet north of the subject property buildings.

Ground Water

Ground water is mapped as flowing east/southeast toward Lake Michigan, and has been found by others to be at 4 to 7-feet below ground surface.

Bedrock

Bedrock geology is mapped as Silurian age dolomites, undifferentiated, 0-750-feet in thickness.

2.6 Utility Lines and Facilities Serving the Subject Property

The subject property is served by municipal Water and Sewer utilities. Wisconsin Public Service provides Natural Gas and electricity.

3.0 Ownership and Land-Use Review

3.1 Ownership History

Klockner KHS Inc., who purchased the property from Hamacher in 1983, currently owns the subject property. Hamacher had been the owner of record from the late 1800s.

3.2 Land Use History

The subject property has been in use for the manufacture of farm machinery since the late 1800s and an iron foundry operated on the site from 1877 until 1991. In 1983, Klockner purchased the property and continued to use the site as a foundry until 1991, and for manufacturing and painting of machinery until 1998. The site was leased by Kewaunee Machine Company, which operated as a metal machining and fabrication facility until recently. At various times the land was also the site of milling operations and has been used for storage of machinery. Areas where there are no buildings present were used for parking machinery. Over 30 years ago an old school building was moved from off site to the southwest corner of the subject property. That building has been used for some minimal storage but has otherwise been vacant.

3.3 Aerial Photographs

Aerial photographs dated 1961, 1967, and 1974 were reviewed for evidence of adverse environmental conditions. The elevation at which these photographs were taken provides little detail. However the property appears much as it does today in all aerial photographs reviewed for this assessment.

3.4 Sanborn Fire Insurance Maps

Sanborn map coverage was reviewed at the Wisconsin Historical Society on the University of Wisconsin Campus. This is one of the most comprehensive collections in the state. Coverage of the subject property for the years 1885, 1892, 1898, 1905, 1911, 1923, 1933, and 1941 were reviewed.

1885: Only the eastern portion of the property is visible on this map. South of Ellis there are warehouse and two small buildings. North of Ellis are a Machine shop, Foundry, well and pump, wood working building and an oil room. These are listed under the ownership of Hamacher and Joinda.

1892: Again coverage is of the eastern portion. South of Ellis are three buildings associated with agricultural implements. North of Ellis is labeled Pearl Button Factory, lumber, wood piles, scattered lumber, oil room, old iron, grinding, rattle box, and machine sewing shop. The property is labeled F. Hamacher Foundry and Machine Shop.

1898: Eastern portion of property coverage. South of Ellis includes a livery and Hand Printing Hall on the adjoining property south. The subject property contains four buildings all labeled Agricultural Implements. North of Ellis is F Hamacher Foundry and Machine Shop. Buildings are labeled machine shop, foundry, storage, pattern

warehouse and storage. This map also indicates lumber piles and storage. North of the subject property are Hay Press Barn and Pabst Beer Depot along the river.

1905: The subject property remains as it did on the previous map. This map indicates vacant property between the subject property and Lake Michigan. The adjoining property along the river now lists Kewaunee Grain Company, Elevator and Feed Mill scales, offices, and baled hay. In addition a coal shed is indicated northwest of the subject property.

1911: The only changes from the previous map are that the western most building on the north side of Ellis is labeled "building not used", and there is now additional coal storage directly north of the subject property along the river.

1923: The adjoining property to the south is now labeled Leyse Aluminum Co., Manufacturers of aluminum ware. The subject property shows little or no change, although one of the small buildings is labeled coal shed.

1933 and 1941: Little or no change associated with the subject property or adjoining properties.

3.5 City Directories

Historical City Directories at the Wisconsin Historical Society on the University of Wisconsin Campus were reviewed for this assessment. This is one of the most comprehensive collections of City Directories in the state. This collection includes no coverage for the City of Kewaunee.

3.6 History of Operations Involving the Generation, Storage or Disposal of Regulated Hazardous Materials

Research and interviews during this Environmental Site Assessment have revealed evidence of generation, storage, and disposal of regulated Hazardous materials on the subject property historically. Since the facility has ceased operation the owner has had all containers of chemicals, solvents, oils, etc. gathered into one area of the Main Manufacturing building located on the northern side of the subject property. Here Ayres Associates observed approximately seventy-five 55-gallon drums along with some smaller drums and buckets. Some are labeled, although not always accurately. In addition Mike Stangel, City of Kewaunee, reported that he had removed and disposed at a local landfill, large amounts of sand/slag from the property both inside buildings and outside. Fuels, oils, machining coolants, and lubricants have been handled on site as well as petroleum-based hydraulic oils and paint. This property has been in use as a metal manufacturing facility for more than 100 years. In the late 1800's and early 1900's, chemical handling was much less stringent than it is today. A former employee of this facility, who does not wish to be named, reported that years ago the disposal practices for hydraulic oil and solvents or chemicals included dumping buckets outside the building in gravel or parking areas.

3.7 Environmental Liens, GIS Registry, and Adverse Conditions

The Department of Natural Resources Geographic Information System (GIS) Registry did not include registration of the subject property. The City of Kewaunee Fire

Department has historically recorded a letter of non-compliance for open burning of plastic paint containers in the on site incinerator (1990) and several minor fire code violations (1986, 1987, 1990). As a member of the Kewaunee Fire Department, Mike Stangel stated he is aware of numerous issues of concern.

4.0 State of Wisconsin Environmental Data Review

See also Appendix C Environmental Records Search Report

4.1 "Inventory of Sites or Facilities Which May Cause or Threaten to Cause Environmental Pollution"

ASTM Radius 0.5-mile

The "Inventory" is a listing of sites requiring corrective action not covered under the authority of WDNR's Spill Program, Leaking Underground Storage Tank (LUST) Program, or other WDNR programs. Inventory sites are eligible for remediation under the authority of the Environmental Fund. Updated September 2000.

- Subject Property not included on list WDNR Bureau for Remediation and Redevelopment
- Inventory includes no sites within the ASTM radius of 0.5-mile

4.2 Spills of Hazardous Materials

ASTM Radius 0.25-mile

The WDNR "List of Spill Sites" identifies incidents of potentially hazardous material releases and is updated regularly. Spills were either remediated promptly or transferred to WDNR programs (Environmental Repair Program, LUST Program, etc.). Updated May 2005.

- Subject Property not included on list WDNR Bureau for Remediation and Redevelopment
- List of spills includes three sites within the ASTM radius of 0.25-mile. Two of these sites are west on Ellis Street more than 300-feet and the third is more than 1,000-feet northwest. Contamination from Parkos Oil, 302 Ellis, has been documented to have migrated east approximately 100-feet and the site has now been closed to further remediation. It is unlikely that the contamination would migrate to the subject property. Therefore Ayres Associates does not consider any of these spill sites to be a recognized environmental condition with respect to the subject property.

4.3 Leaking Underground Storage Tank (LUST) Report

ASTM Radius 0.50-mile

The WDNR "List of Leaking Underground Storage Tank Sites" identifies all LUST cases undergoing remedial investigations and all LUST cases that have been closed to further remediation by WDNR; the list was updated January 2005.

- Subject Property is not included on list WDNR Bureau for Remediation and Redevelopment
- Twelve Leaking Underground Storage Tank sites were identified within the 0.50-mile ASTM radius. LUST sites that are located up gradient from the subject property with respect to ground water flow are closed. US Postal Service, 119 Ellis Street, (0331000718). The site has been closed since 1995 and the media affected was soil

only. Parkos Oil, has been documented as causing off site contamination with the WDNR GIS registry. All other LUST sites are located side or down gradient and at distances of 475-feet or more.

The presence of these facilities does not necessarily mean that they will adversely affect surface or subsurface conditions at the subject property. It is the opinion of Ayres Associates that none of these sites present any reasonable potential for environmental liability to the subject property.

4.4 Environmental Repair Program

ASTM Radius 0.5-mile

The Environmental Repair Program (ERP) list identifies sites other than LUST sites that have been contaminated soil and/or ground water, including older historic releases to the environment. Updated May 2005.

- Subject Property is included on list WDNR Bureau for Remediation and Redevelopment. Kewaunee Machine Co, Inc. Klockner, 97 Ellis Street, 0231249094, open. Data base information includes contamination of soil and ground water by solvents, industrial chemicals, and petroleum. This contamination was first discovered in 2000 and the investigation is ongoing. Petroleum related compounds have been detected in the site soil and groundwater. Chlorinated compounds have not been found in soils, but have been detected in groundwater. Low concentrations of petroleum-related compounds and Vinyl chloride have been detected in the site soil and ground water. In January of 2002, a closure request was submitted to the WDNR. That request was denied, as the site is still open. We have found no evidence that any further work has been performed at the site. This constitutes a recognized environmental condition to the subject property.
- Eight additional ERP sites were identified within the 1.0-mile ASTM radius of the subject property. Again the listing for Parkos Oil, is nearby and up gradient, however the site has been closed with off site contamination registered on the WDNR GIS registry. The remainder of ERP sites are located side or down gradient with respect to ground water flow, and at distances that preclude them from being recognized environmental concerns to the subject property.

4.5 Registered Storage Tanks

ASTM Radius 0.25-mile Wisconsin Department of Commerce

4.5.1 Underground Storage Tanks (USTs)

Seven Registered USTs sites were identified within the 0.25-mile ASTM radius, in the State of Wisconsin's most current registration database updated May 2005. The closest sites are further described below.

- General Housewares (Glenn Utke), 203 Ellis, two 275-gallon chemical USTs abandoned without product in 1987. These tanks are not on an adjoining property and since they were emptied prior to closure they are not a recognized environmental concern to the subject property.
- Parkos Oil, 302 Ellis, closed removed gasoline USTs include: two 500-gallon, two 1,000-gallon, two 2,000-gallon and one 4,000-gallon
In addition Parkos has a 3,000-gallon and a 5,000-gallon gasoline UST in use. These

two in use tanks are new with all the spill protection devices required by regulatory agencies. They are not a recognized environmental concern to the subject property.

- City of Kewaunee (Frederick Dana) lists 200 Harrison, a 300-gallon leaded gasoline UST, closed removed in 1992, and 213 Harrison Street, as the site of a UST of unknown size and content, abandoned without product. Listings for Dana and the City are duplicated several times. These are not on adjoining properties and as such should not affect surface or subsurface conditions at the subject property.
- Walter Kacer, 223 Harrison, lists a single, closed removed, 750-gallon leaded gasoline UST. This property has been redeveloped and is not immediately adjoining the subject property. This is not a recognized environmental concern to the subject property.

4.5.2 Aboveground Storage Tanks (ASTs)

Registered ASTs were identified on two directly adjoining properties in the State of Wisconsin's most current registration database updated May 2005.

- Parkos Oil has a 275-gallon waste oil AST in use on there property. Distance precludes this from being a recognized environmental concern to the subject property.
- The City of Kewaunee closed and removed a 12,000-gallon fuel oil AST from 77 Ellis St. Ayres Associates could find no documentation of investigations taking place at the time of removal. This tank was located immediately east of the subject property and immediately north of two City of Kewaunee municipal wells. This tank, even though closed could be considered a recognized environmental concern to the subject property.

4.6 "Registry of Waste Disposal Sites In Wisconsin, July 2002 Update"

ASTM Radius 0.50-mile

The "Registry" contains a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited. Inclusion of a site on the Registry is not intended to suggest that environmental problems have occurred, are occurring, or will occur.

- Subject Property not included on list WDNR Bureau of Waste Management
- Waste Disposal sites were not identified within the 0.50-mile ASTM radius of the subject property

4.7 Currently Licensed Landfills

ASTM Radius 0.50-mile

- Subject Property not included on list WDNR Bureau of Waste Management
- Currently Licensed Landfills were not identified within the 0.50-mile ASTM radius of the subject property

5.0 Federal Environmental Data Review United States Environmental Protection Agency (EPA)

See also Appendix C Environmental Records Search Report

5.1 “National Priorities List (NPL)”

ASTM Radius 1.0-mile

The “NPL” identifies uncontrolled or abandoned hazardous waste sites requiring priority remedial action under the EPA's Superfund Program.

- Subject Property not included on list
- NPL Sites were not identified within the 1.0-mile ASTM radius of the subject property

5.2 “Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List”

ASTM Radius 0.50-mile

Sites included on the “CERCLIS List” have been or are being investigated by the U.S. EPA for release or threatened release of hazardous substances to determine priority status for possible inclusion to the NPL (Superfund) List.

- Subject Property not included on list
- CERCLIS sites were not identified within the 0.50-mile ASTM radius of the subject property

5.3 Hazardous Waste Facilities Licensed Under the Resource Conservation and Recovery Act (RCRA)

5.3.1 Treatment, Storage, or Disposal (TSD) Facilities ASTM Radius 0.5-mile

- Subject Property not included on list
- TSD facilities were not identified within the 1.0-mile ASTM radius of the site

5.3.2 Generators and Handlers (RCRA Notifiers) ASTM Radius 0.25-mile

- Subject Property includes one listing on this database. Kewaunee Machine Co. Inc., 97 Ellis Street, 1 violation resolved in March of 2003, less than two months after it was reported. This company is no longer operating on the subject property and therefore this listing should be updated to reflect that change. The Vollrath Co. LLC, 23 Kilbourn Street, lists ten violations between 1991 and 1999. They generate ignitable waste. This site is immediately south of the subject property and could affect the surface and subsurface conditions on both parcels. Ayres Associates observed a pipe apparently coming from the interior of the Vollrath building leading to the surface at the south side of the subject property. This could be a recognized environmental condition in regards to the subject property.
- RCRA Notifiers were identified on six additional properties within the 0.25-mile ASTM radius of the site. All of these sites are listed as small quantity generators. Svoboda Industries lists one violation, which was resolved the same day it was listed, and that

property has been redeveloped in recent years. General Housewares, 203 Ellis Street, no violations. These sites are not considered recognized environmental conditions with respect to the subject property.

5.4 Corrective Action Sites Resource Conservation and Recovery Information System

ASTM Radius 1.0-mile

The CORRECTS database includes RCRIS sites with reported corrective action.

- Subject Property not included on list
- CORRECTS identified one site within the 1.0-mile ASTM radius of the subject property. Key Terminals Inc, North Main Street, is located more than 4,500-feet of the subject property. It is side gradient with respect to ground water flow. It is the opinion of Ayres Associates that this site will not affect the surface or subsurface conditions of the subject property.

5.5 Emergency Response Notification System

ASTM Radius Subject Property

ERNS is a national database, which contains information on specific notification of releases of oil and hazardous substances into the environment. The system stores data regarding the site of the spill, the material released, and the medium into which it occurred.

- Subject Property not included on list

6.0 Site Reconnaissance

6.1 Subject Property Observations

See also Sections 2.1, 2.2, 2.3, 2.5, and 6.2 and Appendix B, Site Visit Photographs.

The subject property is comprised of parcels both north and south of Ellis Street in Kewaunee, Wisconsin. The two parcels are both waterfront properties. The parcel south of Ellis Street shares its eastern border with Lake Michigan. The parcel north of Ellis Street lies immediately south of the Kewaunee River.

The parcels are mostly level, although a small, somewhat lower lying area was observed just west of the main building and southeast of the Butler building on the northern parcel. This low-lying area is said to hold water during wet weather and is also where historically, workers reportedly dumped containers of hydraulic oil. At the time of Ayres Associates site visit, the City of Kewaunee was suffering from drought conditions (as little as 0.25-inch of rain this season). Although very little healthy vegetation was visible, we are uncertain whether that is owed more to the weather or suspected contamination. Much of the grounds are covered with either deteriorating pavement or sand and gravel.

Although the approach through downtown Kewaunee toward Lake Michigan contains many old buildings, they appear well maintained. The subject property is in very poor aesthetic condition with little or no vegetation and deteriorating structures. Graffiti was observed on some indoor walls, which could indicate that vandals are finding ways to access the structures.

6.1.1 Hazardous Materials Storage and Use

Storage and use of hazardous materials were observed on the subject property. Since the facility has ceased operation the owner has had all containers of chemicals, solvents, oils, etc. gathered into one area of the main manufacturing building located on the northern side of the subject property. Here Ayres Associates observed approximately seventy-five 55-gallon drums along with some smaller drums and buckets. Some are labeled, although not always accurately. In addition Mike Stangel, City of Kewaunee, reported that he had removed and disposed at a local landfill, large amounts of sand/slag from the property both inside buildings and outside. This property has been in use as a metal manufacturing facility for more than 100 years. In the late 1800's and early 1900's, chemical handling was much less stringent than it is today. A former employee of this facility, who does not wish to be named, reported that years ago the disposal practices for hydraulic oil and solvents or chemicals included dumping buckets outside the building in gravel or parking areas.

*Reinspection Station
9/2
General MGR*

6.1.2 Elevated and/or Pad-Mounted Electrical Transformers

Nine pole mounted electrical transformers were observed on three poles on the subject property. According to the owner, Wisconsin Public Service, six of these transformers are Manufacturer PCB Free Certified. The remaining three transformers, located on pole # 46 FF62, have not been tested for PCB content. The transformers appeared to be new and no leakage or spillage was observed or reported.

6.1.3 Aboveground or Underground Storage Tanks (ASTs or USTs) Containing Hazardous Substances and/or Petroleum Products

Storage tanks were not observed on the subject property.

6.1.4 Potable Water Supplies

Potable water is supplied to the subject property by the City of Kewaunee.

6.1.5 Wastewater Treatment

Wastewater treatment is provided to the subject property by the City of Kewaunee.

6.1.6 Storm Water Management

Storm water is managed on the subject property by the City of Kewaunee.

6.1.7 Pits, Ponds, and Lagoons

These features were not observed or reported, on the subject property.

6.2 Building Observations

(See also Section 2.3)

Four buildings are located along the south side of Ellis Street and are described as follows:

An old School house was moved to the subject property from off site over thirty years ago. This building has been used for minimal storage. It measures approximately 50 by 25-feet and is two stories with wooden floors and ceilings and plaster walls. This structure is located at the southwestern most corner of the subject property.

The remainder of buildings described below, have been present in some configuration since the early 1900's. Lead paint and asbestos containing building materials are likely on windows and piping and/or water tanks. Concrete floors are in poor condition with the presence of fissures or cracks that would allow the transport of spilled materials to soils beneath the building.

The second building on this site, just east of the schoolhouse, is a single story wood shop. This pole type building measures approximately 225 by 75-feet. This structure has concrete floors with no floor drains observed. This building was used for manufacture and storage and contains a paint spray room/booth.

Third is the single story wood working mill. This brick structure measures approximately 100 by 200-feet. Historically used for storage of machinery and parts, at one time was in use as a wood mill. This structure is located along Ellis Street toward the east end of the parcel.

A fourth building, measuring approximately 15 by 20-feet is located immediately south of the wood working mill. This building was used for storage of wood and at the time of the site walk over we observed approximately 120-gallons of waste oil stored here.

Five buildings are present on the north Side of Ellis Street and are described below:

At the southwest corner of this parcel is a Quonset style building measuring approximately 150 by 60-feet. This structure has concrete floors with corrugated steel construction. The walls and ceiling of this structure have a spray on insulation, which could contain asbestos. The concrete floors in this building contained floor drains, which lead to the storm sewers. This building has been used for storage, painting, and manufacturing.

North of the Quonset building is the Butler building measuring approximately 50 by 75-feet. This single story structure has a wood frame with concrete floors. This structure has been used for painting.

There are two small sandblasting buildings, single story, measuring approximately 30 by 60-feet, with concrete floors and wood frames. These structures were used for sandblasting machinery and parts.

The main building on the subject property is a two-story structure with a partial basement. Although irregular in shape, it measures approximately 200 by 300-feet. This building has been used for manufacturing, storage, and painting. It also contains several offices on both floors. The northern half of this building has deteriorating concrete floors, which show evidence of a former smelting operation. There is no basement beneath this section. The southern half of this structure has a second floor with wooden floors. This space was mostly used for storage and the manufacture of tarps. The basement, which contains three sumps, only one of which is still working, was mostly used for storage. Large portions of the first floor of this building contain floors made up of sawn boards, placed on end to form a sort of tile. This building contains numerous windows and pipes that may contain lead paint and/or lead based paints. All floors in this facility were stained with oil, water, dried powdered paint, and potential solvents. Ayres observed a three quarters full, open, 55-gallon drum of oil (reportedly hydraulic oil) during the walkover.

6.3 Adjoining Property Observations

(See also Section 2.4)

North of the subject property is a band shell erected by the city in recent years and the Kewaunee River. East is a structure belonging to the city, which is the site of a municipal well and also a large aboveground fuel oil tank, removed without investigation data. South of these parcels is Vollrath Co, a manufacturing facility with a rather questionable history regarding contamination. West are business properties.

6.3.1 Hazardous Materials Storage and Use

Storage and/or use of hazardous materials were reported on the Vollrath property, which lies immediately south of the subject property. This is a manufacturing facility with a history of violations on the RCRA database.

6.3.2 Elevated and/or Pad-Mounted Electrical Transformers

Electrical transformers were not observed on directly adjoining properties.

6.3.3 Aboveground or Underground Storage Tanks (ASTs or USTs) Containing Hazardous Substances and/or Petroleum Products

Storage tanks were not observed, on directly adjoining properties. However database information describes a 12,000-gallon fuel oil AST very near the subject property's eastern boundary. This tank was closed/removed with no information pertaining to investigation performed at the time of removal. This tank was resting on a small concrete stand, which is still visible and located immediately north of city wells, which have confirmed VOC contamination.

6.3.4 Potable Water Supplies

Potable water is supplied to directly adjoining properties by the City of Kewaunee.

6.3.5 Wastewater Treatment

Wastewater treatment is provided to directly adjoining properties by the City of Kewaunee.

6.3.6 Storm Water Management

Storm water is managed on directly adjoining properties by the City of Kewaunee.

6.3.7 Pits, Ponds, and Lagoons

These features were not observed or reported, on directly adjoining properties.

7.0 Summary of Recognized Environmental Conditions

See also Appendix D Scope of Services and Appendix E Qualifications Statement

We have performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property. The Summary of Findings and Conclusions identifies known or suspected environmental conditions associated with the subject property, including recognized environmental conditions, historical recognized environmental conditions, de minimus conditions, and other environmental conditions as warranted. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

The site is registered as a RCRA generator. The site is no longer active.

Peeling paint (potentially lead based) was observed in areas accessible to passers by.

The subject property is listed as an open Environmental Repair Program Site. Storage and dumping of regulated materials as well as floor staining was observed or reported at the time of the site visit. Although this site is not closed by regulatory agencies, it appears that the investigation has stopped.

Adjoining parcels to the east and south are considered to be recognized environmental concerns to the subject property. A 12,000-gallon, fuel oil AST, formerly located at the west border of the adjoining property east, was removed without investigation. Numerous RCRA violations at Vollrath, immediately south, raise concerns about contamination migrating to the subject property.

Lead bearing paint and asbestos containing building materials are suspected to exist on the subject property structures. Any remodeling or demolition would require testing for the presence of these materials.

7.1 Recommendations

Based upon results of the Phase 1 ESA, additional environmental site assessment activities appear to be warranted for the subject property.

Update status of RCRA generator registration to reflect no longer a generator.

Peeling paint (possibly lead based) is present on doors located along the public sidewalk leading to the Lake Michigan shoreline. This paint constitutes a possible human health issue. Ayres recommends removing this paint following regulatory agency guidelines.

The subject property is an open, yet apparently inactive, Environmental Repair Program Site. A low-lying area between Butler and main building on north side of Ellis Street was reportedly the site of historic dumping of hydraulic oil. Soil and ground water beneath the wooden floors in the northern section of the main building should be tested for releases. Handling of paints, solvents, lubricants oils, and petroleum as well as the metal fabrication operations on this site suggest site wide testing of soils and ground water on the subject property would be prudent. Although some testing has been done on the subject property, Ayres recommends testing and/or retested to confirm findings or

determine type and amount of contamination, and remediation strategies. All necessary measures should be taken to address potential concerns in preparation for closure by regulatory agencies.

Two adjoining properties should also be considered recognized environmental concerns to the subject property. A 12,000-gallon fuel oil AST removed from adjoining property east of the northeast portion of the subject property. We have been unable to find any evidence of investigation with regards to the tank removal. Additionally, the Vollrath Company, immediately south of the subject property has had numerous RCRA violations and should be considered an issue of concern. Vollrath was also previously located immediately west and up gradient of the subject property's northwest edge.

Remodeling or razing of the buildings on the subject property would require lead paint and asbestos surveys.

8.0 Information Sources

Reference Documents

R.D. Cotter, R.D. Hutchinson, E.L. Skinner and D.A. Wentz. 1969. "Water Resources of Wisconsin." United States Department of the Interior Geological Survey, University Extension – The University of Wisconsin Geological and Natural History Survey, Hydrologic Atlas.

United States Department of Agriculture, Soil Conservation Service. 1980. "Soil Survey of Kewaunee County, Wisconsin."

United States Department of the Interior Geological Survey. 1978. "Kewaunee NE/4 Kewaunee 15' Quadrangle, Wisconsin – Kewaunee County, 7.5 Minute Series (Topographic)".

FirstSearch Technology Corporation

Phase I and Limited Phase II, Alpha Terra, 2001

Expanded Phase I, Warzyn, December 2001

Interviews

- Mike Stangel
- Chad Pelishek
- Wisconsin Public Service
- City of Kewaunee

Appendix A
Site Location Figures

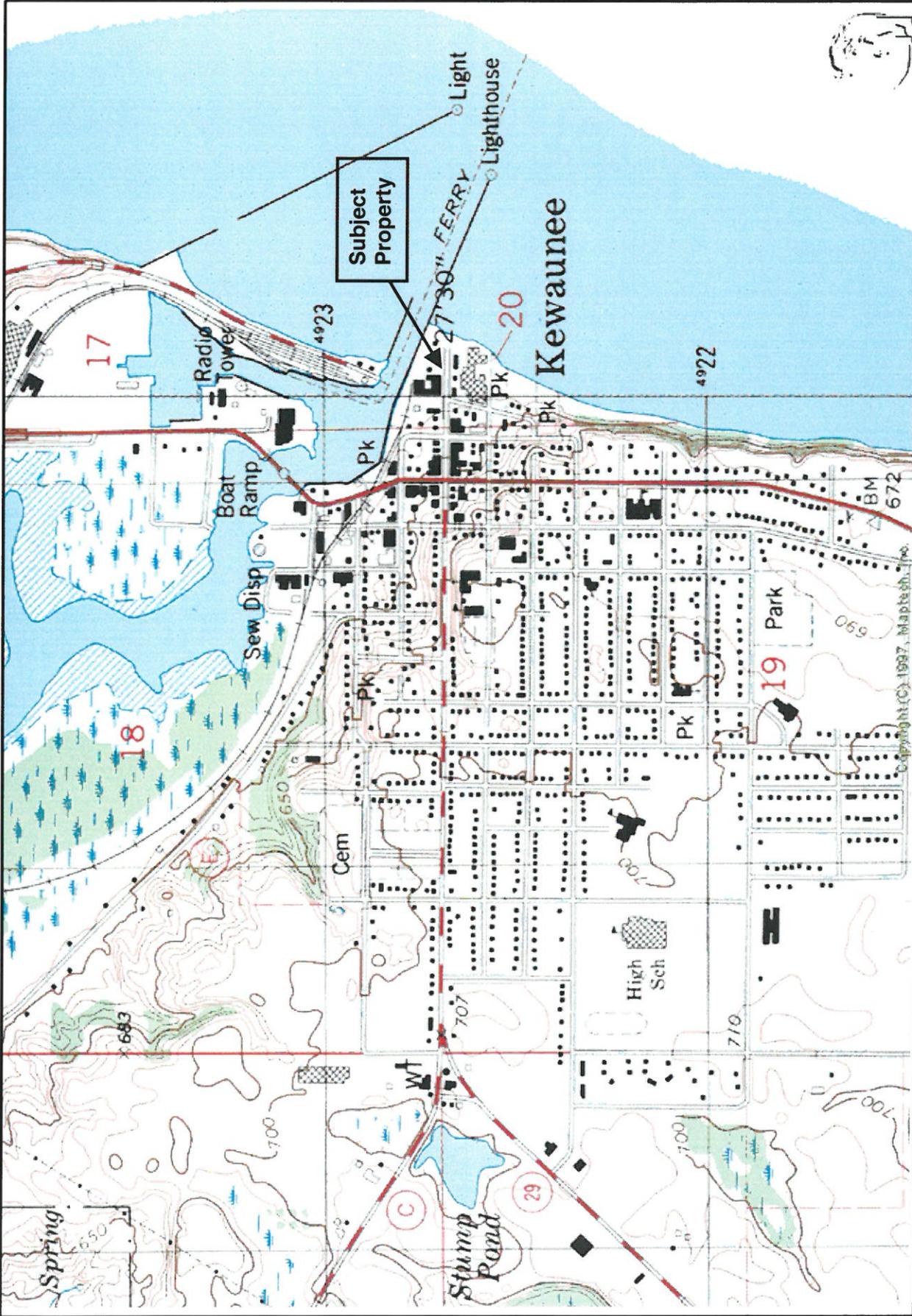


Figure 1 – Site Location Map
 97 Ellis Street, Kewaunee, WI 54216
 Hamachek Klockner Phase 1 ESA
 August 2005 – 53-0516.00

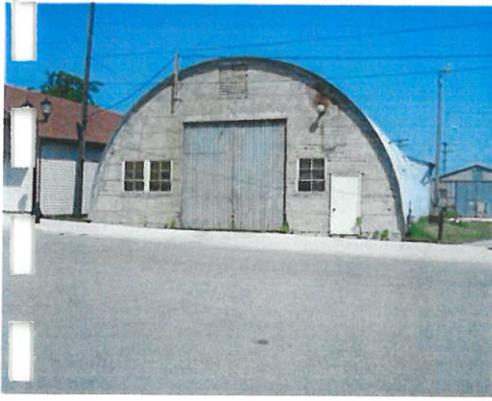
KEWAUNEE, WIS.
 NE/4 KEWAUNEE 15' QUADRANGLE
 N4422.5 – W8730/7.5

1978



QUADRANGLE LOCATIO

Appendix B
Site Visit Photographs



North of Ellis at west end of property



North of Ellis at east end of property



South of Ellis at east end of property



South of Eills at west end of property



Between Butler and Main Building north of Ellis



Monitoring well outside of quonset



View from center of subject property

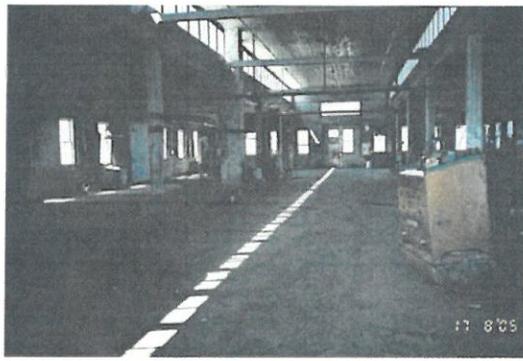


Stressed vegetation on property

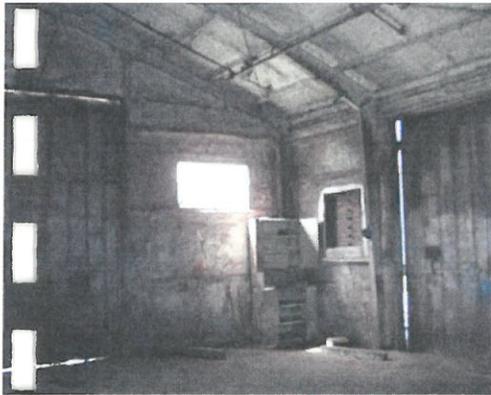


Deterioration pavement





Interior photographs of structures on south side of Ellis (above and below)



Interior photographs of structures on North side of Ellis (above and below)

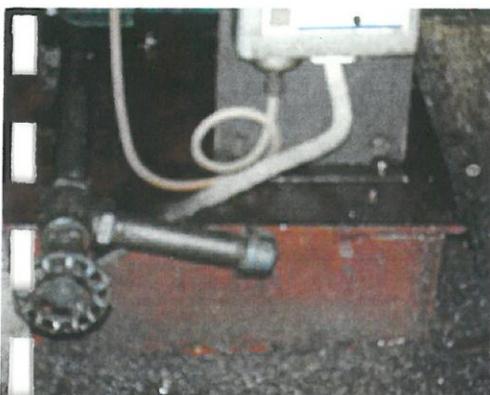


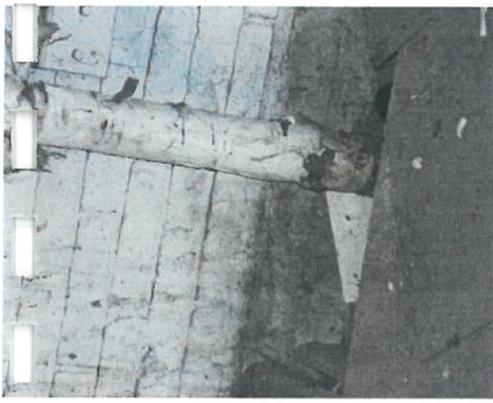


Photographs of Main Building on North side of Ellis Some of the drums and buckets are labeled but not accurately

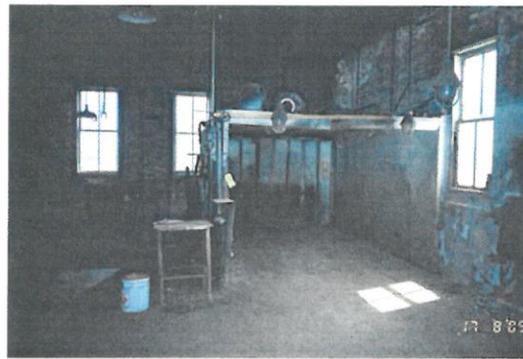
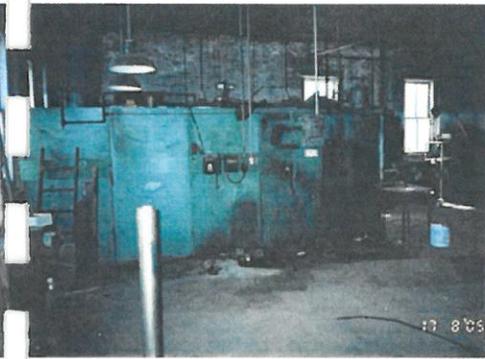


Interior photographs of Main building on North side of Ellis (spills, rust, mold, metal shavings, asbestos, peeling paint)





Interior of Main building north of Ellis (asbestos, manufacturing waste, spills, old leaking machinery, deteriorating wood floors)



Interior of Main building north of Ellis (paint booths, manufacturing waste, stained floors, hydraulic oil, basement sumps with oil visible)



Appendix C
Environmental Records Search Report

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

97 ELLIS ST

KEWAUNEE WI 54216

Job Number: 53-0155.00

PREPARED FOR:

Ayres Associates

1802 Pankratz Street

Madison, WI 53704

08-10-05



Tel: (317) 823-3500

Fax: (317) 823-3535

Environmental FirstSearch Search Summary Report

Target Site: 97 ELLIS ST
KEWAUNEE WI 54216

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-17-05	1.00	0	0	0	0	0	0	0
CERCLIS	Y	04-14-05	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-23-04	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	02-14-05	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-14-05	1.00	0	0	0	0	1	0	1
RCRA GEN	Y	02-14-05	0.25	1	4	1	-	-	1	7
ERNS	Y	12-31-04	0.25	0	0	0	-	-	0	0
State Sites	Y	09-20-00	0.50	0	0	0	0	-	0	0
Spills-1990	Y	05-01-05	0.25	0	1	2	-	-	0	3
SWL	Y	07-22-02	0.50	0	0	0	0	-	0	0
Other	Y	05-01-05	0.50	1	2	2	4	-	0	9
REG UST/AST	Y	05-06-05	0.25	0	13	1	-	-	2	16
Leaking UST	Y	01-28-05	0.50	0	3	2	6	-	1	12
- TOTALS -				2	23	8	10	1	4	48

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 08-10-05
Requestor Name: Susan L. Andersen
Standard: ASTM

Search Type: COORD
Job Number: 53-0155.00
Filtered Report

TARGET ADDRESS: 97 ELLIS ST
 KEWAUNEE WI 54216

Demographics

Sites: 48	Non-Geocoded: 4	Population: NA
Radon: 1.3 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-87.500547	-87:30:2	Easting: 460178.009
Latitude:	44.458143	44:27:29	Northing: 4922664.978
			Zone: 16

Comment

Comment:HAMACHEK KLOCKNER

Additional Requests/Services

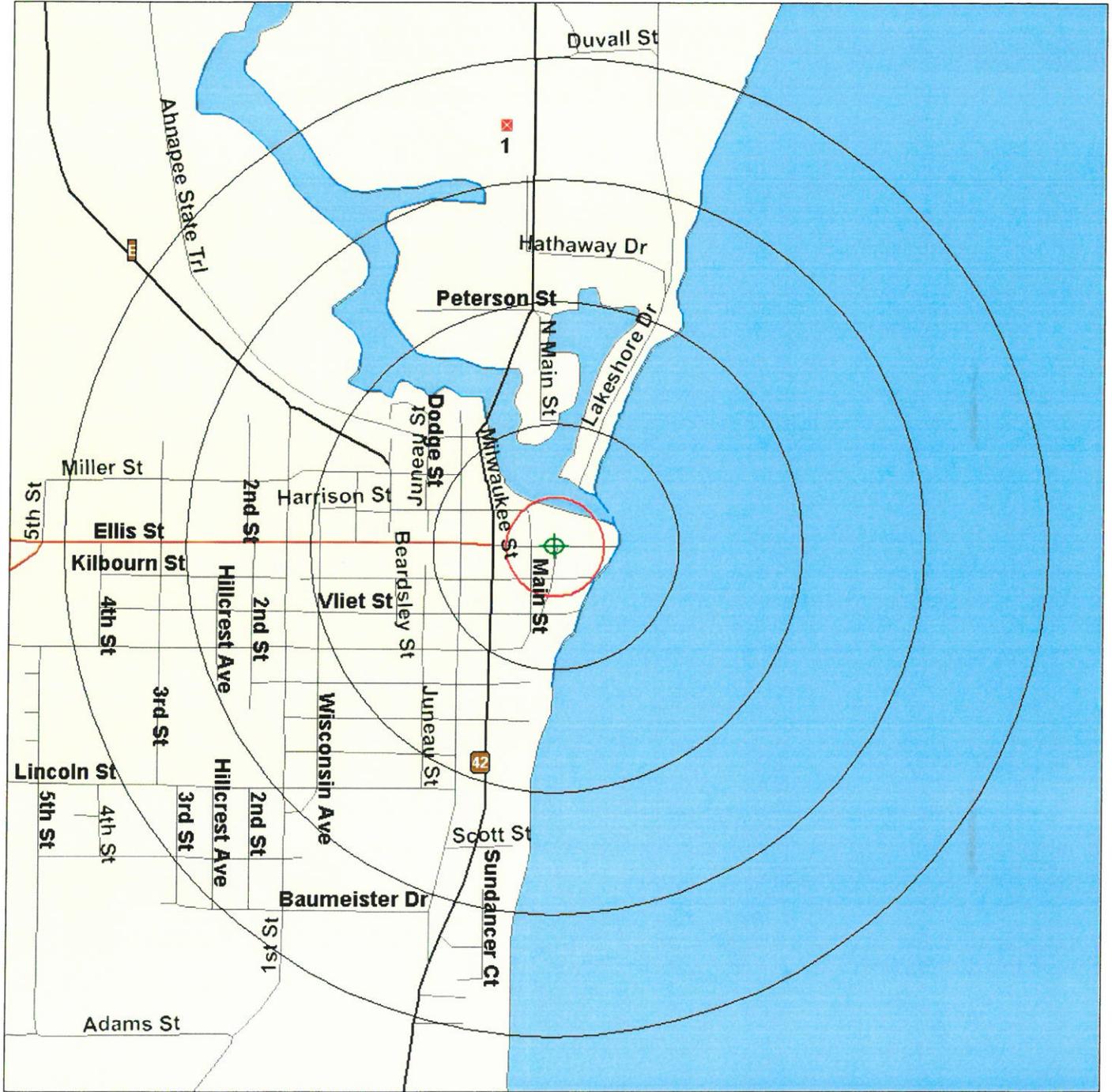
Adjacent ZIP Codes: 0 Mile(s)				Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
					Sanborns	No
					Aerial Photographs	No
					Topographical Maps	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

Environmental FirstSearch

1 Mile Radius
ASTM: NPL, RCRACOR



97 ELLIS ST, KEWAUNEE WI 54216



Source: 2002 U.S. Census TIGER Files

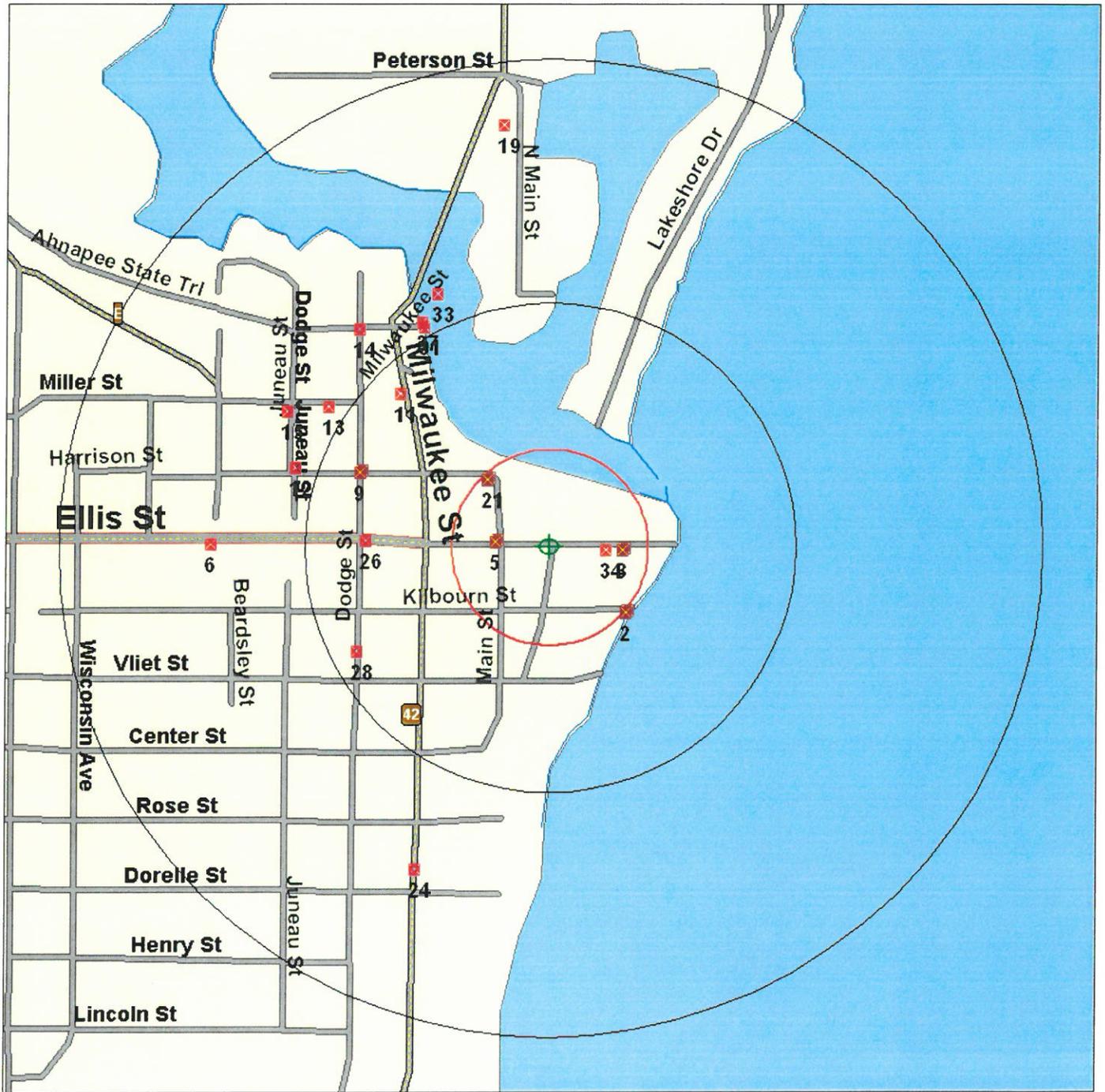
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- Identified Site, Multiple Sites, Receptor
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 Ft. Radius

Environmental FirstSearch

.5 Mile Radius
ASTM: Multiple Databases



97 ELLIS ST, KEWAUNEE WI 54216



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 44.458143 Longitude: -87.500547)



Identified Site, Multiple Sites, Receptor



NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste



Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

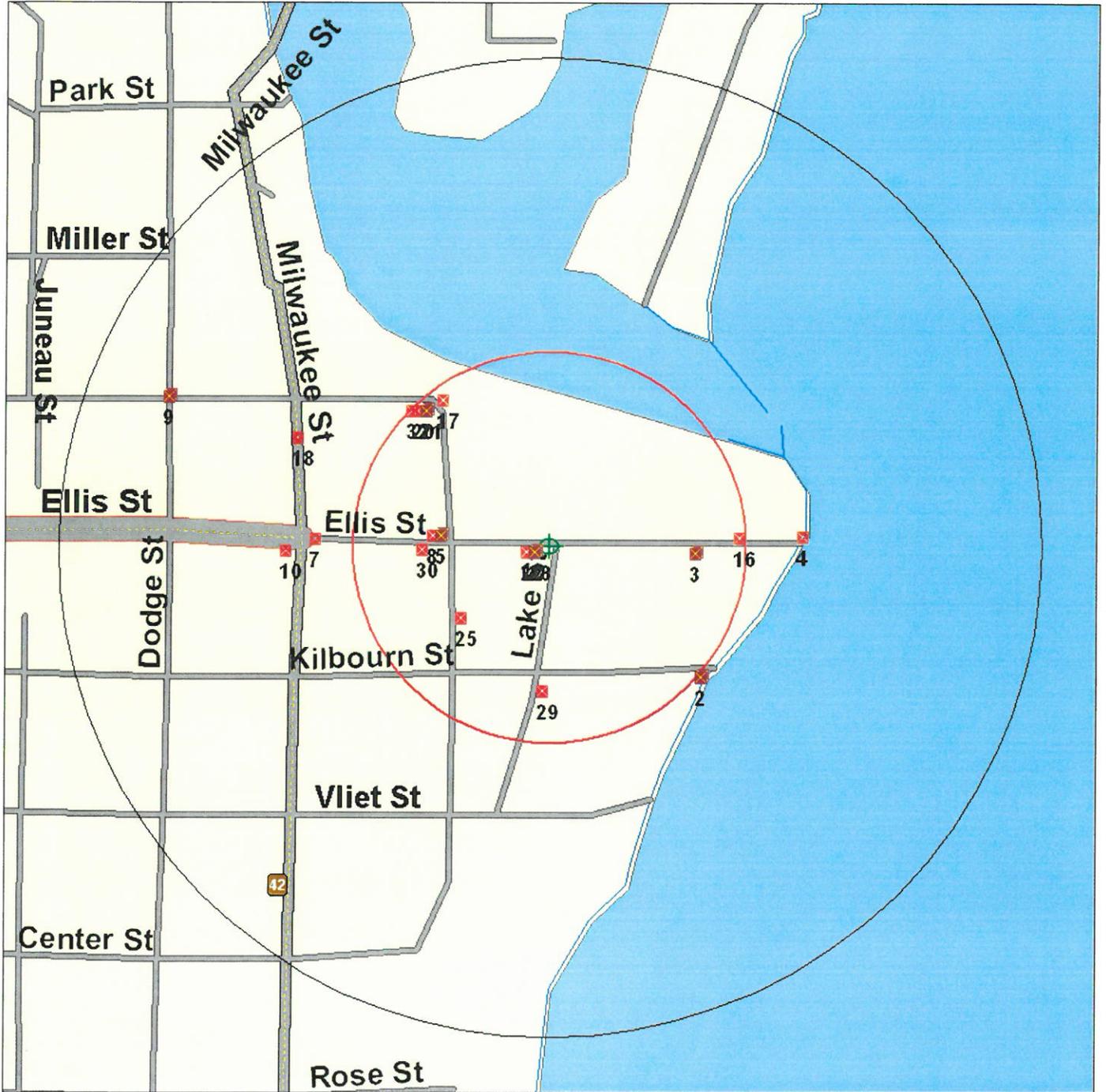
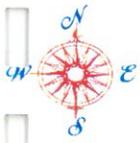
Environmental FirstSearch

.25 Mile Radius

ASTM: NFRAP, SPILLS90, RCRA GEN, ERNS, UST



97 ELLIS ST, KEWAUNEE WI 54216



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 44.458143 Longitude: -87.500547)



Identified Site, Multiple Sites, Receptor



NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste



Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

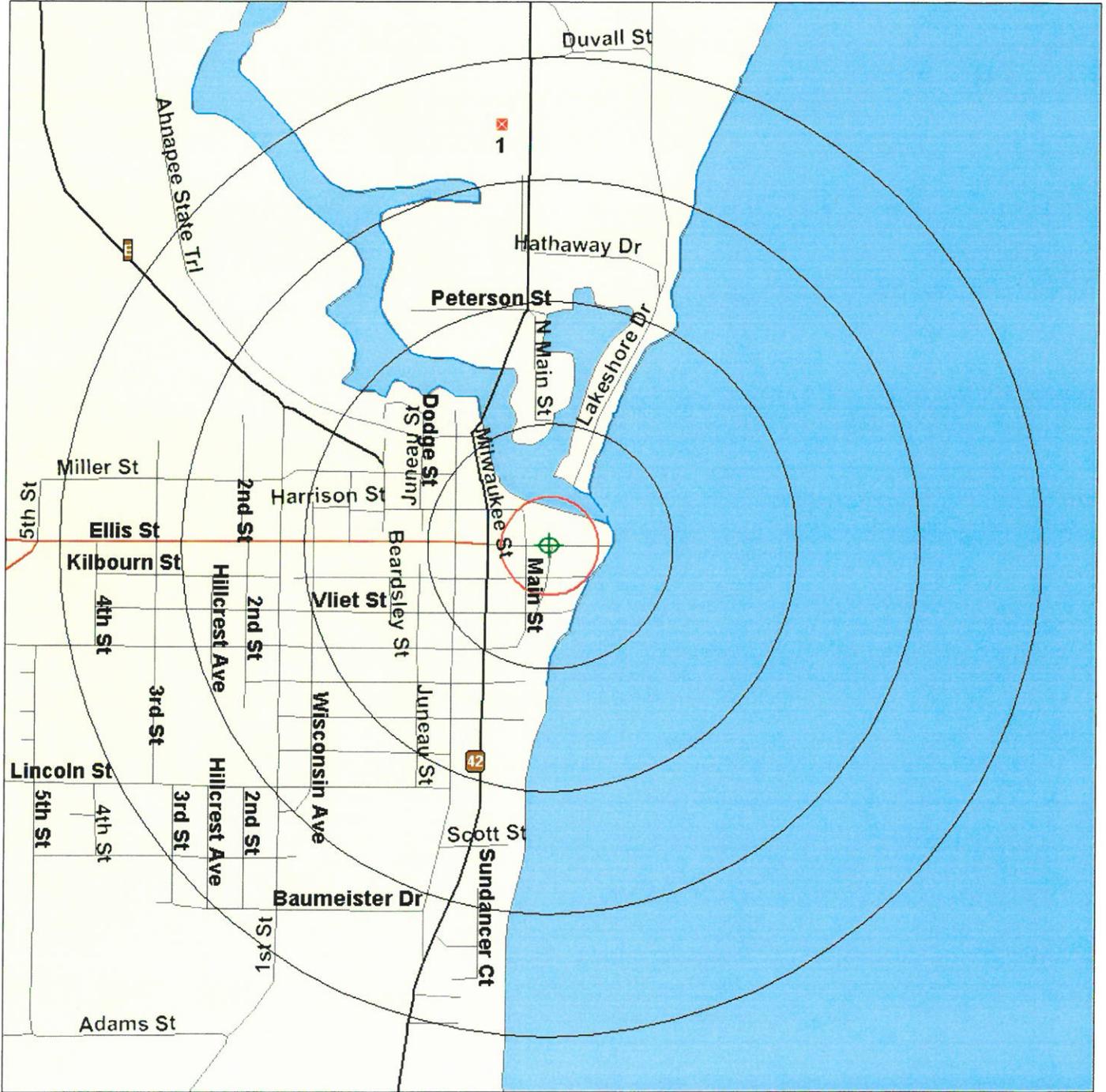
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites



97 ELLIS ST, KEWAUNEE WI 54216



Source: 2002 U.S. Census TIGER Files

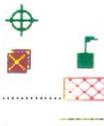
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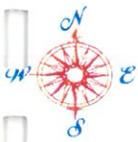
Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



97 ELLIS ST, KEWAUNEE WI 54216



Source: 2002 U.S. Census TIGER Files

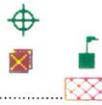
Target Site (Latitude: 44.458143 Longitude: -87.500547)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



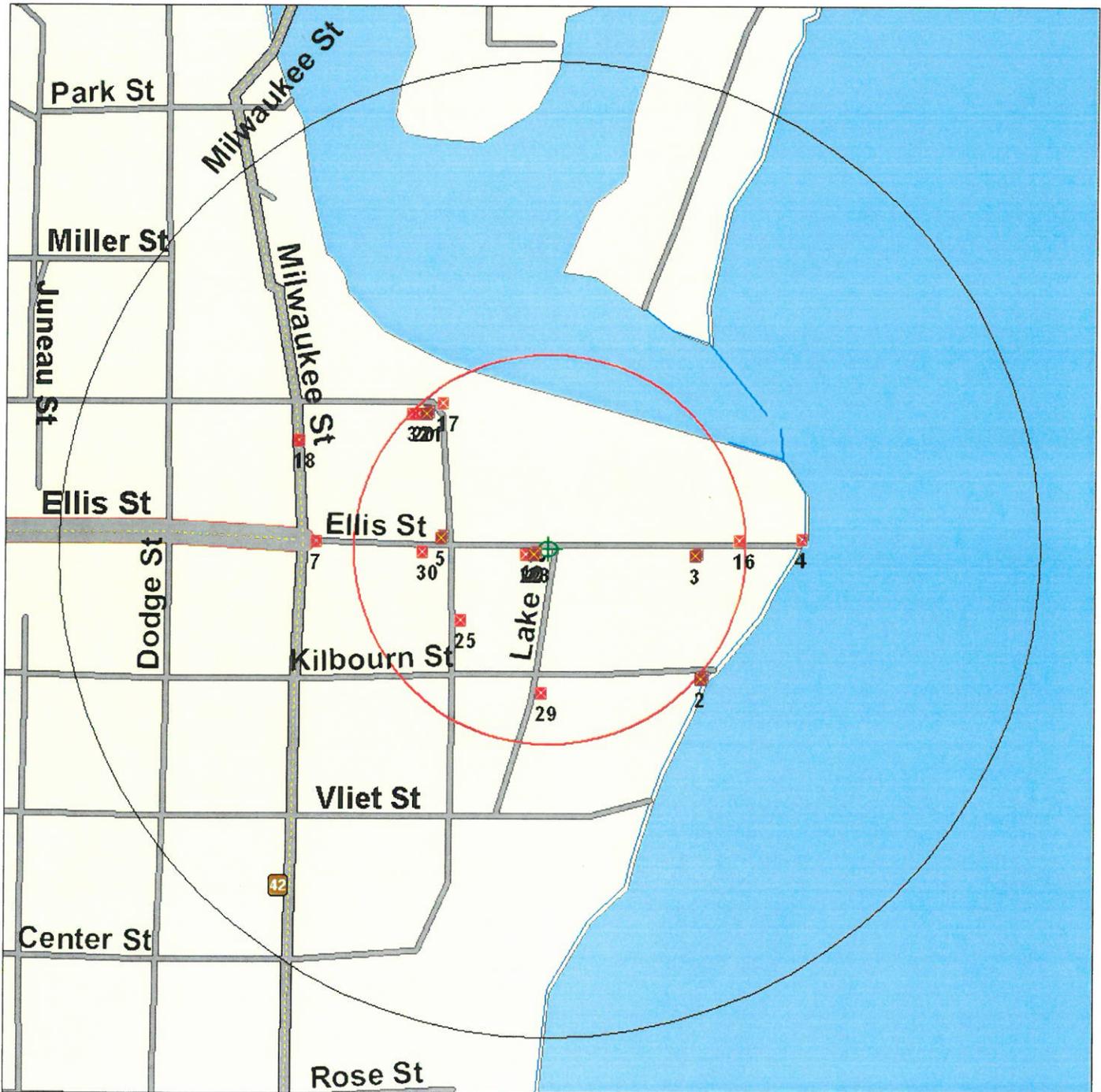
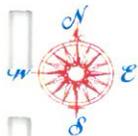
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST



97 ELLIS ST, KEWAUNEE WI 54216



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 44.458143 Longitude: -87.500547)
- Identified Site, Multiple Sites, Receptor
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius

Environmental FirstSearch

State Locus Map

97 ELLIS ST, KEWAUNEE WI 54216



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 44.458143 Longitude: -87.500547)



Environmental FirstSearch Sites Summary Report

TARGET SITE: 97 ELLIS ST
KEWAUNEE WI 54216

JOB: 53-0155.00
HAMACHEK KLOCKNER

TOTAL: 48 **GEOCODED:** 44 **NON GEOCODED:** 4 **SELECTED:** 48

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	PARKOS OIL CO - WI DOT 0331001580/CLOSED	302 ELLIS ST KEWAUNEE WI 54216	0.06 NW	5
6	LUST	U S POSTAL SERVICE 0331000718/CLOSED	119 ELLIS ST KEWAUNEE WI 54216	0.06 SE	34
9	LUST	DISHMAKER BROTHERS 0331001254/CLOSED	213 HARRISON ST KEWAUNEE WI 54216	0.09 NW	21
12	LUST	KEWAUNEE BOTTLING CO 0331000712/CLOSED	DODGE & ELLIS ST KEWAUNEE WI 54216	0.19 NW	26
14	LUST	KEWAUNEE CNTY COURTHOUSE 0331108902/CLOSED	613 DODGE ST KEWAUNEE WI 54216	0.22 SW	28
17	LUST	CENEX TOWNMART (WI DOT) 0331001780/CLOSED	223 N MILWAUKEE ST KEWAUNEE WI 54216	0.26 NW	27
21	LUST	HARBOR EXPRESS - WI DOT 0331001722/CLOSED	202 N MILWAUKEE ST KEWAUNEE WI 54216	0.26 NW	31
26	LUST	KEWAUNEE COOP 0331002175	223 MILWAUKEE ST KEWAUNEE WI 54216	0.28 NW	33
27	LUST	QUALITY Q-MART #204 0331223309/CLOSED	707 ELLIS ST KEWAUNEE WI 54216	0.35 NW	6
32	LUST	BALLEINE PROPERTY 0331110630/CLOSED	1003 MILWAUKEE ST KEWAUNEE WI 54216	0.36 SW	24
35	LUST	HOUSE OF RYAN 0331000365/CLOSED	516 MAIN ST KEWAUNEE WI 54216	0.43 NW	19
108	LUST	WOOD STEEL PRODUCTS 0331000321/CLOSED	JUNEAU ST KEWAUNEE WI 54216	NON GC	
40	OTHER	PARKOS OIL CO 0231000490/OPEN	302 ELLIS ST KEWAUNEE WI 54216	0.06 NW	5
43	OTHER	KEWAUNEE MACHINE CO INC - KLOCKNER 0231249094/OPEN	97 ELLIS ST KEWAUNEE WI 54216	0.07 SE	3
48	OTHER	GENERAL HOUSEWARES - VOLLRATH 0231000073/CLOSED	23 KILBOURN ST KEWAUNEE WI 54216	0.10 SE	2
53	OTHER	KEWAUNEE BOTTLING CO PARCEL 1 0231194414/CLOSED	DODGE & HARRISON ST NW CNR KEWAUNEE WI 54216	0.21 NW	9
56	OTHER	HARBOR LIGHTS LODGE - WI DOT 0231297388/CLOSED	211 MILWAUKEE ST KEWAUNEE WI 54216	0.22 NW	11
60	OTHER	KEWAUNEE BOTTLING CO PARCEL 2 0231194421/CLOSED	JUNEAU & HARRISON ST NE CNR KEWAUNEE WI 54216	0.27 NW	12
63	OTHER	KEWAUNEE BOTTLING CO PARCEL 4 0231194409/CLOSED	505 MILLER ST KEWAUNEE WI 54216	0.27 NW	13
66	OTHER	KEWAUNEE COOP 0231500912/CLOSED	203 JUNEAU ST KEWAUNEE WI 54216	0.30 NW	15
71	OTHER	KEWAUNEE BOTTLING CO PARCEL 6 0231194427/CLOSED	DODGE & PARK ST SW CNR KEWAUNEE WI 54216	0.30 NW	14

Environmental FirstSearch Sites Summary Report

TARGET SITE: 97 ELLIS ST
KEWAUNEE WI 54216

JOB: 53-0155.00
HAMACHEK KLOCKNER

TOTAL: 48 **GEOCODED:** 44 **NON GEOCODED:** 4 **SELECTED:** 48

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
74	RCRACOR	KEY TERMINALS INC WID982068801/CA	N MAIN ST KEWAUNEE WI 54216	0.87 NW	1
76	RCRAGN	PARKOS OIL CO INC WIR000032680/SGN	302 ELLIS ST KEWAUNEE WI 54216	0.06 NW	5
77	RCRAGN	KEWAUNEE MACHINE CO INC WID006130009/VGN	97 ELLIS ST KEWAUNEE WI 54216	0.07 SE	3
79	RCRAGN	HI TECH GRAPHICS INC WI0000233890/VGN	23 KILBOURN ST SITE B KEWAUNEE WI 54216	0.10 SE	2
80	RCRAGN	THE VOLLRATH CO LLC WID181238668/SGN	23 KILBOURN ST KEWAUNEE WI 54216	0.10 SE	2
83	RCRAGN	SVOBODA INDUSTRIES INC WID006130355/VGN	HWY 42 AND 29 N KEWAUNEE WI 54216	0.12 NW	7
85	RCRAGN	KEWAUNEE PIERHEAD LIGHT WIR000050641/SGN	1 ELLIS ST KEWAUNEE WI 54216	0.13 NE	4
112	RCRAGN	US ARMY CORPS OF ENGINEERS WI0000024471/SGN	N MAIN ST SITE B KEWAUNEE WI 54216	NON GC	
86	SPILLS	PARKOS OIL CO INC [HISTORIC SPILL] 0431516862/OPEN	302 ELLIS ST KEWAUNEE WI 54216	0.06 NW	8
88	SPILLS	WELCOME INN & MASTALIR SERVICES [H] 0431168570/OPEN	306 ELLIS ST & 417 PARK ST KEWAUNEE WI 54216	0.13 SW	10
90	SPILLS	ROBINSON CHRISTOPHER M 0431281874/CLOSED	DODGE & HARRISON ST KEWAUNEE WI 54216	0.21 NW	9
92	UST	GLENN D UTKE 81512	203 ELLIS ST KEWAUNEE WI 54216	0.01 SW	23
93	UST	GENERAL HOUSEWARES CORP 680508	203 ELLIS ST KEWAUNEE WI 54216	0.01 SW	22
94	UST	GENERAL HOUSEWARES CORP 616193	203 ELLIS ST KEWAUNEE WI 54216	0.01 SW	23
95	UST	PARKOS OIL 116548	302 ELLIS ST KEWAUNEE WI 54216	0.06 NW	5
98	UST	LINDSAY SOFTWATER/KEWAUNEE SHP 104858	315 ELLIS ST KEWAUNEE WI 54216	0.06 SW	30
99	UST	J C LINAK 139415	718 MAIN ST KEWAUNEE WI 54216	0.06 SW	25
100	UST	L KAHLER 101216	614 LAKE ST KEWAUNEE WI 54216	0.07 SW	29
101	UST	FREDERICK DANA 80016	213 HARRISON ST KEWAUNEE WI 54216	0.09 NW	21
102	UST	CITY OF KEWAUNEE 69760	200 HARRISON ST KEWAUNEE WI 54216	0.09 NW	17

**Environmental FirstSearch
Sites Summary Report**

TARGET SITE: 97 ELLIS ST
KEWAUNEE WI 54216

JOB: 53-0155.00
HAMACHEK KLOCKNER

TOTAL: 48 **GEOCODED:** 44 **NON GEOCODED:** 4 **SELECTED:** 48

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
103	UST <i>Dup</i>	FREDERICK DANA 500275	213 HARRISON ST KEWAUNEE WI 54216	0.09 NW	21
104	UST	CITY OF KEWAUNEE 151131	77 ELLIS ST KEWAUNEE WI 54216	0.10 NE	16
105	UST	WALTER KACER OR PAT KACER 141877	223 HARRISON KEWAUNEE WI 54216	0.10 NW	32
106	UST <i>Dup</i>	FREDERICK DANA 678553	213 HARRISON ST KEWAUNEE WI 54216	0.10 NW	20
107	UST	DWORAK AUTO BODY 72652	511 MILWAUKEE ST KEWAUNEE WI 54216	0.14 NW	18
113	UST	DEPARTMENT OF THE ARMY/FORT MCCOY 139756	N MAIN ST KEWAUNEE WI 54216	NON GC	
114	UST	ROBERT PAPKE 100036	N MAIN ST KEWAUNEE WI 54216	NON GC	

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 97 ELLIS ST
KEWAUNEE WI 54216

JOB: 53-0155.00
HAMACHEK KLOCKNER

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 36

DIST/DIR: 0.09 NW

MAP ID: 21

NAME: DISHMAKER BROTHERS
ADDRESS: 213 HARRISON ST
KEWAUNEE WI

REV: 5/1/05
ID1: 0331001254
ID2: 03-31-001254
STATUS: CLOSED
PHONE:

CONTACT:

MAIL ADDRESS: PO BOX 256

CONSULTANT INFORMATION

ENVIRONMENTAL IMPACT

IMPACT DESCRIPTION: SOIL CONTAMINATION
IMPACT COMMENTS:

SUBSTANCE

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 97 ELLIS ST
KEWAUNEE WI 54216

JOB: 53-0155.00
HAMACHEK KLOCKNER

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 48

DIST/DIR: NON GC

MAP ID:

NAME: WOOD STEEL PRODUCTS
ADDRESS: JUNEAU ST
KEWAUNEE WI

REV: 5/1/05
ID1: 0331000321
ID2: 03-31-000321
STATUS: CLOSED
PHONE:

CONTACT:

COMPANY: KEWAUNEE CTY
ADDRESS: 413 MILWAUKEE ST
KEWAUNEE WI 54216

MAIL ADDRESS: PO BOX 256

CONSULTANT INFORMATION

ENVIRONMENTAL IMPACT

IMPACT DESCRIPTION: SOIL CONTAMINATION
IMPACT COMMENTS:

IMPACT DESCRIPTION: GROUNDWATER CONTAMINATION
IMPACT COMMENTS:

SUBSTANCE

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.* The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: Air and Surface Water Releases. A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: Toxic Release Inventory System. The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

**Environmental FirstSearch
Wisconsin Databases and Sources**

STATE SITES: The Wisconsin Department of Natural Resources listing of Hazard Ranking Sites as maintained by the Emergency and Remedial Response Program division.

Updated annually.

UST: Underground Storage Tanks. The Wisconsin Department of Commerce database listing of all registered underground and aboveground storage tanks as maintained by the Division of Safety, Buildings, and the Environment.

Updated quarterly or when available.

LUST: Leaking Underground Storage Tanks. The Wisconsin Department of Natural Resources database listing of all leaking underground storage tanks as maintained by the Remediation and Redevelopment Program Division.

Updated quarterly.

SPILLS: The Wisconsin Department of Natural Resources database listing of all spills as maintained by the Remediation and Redevelopment Program Division.

Updated quarterly.

LANDFILLS: The Wisconsin Department of Natural Resources database listing of active and historic landfills as maintained by the Bureau of Waste Management.

Updated annually or when available.

OTHER: The Wisconsin Department of Natural Resources listing of Emergency Repair Program sites as maintained by the Remediation and Redevelopment Program Division. Non-LUST cleanup sites.

Updated annually.

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

TARGET SITE: 97 ELLIS ST
KEWAUNEE WI 54216

JOB: 53-0155.00
HAMACHEK KLOCKNER

Street Name	Dist/Dir	Street Name	Dist/Dir
1st St	0.54 NW		
2nd St	0.61 NW		
3rd St	0.80 NW		
4th St	0.92 NW		
Baumeister Dr	0.79 SW		
Beardsley St	0.33 NW		
Center St	0.22 SW		
Dodge St	0.19 NW		
Dorelle St	0.36 SW		
Duvall St	1.00 NW		
Ellis St	0.00 --		
Harrison St	0.09 NW		
Henry St	0.47 SW		
Hillcrest Ave	0.68 SW		
Juneau St	0.26 NW		
Kilbourn St	0.07 SE		
Lake St	0.01 SE		
Lakeshore Dr	0.13 NE		
Lakota Ln	0.89 SW		
Lincoln St	0.53 SW		
Main St	0.05 NW		
Miller St	0.24 NW		
Milwaukee St	0.12 NW		
N Main St	0.26 NE		
NORTH Main St	0.26 NE		
Park St	0.26 NW		
Peterson St	0.47 NW		
River Rd	0.38 NW		
Rose St	0.28 SW		
Scott St	0.62 SW		
Sheldon St	0.41 NW		
State Highway 42	0.89 SW		
Sundancer Ln	0.71 SW		
Tatonka Dr	0.83 SW		
Vliet St	0.14 SE		
Wisconsin Ave	0.48 NW		

Appendix D
Scope of Services

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

AYRES ASSOCIATES INC

The following tasks are proposed for a Phase 1 Environmental Site Assessment (ESA) of the property identified as the former Kewaunee Machine Company and located at 97 Ellis Street, Kewaunee, Wisconsin. These tasks are consistent with industry standards set forth in ASTM Practice E1527-00.

1. Research the history of the property to identify uses of the property and an ownership history dating back 60 years. This task includes interviewing property owner(s)/occupant(s) and other knowledgeable individuals to identify activities that may have adversely affected the property. Property records to be reviewed will include client records, building permits, and/or property deeds. We understand that the client will provide Ayres Associates documentation of the legal description and/or names of individuals that we may find necessary to interview regarding the history of the property.
2. Review regulatory agency documents and interview agency staff to identify adverse environmental conditions affecting the subject property, including the quality of potable water supplies and known releases of hazardous materials. Review federal, state, and local documents and databases to locate known hazardous waste sites and hazardous waste treatment, storage, and disposal (TSD) facilities within 1-mile of the property; registered waste disposal sites and leaking underground storage tanks (LUSTs) within ½-mile of the property; and hazardous substance spills, registered underground (USTs) and above ground storage tanks (ASTs), the national priorities listing (NPL), comprehensive environmental response, compensation, and liability act listing (CERCLIS) and hazardous waste handling facilities on the subject property or adjoining properties.
3. Review published geological and hydrological reports for information regarding the site and surrounding areas.
4. Interview local, county, or state personnel as appropriate to research property history.
5. Conduct a site reconnaissance to observe the environmental conditions of the properties, including improvements. During the site reconnaissance, the condition of surface features observed on the property (distressed vegetation, stained surface soil, depressions, etc.) will be noted and photographed. The client will provide access to the property.
6. Render a professional opinion of environmental conditions affecting the subject property and offer recommendations for further environmental site assessment activities that may be necessary and appropriate.
7. Document results of the ESA in a bound report. The report will include results, conclusions, recommendations for further action, and color photographs and other graphics illustrating the property and recognized environmental conditions, as appropriate. Two original signature copies of the report will be delivered to the client.

Appendix E
Staff Qualifications Statement

Qualifications Statement

Ayres Associates

Ayres Associates has more than 45 years of environmental management experience, including all phases of environmental site assessments and hazardous waste assessment and management. Ayres Associates clients include financial institutions; developers; commercial enterprises; private individuals; local, state, and federal agencies; and a variety of other organizations. Ayres Associates has presented environmental site assessment information to various professional groups and business interests, including National Ground Water Association's Environmental Site Assessment Conference, Wisconsin Bankers Association's Environmental Risk Management Workshops, International Right-of-Way Association, City of Madison Department of Planning and Development, and numerous lending institutions.

Professional Staff

Susan L. Andersen - Environmental Technician 1

Role on this ESA: Environmental Technician

Years of Environmental Assessment Experience: 6

Summary of Environmental Risk Assessment Experience:

- Over 85 ESAs of commercial, industrial, and residential real estate and highway corridors
- Site reconnaissance, personal interviews, historical research, and records review to identify environmental conditions

Education and Other Relevant Experience

- ASTM Environmental Site Assessments for Commercial Real Estate
- OSHA HAZWOPER Health and Safety Training Annual Refreshers
- Wisconsin Certified Asbestos Inspector License # All-111868

Lynn L. Scherbert, P.E. - Environmental Engineer

Role on this ESA: Project Manager

Years of Environmental Assessment Experience: 9

Summary of Environmental Risk Assessment Experience:

- Over 20 ESAs of commercial, industrial, and residential real estate and highway corridors
- Site reconnaissance, personal interviews, historical research, and records review to identify environmental conditions

Education and Other Relevant Experience

- Bachelor of Science, Natural Resources and Landscape Architecture, University of Wisconsin-Madison 1980
- Master of Science, Agronomy, University of Wisconsin-Madison 1985
- Master of Science, Civil/Water Resources Engineering, University of Wisconsin-Milwaukee 1995
- OSHA 40 Hour HAZWOPER Health and Safety Training and Annual Refreshers
- Certified Environmental Auditor, 1996
- Registered Professional Engineer (PE), WI, 2001