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DEC 17 2010
Dept of Public Works

December 15, 2010

Mr. Richard M. Jones
Commissioner of Public Works/City Engineer
City Hall Room 303
730 Washington Avenue
Racine, Wisconsin 53403

Reference: *Contamination in Right-of-Way*
Car Phones Plus, Inc. (former)
1339 14th Street
Racine, Wisconsin
Parcel ID #08896000
WDNR BRRTS# 03-52-208118
Commerce # 53403-2202-39

KEY ENGINEERING GROUP, LTD.
File No. R606002

Dear Mr. Jones:


This letter is intended to inform the City of Racine that petroleum contaminated soil exists within the property at the above referenced site and the adjacent Right-of-Way (ROW) of Junction Avenue. Based upon laboratory data, soil (estimated to be 6 to 10 feet below grade) beneath the property and adjacent ROW appear to be contaminated by a petroleum release which originated from the referenced facility.

The attached tables and figures summarize and depict the approximate extent of the release. This release is currently under review for closure from the Wisconsin Department of Commerce. Notification to the party responsible for maintaining the affected ROW is required for site closure consideration.

No further investigation or remediation is planned for this release at this time. Please feel free to contact us at (414) 224-8300 if you have any questions regarding this letter.

Sincerely,

KEY ENGINEERING GROUP, LTD


Mitchell C. Banach
Staff Scientist


D'Arcy J. Gravelle
Vice President – Environmental Division

MCB/dmm

Attachments: Table 1 Summary of Soil Analytical Results
Figure 1 Site Location Map
Figure 2 Site Aerial Map
Figure 4 Soil Contamination Contour Map

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TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

CAR PHONES & INC
1339 14th Street
Racine, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION					NR 720.09 (Table 1) PROTECTION OF GROUNDWATER	NR 720.11 (Table 2) DIRECT CONTACT NON-INDUSTRIAL	NR 746 (Petroleum UST only)		
	B-1	GP-1	GP-2	GP-3	GP-4			TABLE 1 PETROLEUM IN PORES	TABLE 2 DIRECT CONTACT	(NON-INDUSTRIAL)
Date Collected	7/8/96	6/24/10	6/24/10	6/24/10	6/24/10	---	---	---	---	---
Depth (feet bgs)	6-8	8-10	6-8	6-8	8-10	---	---	---	---	---
GRO (mg/kg)	420	<2.9	114	21.3	6.1	100	---	---	---	---
DRO (mg/kg)	---	27.9	167	21.2	15.3	100	---	---	---	---
Total Lead (mg/kg)	---	9.9	32.6	37.0	8.6	---	50	---	---	---
Detected VOCs (µg/kg)	---	---	---	---	---	---	---	---	---	---
n-Butylbenzene	---	<40.4	1,300	<40.4	<40.4	---	---	---	---	---
sec-Butylbenzene	---	<25.0	762	<25.0	<25.0	---	---	---	---	---
Ethylbenzene	---	<25.0	51.7 J	<25.0	<25.0	2,900	---	4,600	---	---
Isopropylbenzene	---	<25.0	257	52.5 J	<25.0	---	---	---	---	---
p-Isopropyltoluene	---	<25.0	59.2 J	<25.0	<25.0	---	---	---	---	---
Methylene Chloride	---	<25.0	69	<25.0	<25.0	---	---	---	---	---
Methyl tert-butyl Ether	---	<25.0	69.7 J	<25.0	<25.0	---	---	---	---	---
Naphthalene	---	<25.0	828	<25.0	<25.0	400	---	2,700	---	20,000
n-Propylbenzene	---	<25.0	917	52.9 J	<25.0	---	---	---	---	---
1,2,4-Trimethylbenzene	---	<25.0	311	134	112	---	---	83,000	---	---
1,3,5-Trimethylbenzene	---	<25.0	150	111	107	---	---	11,000	---	---
Xylenes	---	<75.0	71.8 J	<75.0	<75.0	4,100	---	42,000	---	---
Detected PAHs (µg/kg)	---	---	---	---	---	---	---	---	---	---
Acenaphthene	---	<2.7	95.6	<2.9	<2.7	---	---	---	---	900,000
Acenaphthylene	---	<3.1	24.3	<3.2	<3.0	---	---	---	---	18,000
Anthracene	---	<4.5	84.2	9.4 J	<4.4	---	---	---	---	5,000,000
Benzo(a)anthracene	---	<2.7	49.3	24.7	<2.7	---	---	---	---	88
Benzo(a)pyrene	---	<3.2	33.0	21.8	<3.1	---	---	---	---	8.8
Benzo(b)fluoranthene	---	3.3 J	36.8	30.4	<3.3	---	---	---	---	88
Benzo(g,h,i)perylene	---	<2.6	20.5	18.8 J	<2.5	---	---	---	---	1,800
Benzo(k)fluoranthene	---	<3.6	28.2	22.8	<3.5	---	---	---	---	880
Chrysene	---	<3.5	63.2	31.4	<3.5	---	---	---	---	8,800
Dibenzo(a,h)anthracene	---	<5.3	6.1 J	<5.5	<5.2	---	---	---	---	9
Fluoranthene	---	<9.7	126	73.4	<9.5	---	---	---	---	600,000
Fluorene	---	<4.8	169	<5.0	<4.7	---	---	---	---	600,000
Indeno(1,2,3-cd)pyrene	---	<2.7	16.9 J	15.3 J	<2.7	---	---	---	---	88
1-methyl naphthalene	---	<3.0	927	3.5 J	4.7 J	---	---	---	---	1,100,000
2-methyl naphthalene	---	<3.0	265	5.1 J	7.3 J	---	---	---	---	600,000
Naphthalene	---	<3.4	246	6.2 J	<3.3	---	---	2,700	---	20,000
Phenanthrene	---	<4.3	483	32.5	5.3 J	---	---	---	---	18,000
Pyrene	---	<3.5	177	57.8	<3.5	---	---	---	---	500,000

Notes:

- Bold concentrations exceed NR720 RCL for direct contact
- Boxed concentrations exceed NR720 RCL for protection of groundwater
- not analyzed or no standard established
- (1) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
- bgs - below ground surface
- DRO - diesel range organics
- GRO - gasoline range organics
- mg/kg - milligrams per kilogram
- mg/l - milligrams per liter
- PAHs - polynuclear aromatic hydrocarbons
- GRCL - generic residual contaminant level
- µg/kg - micrograms per kilogram
- VOCs - volatile organic compounds
- * USEPA Publication SW-874

TABLE 1 (CONTINUED)

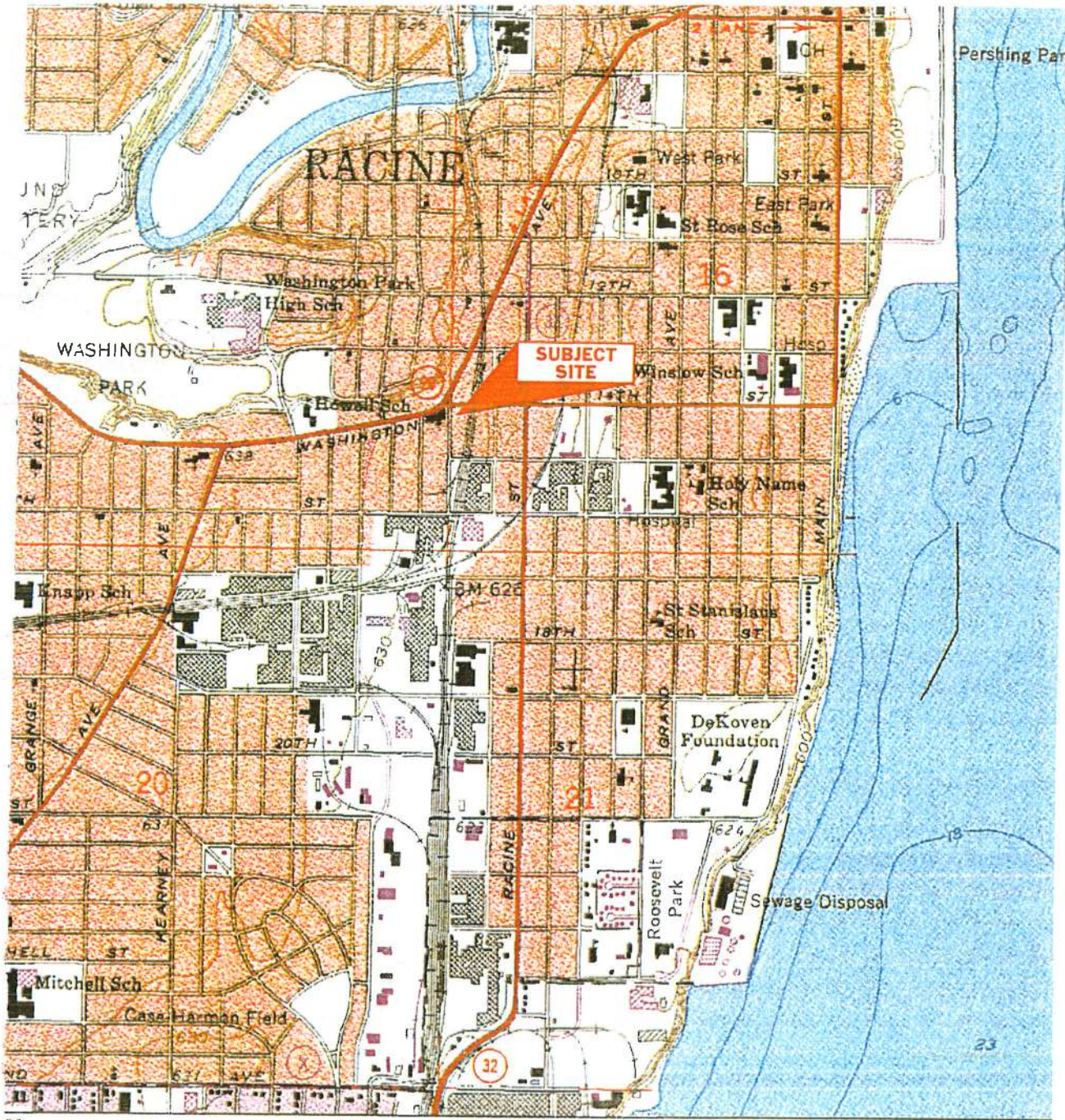
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

CAR PHONES & INC
1339 14th Street
Racine, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION				NR 720.09 (Table 1)	NR 720.11 (Table 2)	NR 746 (Petroleum UST only)			GROUNDWATER PATHWAY
	GP-5	GP-6	GP-7	GP-8	PROTECTION OF GROUNDWATER	DIRECT CONTACT NON-INDUSTRIAL	TABLE 1 PETROLEUM IN PORES	TABLE 2 DIRECT CONTACT	(NON-INDUSTRIAL)	
Date Collected	6/24/10	6/24/10	9/20/10	9/20/10	---	---	---	---	---	---
Depth (feet bgs)	8-10	8-10	10-12.5	10-12.5	---	---	---	---	---	---
GRO (mg/kg)	<3.9	<3.2	8.6	4.1	100	---	---	---	---	---
DRO (mg/kg)	5.0	2.6	4.1	2.6	100	---	---	---	---	---
Total Lead (mg/kg)	11.8	12.8	19.1	8.1	---	50	---	---	---	---
Detected VOCs (µg/kg)										
n-Butylbenzene	<40.4	<40.4	<40.4	<40.4	---	---	---	---	---	---
sec-Butylbenzene	<25.0	<25.0	<25.0	<25.0	---	---	---	---	---	---
Ethylbenzene	<25.0	<25.0	<25.0	<25.0	2,900	---	4,600	---	---	---
Isopropylbenzene	<25.0	<25.0	<25.0	<25.0	---	---	---	---	---	---
p-Isopropyltoluene	<25.0	<25.0	<25.0	<25.0	---	---	---	---	---	---
Methylene Chloride	<25.0	<25.0	<25.0	<25.0	---	---	---	---	---	---
Methyl tert-butyl Ether	<25.0	<25.0	<25.0	<25.0	---	---	---	---	---	---
Naphthalene	<25.0	<25.0	<25.0	<25.0	400	---	2,700	---	20,000	---
n-Propylbenzene	<25.0	<25.0	<25.0	<25.0	---	---	---	---	---	---
1,2,4-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	---	---	83,000	---	---	---
1,3,5-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	---	---	11,000	---	---	---
Xylenes	<75.0	<75.0	<75.0	<75.0	4,100	---	42,000	---	---	---
Detected PAHs (µg/kg)										
Acenaphthene	<3.6	<3.0	<2.7	<2.7	---	---	---	---	900,000	38,000
Acenaphthylene	<4.1	<3.4	<3.1	<3.0	---	---	---	---	18,000	700
Anthracene	<6.0	<5.0	<4.5	<4.4	---	---	---	---	5,000,000	3,000,000
Benzo(a)anthracene	<3.7	<3.1	<2.7	<2.7	---	---	---	---	88	17,000
Benzo(a)pyrene	<4.2	<3.5	<3.2	<3.1	---	---	---	---	8.8	48,000
Benzo(b)fluoranthene	<4.5	<3.7	<3.3	<3.3	---	---	---	---	88	360,000
Benzo(g,h,i)perylene	<3.4	<2.8	<2.5	3.6 J	---	---	---	---	1,800	6,800,000
Benzo(k)fluoranthene	<4.8	<4.0	<3.6	<3.5	---	---	---	---	880	870,000
Chrysene	<4.7	4.4 J	<3.5	8.5 J	---	---	---	---	8,800	37,000
Dibenzo(a,h)anthracene	<7.0	<5.9	<5.3	<5.2	---	---	---	---	9	38,000
Fluoranthene	<12.9	<10.8	<9.7	<9.5	---	---	---	---	600,000	500,000
Fluorene	<6.4	<5.4	<4.8	<4.7	---	---	---	---	600,000	100,000
Indeno(1,2,3-cd)pyrene	<3.7	<3.1	<2.7	<2.7	---	---	---	---	88	680,000
1-methyl naphthalene	<3.9	<3.3	<2.9	5.4 J	---	---	---	---	1,100,000	23,000
2-methyl naphthalene	<3.9	<3.3	<2.9	8.1 J	---	---	---	---	600,000	20,000
Naphthalene	<4.5	4.5 J	9.9 J	9.2 J	---	---	2,700	---	20,000	400
Phenanthrene	<5.7	<4.7	<4.2	13.2 J	---	---	---	---	18,000	1,800
Pyrene	<4.7	<3.9	3.9 J	<3.5	---	---	---	---	500,000	8,700,000

Notes:

- Bold concentrations exceed NR720 RCL for direct contact
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- - not analyzed or no standard established
- (1) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
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- DRO - diesel range organics
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- PAHs - polynuclear aromatic hydrocarbons
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- µg/kg - micrograms per kilogram
- VOCs - volatile organic compounds
- * USEPA Publication SW-874



SOURCE:
 USGS
 Racine South, Wisconsin 7.5 Minute Series
 Quadrangle Map 1976

FIGURE I
 SITE LOCATION MAP
 CAR PHONES PLUS, INC.
 1339 14TH STREET
 RACINE, WISCONSIN



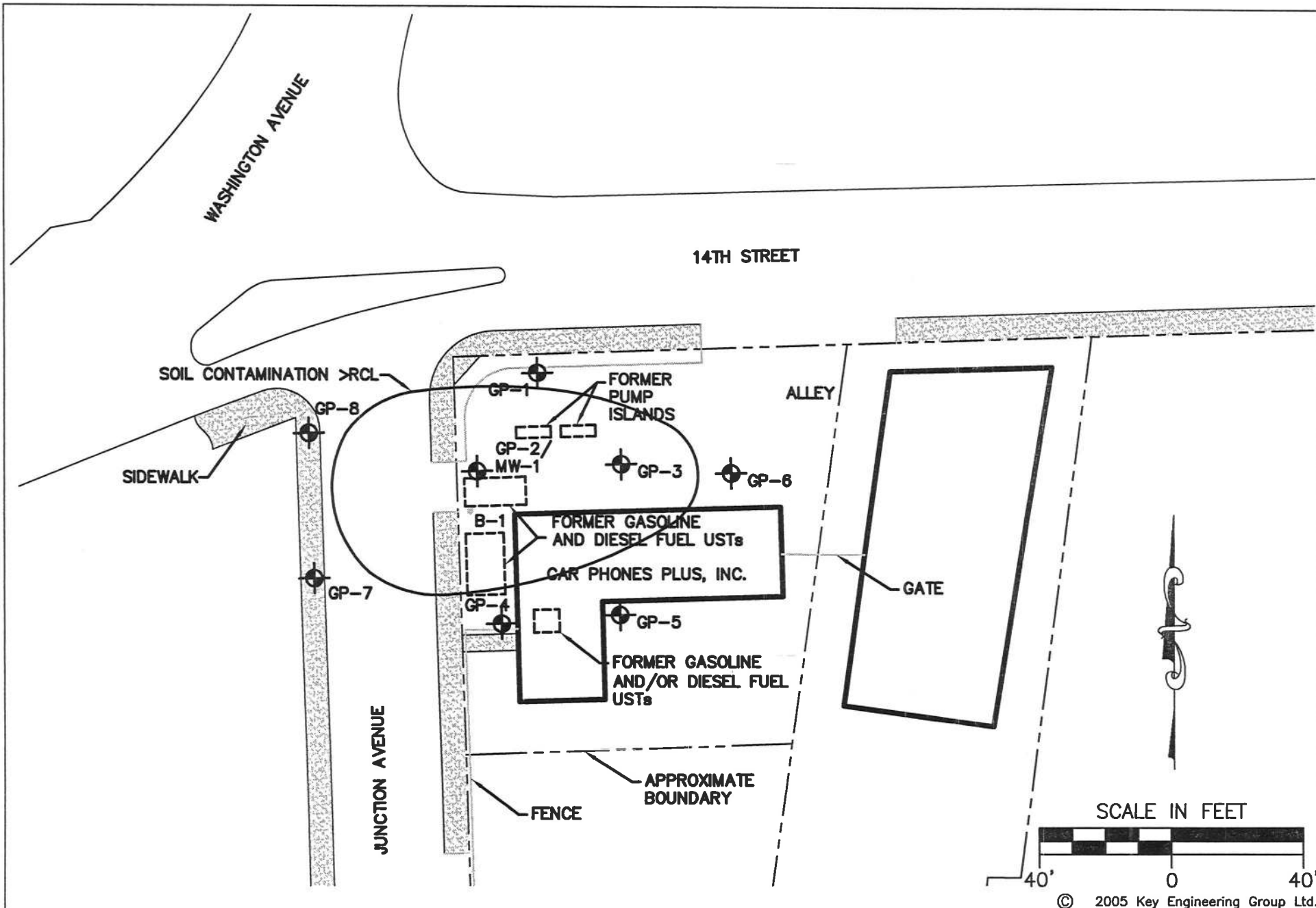
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APPROVED BY MCB	SHEET NO. 1
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FIGURE 2
 SITE AERIAL MAP
 CAR PHONES PLUS, INC.
 1339 14TH STREET
 RACINE, WISCONSIN



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VICB	11/17/10
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DESIGNED BY MCB	DATE 11/02/2010
DRAWN BY SAO	PROJECT R606002
APPROVED BY DJG	SHEET NO. 1
CADFILE XREF LMAN	

FIGURE 4
SOIL CONTAMINATION CONTOUR MAP
CAR PHONES PLUS, INC.
1339 14TH STREET
RACINE, WISCONSIN

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