

GIS REGISTRY

Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

- Contamination in ROW
- Off-Source Contamination

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

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

- Contamination in ROW
- Off-Source Contamination

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

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
*(note: soil contamination concentrations
between non-industrial and industrial levels)*
- Structural Impediment (224)
- Site Specific Condition (228)

- Cover or Barrier (222)
*(note: maintenance plan for
groundwater or direct contact)*
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)
*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes No N/A

** Residual Contaminant Level
**Site Specific Residual Contaminant Level*

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

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

BRRTS #: 02-41-275436 (No Dashes) PARCEL ID #: 3980145110

ACTIVITY NAME: Former Aldrich Chemical and City Paint Shop WTM COORDINATES: X: 602083 Y: 298327

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

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

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: Title:

- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

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

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: **Figure 2** Title: **Property Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Figure 2** Title: **Property Map**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Figure 4** Title: **Residual Soil Contamination Contour Map**

BRRTS #: 02-41-275436

ACTIVITY NAME: Former Aldrich Chemical and City Paint Shop

MAPS (continued)

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

Figure #: Figure 5 Title: Site Cross Section

Figure #: Title:

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

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

Figure #: Figure 7 Title: Groundwater Isoconcentration Map

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

Figure #: Figure 6 Title: Groundwater Flown Map

Figure #: Title:

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

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

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

Table #: 5 Title: Summary of Remaining Soil Analytical Results

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

Table #: 2 Title: Groundwater Analytical Results

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

Table #: 3 Title: Well Information Summary

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: Title:

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

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

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

BRRTS #: 02-41-275436

ACTIVITY NAME: Former Aldrich Chemical and City Paint Shop

NOTIFICATIONS

Source Property

Not Applicable

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

Not Applicable

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

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

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

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



February 3, 2012

Ms. Sharlene Te Beest
WisDOT – TSS-ESS attn: Hazardous Materials Specialist
PO Box 7965 Room 451
Madison, WI 53707-7965

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
Former Aldrich Chemical, Marquette Interchange
940 West St. Paul Avenue, Milwaukee, WI
WisDOT# 1060-05-22, BRRTS # 02-41-275436; FID # 241046410

Dear Ms. Te Beest:

The Wisconsin Department of Natural Resources (WDNR) considers the Subject site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Southeast Region (SER) WDNR Closure Committee reviewed the request for closure on December 6, 2011. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the WDNR on December 6, 2011, and documentation that the conditions in that letter were met was received on January 11, 2012.

This property was the former Aldrich Chemical site. The Wisconsin Department of Transportation purchased the property, razed the buildings and structures and cleared the site to accommodate reconstruction of the Marquette Interchange. The site is currently a grass and gravel area below the highway overpasses and there are no plans for further development. Residual site impacts include diesel range organics (DRO), gasoline range organics (GRO), volatile organic compounds (VOC) and metals compounds. The remedial response included soil excavation, groundwater monitoring and an engineered cap. The required closure conditions and continuing obligations were based on the property remaining the same or being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A soil barrier must be maintained over contaminated soil and the WDNR must approve any changes to this barrier.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the WDNR agrees that conditions are protective of the new use.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. WDNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the WDNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the **Southeast Region WDNR Office, at 2300 N. Martin Luther King Jr. Dr. in Milwaukee, Wisconsin 53212**. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the WDNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a soil cover, an engineered cover or other barrier exists, and as shown on the attached **Soil Cover Area with Remaining Soil Contamination Map**, unless prior written approval has been obtained from the WDNR:

- Removal of the existing barrier;
- Replacement with another barrier;
- Excavating or grading of the land surface;
- Filling on covered or paved areas;
- Plowing for agricultural cultivation;
- Construction or placement of a building or other structure;
- Changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. WDNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the WDNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the attached **Groundwater Isoconcentration Map**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior WDNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains across the central and northern portions of the property, as indicated on the attached **Residual Soil Contamination Contour Map**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The soil cover that exists in the location shown on the attached **Soil cover Area with Remaining Soil Contamination Map** shall be maintained in compliance with the attached **Cap Maintenance Plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the WDNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the WDNR prior to implementation.

The attached **Cap Maintenance Plan and Inspection & Maintenance Log** shall be kept up-to-date and on-site. Submit the inspection log to the WDNR only upon request.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Dewatering Permits

The WDNR's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

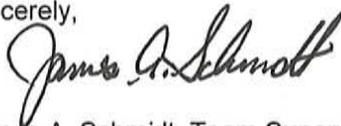
Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/www/>.

Please send written notifications in accordance with the above requirements to the Southeast Region WDNR Office, Environmental Program Assistant.

Please be aware that the 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 site poses a threat to public health, safety, or welfare or to the environment.

The WDNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jim Kasdorf at 414-263-8366.

Sincerely,



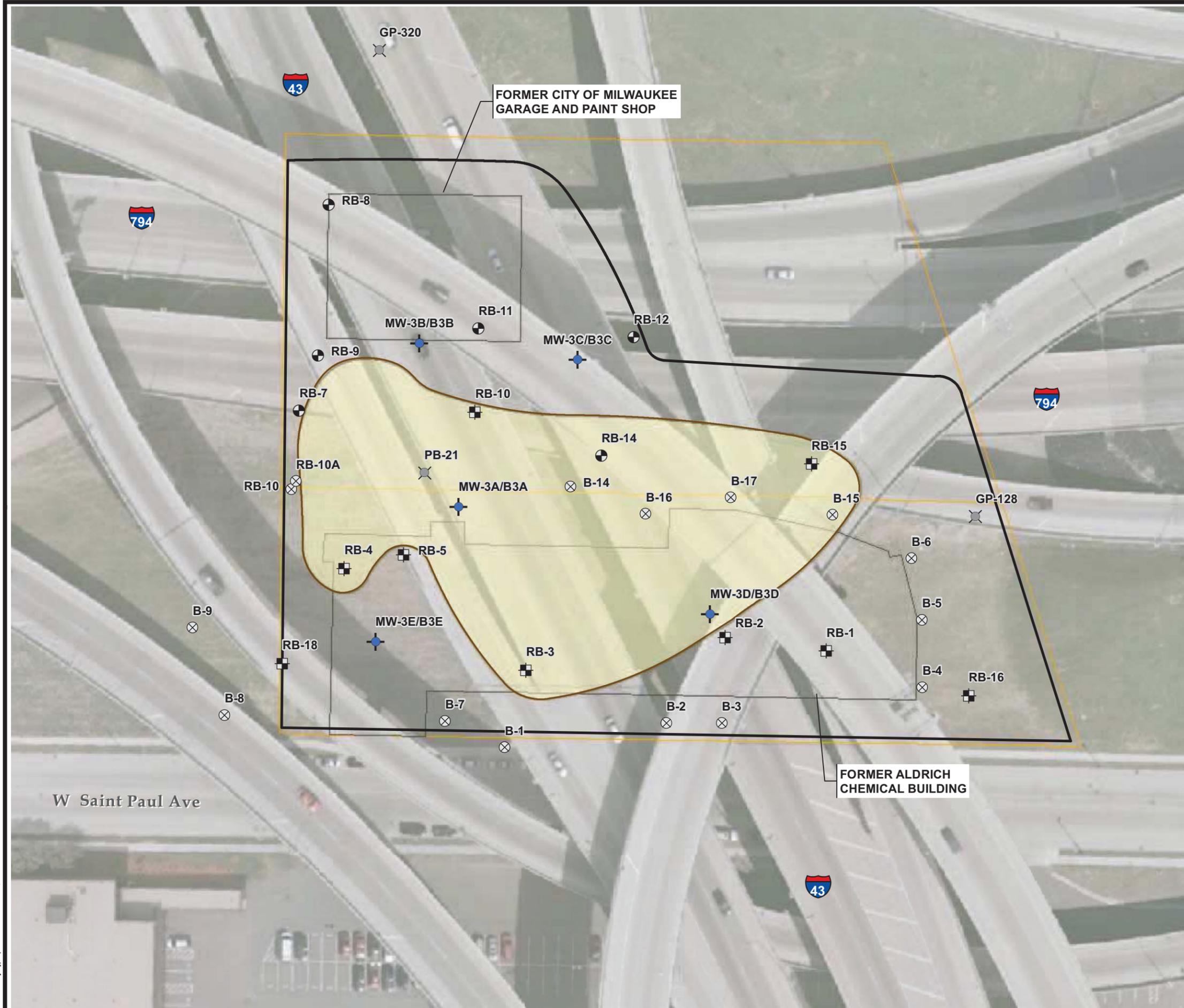
James A. Schmidt, Team Supervisor
Southeast Region Remediation & Redevelopment Program

Attachments:

- Soil Cover Area with Remaining Soil Contamination Map

- Groundwater Isoconcentration Map
- Residual Soil Contamination Map
- Cap Maintenance Plan

Cc: - Mr. Mike Cape, WisDOT, 141 NW Barstow Street, Waukesha, Wisconsin 53187 [Electronic Copy]
- Mr. Ken Yass, P. E., TRC, Inc., 150 North Patrick Blvd., #180, Brookfield, WI 53045 [Electronic Copy]
- Mr. Dick Fish, TRC, Inc., 744 Heartland Trail, Madison, WI 53717 [Electronic Copy]
- Mr. Dave Misky, redevelopment Authority City of Milwaukee, 809 North Broadway, 2nd Floor, Milwaukee, WI 53202,
- WDNR SER File

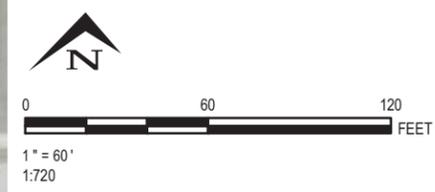


LEGEND

- MONITORING WELL LOCATION (RMT, NOV 2010)
- PHASE 2 BORING LOCATION
- MTP BORING LOCATION
- PHASE 2.5 BORING LOCATION (RMT, JULY 2003)
- PHASE 2.5 BORING/TEMPORARY MONITORING WELL (RMT, JULY 2003)
- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE EXTENT OF FORMER BUILDING LOCATION
- EXTENT OF IMPACTED SOIL
- APPROXIMATE AREA OF SOIL COVER

NOTES

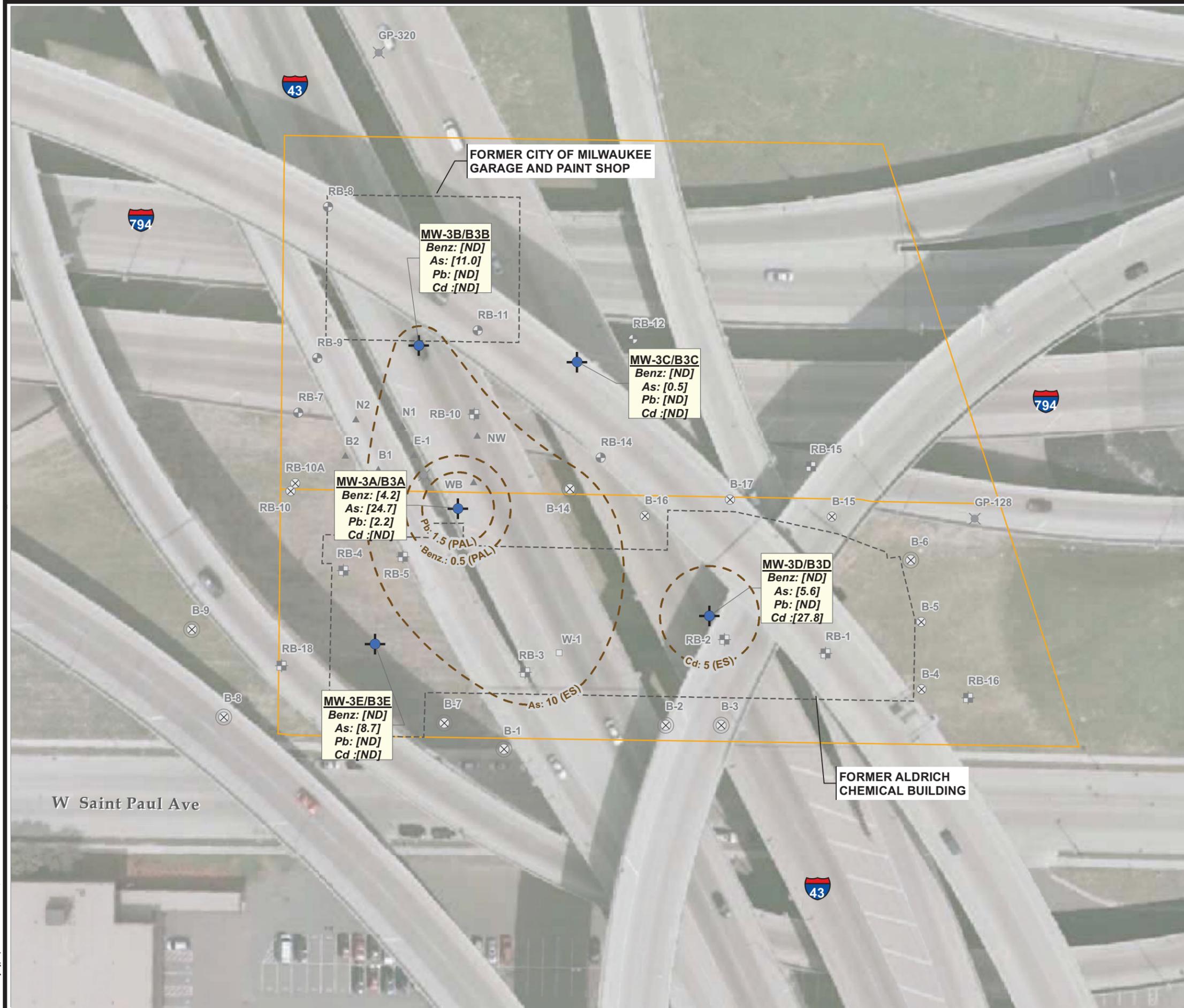
1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY ARCGIS MAP SERVICE, 2010.
2. WELL LOCATIONS SURVEYED ON 12/3/2010 BY RMT.



PROJECT:			WISDOT ID# 1060-05-22 MARQUETTE INTERCHANGE FORMER ALDRICH CHEMICAL / CITY PAINT SHOP MILWAUKEE, WISCONSIN		
SHEET TITLE:			SOIL COVER AREA WITH REMAINING SOIL CONTAMINATION		
DRAWN BY:	PAPEZ J	SCALE:	AS NOTED	PROJ. NO.	06285.01.001
CHECKED BY:	OCONNELL T	DATE PRINTED:		FILE NO.	062850117AC.mxd
APPROVED BY:	HAAK D			FIGURE 8	
DATE:	OCTOBER 2011				



708 Heartland Trail
Suite 3000
Madison, WI 53717
Phone: 608.826.3600
Fax: 608.826.3941
www.trcsolutions.com



LEGEND

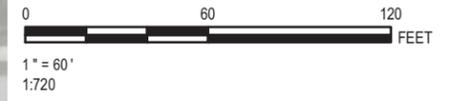
- MONITORING WELL LOCATION (RMT, NOV 2010)
- PHASE 2 BORING WITH ANALYTICAL SOIL SAMPLES COLLECTED
- PHASE 2 BORING WITH GROUNDWATER SAMPLES COLLECTED
- MTP BORING LOCATION
- PHASE 2.5 BORING LOCATION (RMT, JULY 2003)
- PHASE 2.5 BORING/TEMPORARY MONITORING WELL (RMT, JULY 2003)
- SIDEWALL SAMPLE LOCATION
- GROUNDWATER SAMPLE FROM SUMP (RMT, JULY 2003)
- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE EXTENT OF FORMER BUILDING LOCATION
- PAL OR ES ISOCONCENTRATION CONTOUR

LABEL BOX FORMAT

SAMPLE ID
 [BENZENE (Benz.) CONCENTRATION (µg/L)]
 [ARSENIC (As) CONCENTRATION (µg/L)]
 [LEAD (Pb) CONCENTRATION (µg/L)]
 [CADMIUM (Cd) CONCENTRATION (µg/L)]

NOTES

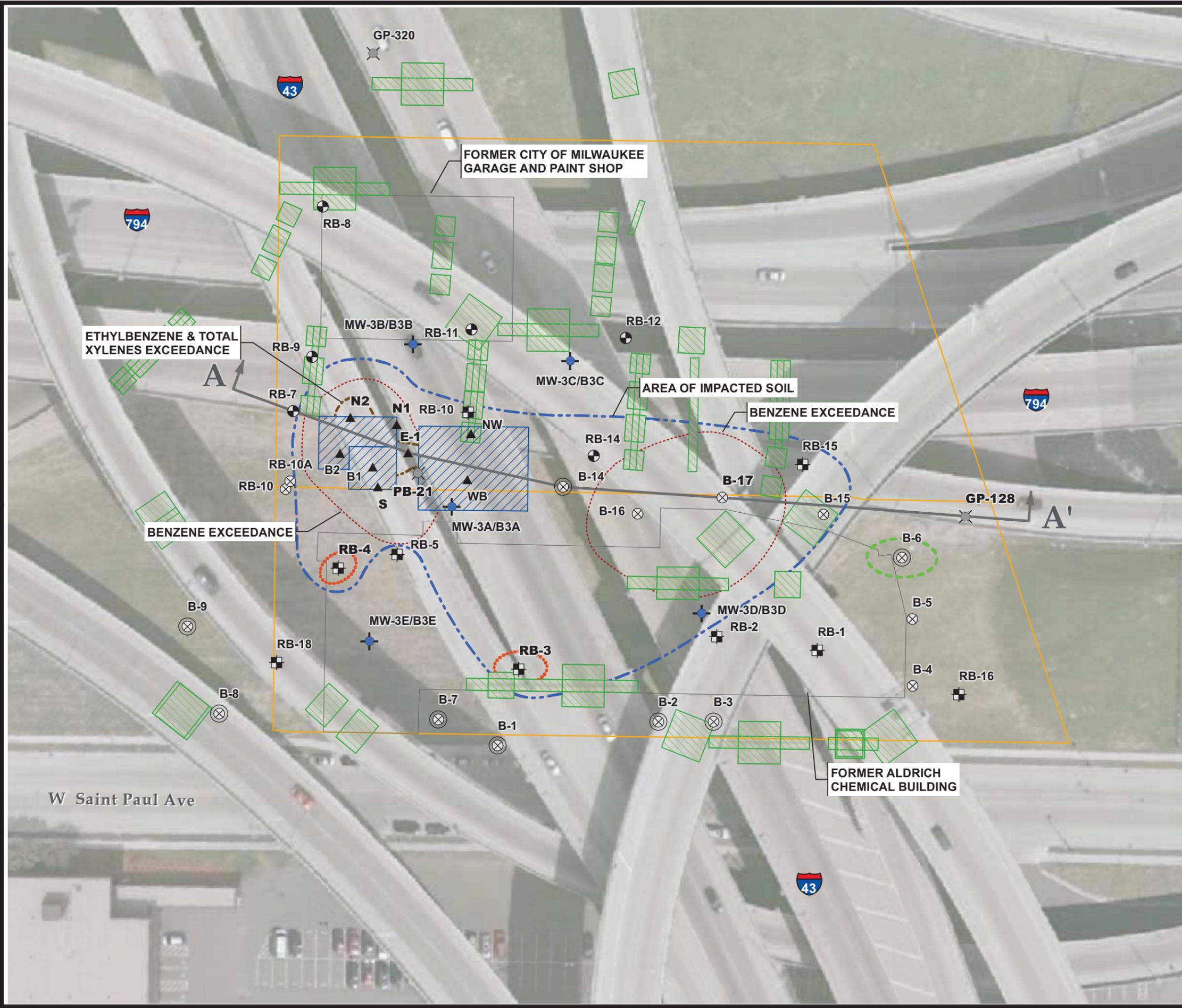
1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY ARCGIS MAP SERVICE, 2010.
2. WELL LOCATIONS SURVEYED ON 12/3/2010 BY RMT.



PROJECT:		WISDOT ID# 1060-05-22 MARQUETTE INTERCHANGE FORMER ALDRICH CHEMICAL / CITY PAINT SHOP MILWAUKEE, WISCONSIN	
SHEET TITLE: GROUNDWATER ISOCONCENTRATION MAP			
DRAWN BY:	PAPEZ J	SCALE:	PROJ. NO. 06285.01.001
CHECKED BY:	OCONNELL T	AS NOTED	FILE NO. 062850111AC.mxd
APPROVED BY:	HAAK D	DATE PRINTED:	FIGURE 7
DATE:	JULY 2011		



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LEGEND

- MONITORING WELL LOCATION (RMT, NOV 2010)
- PHASE 2 BORING WITH ANALYTICAL SOIL SAMPLES COLLECTED
- PHASE 2 BORING WITH GROUNDWATER SAMPLES COLLECTED
- MTP BORING LOCATION
- PHASE 2.5 BORING LOCATION (RMT, JULY 2003)
- PHASE 2.5 BORING/TEMPORARY MONITORING WELL (RMT, JULY 2003)
- SIDEWALL SAMPLE LOCATION
- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE EXTENT OF FORMER BUILDING LOCATION
- PIER CONSTRUCTION EXCAVATION
- REMEDIATION EXCAVATION
- SOIL EXCEEDING THE NR720 RCL FOR BENZENE PROTECTION OF GROUNDWATER (5.5 µg/kg)
- SOIL EXCEEDING THE NR720 RCL FOR ETHYLBENZENE & TOTAL XYLENES PROTECTION OF GROUNDWATER (2,900 & 4,100 µg/kg)
- SOIL EXCEEDING THE NR720 RCL FOR DRO (100 mg/kg)
- SOIL EXCEEDING THE NR720 RCL FOR GRO (100 mg/kg)
- EXTENT OF IMPACTED SOIL
- CROSS SECTION LOCATION

NOTES

- BASE MAP IMAGERY FROM MILWAUKEE COUNTY ARCGIS MAP SERVICE, 2010.
- WELL LOCATIONS SURVEYED ON 12/3/2010 BY RMT.

1" = 60'
1:720

PROJECT:		WISDOT ID# 1060-05-22 MARQUETTE INTERCHANGE FORMER ALDRICH CHEMICAL / CITY PAINT SHOP MILWAUKEE, WISCONSIN	
SHEET TITLE:		RESIDUAL SOIL CONTAMINATION CONOTUR MAP	
DRAWN BY:	PAPEZ J	SCALE:	PROJ. NO. 06285.01.001
CHECKED BY:	OCONNELL T	AS NOTED	FILE NO. 062850116AC.mxd
APPROVED BY:	HAAK D	DATE PRINTED:	FIGURE 4
DATE:	JULY 2011		

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Printed By: jpapez on 10/7/2011, 17:02 PM

CAP MAINTENANCE PLAN

**Former Aldrich Chemical and City Paint Shop
940 West St. Paul Avenue, Milwaukee, WI 53233
WDNR BRRTS #02-41-275436**

Prepared: July 2011 by TRC

Legal Description

Former Aldrich Chemical and City Paint Shop
940 West St. Paul Avenue
Milwaukee, WI 53233

KNEELAND'S SUBD (JAMES) IN W ½ OF SW ¼ SEC 29-7-22 BLOCK 247 (ALL BLK 247-PART OF BLK 250-PART OF BLK 132 IN PARTITION OF EAST HALF ETC & VAC STS & ALLEYS ADJ) COM INTER C/L'S VAC W CLYBOURN ST & VAC N 10TH ST-TH E ALG C/L SD CLYBOURN ST TO C/L VAC N.

Introduction

This document serves as the cap maintenance plan for the existing soil/gravel cover at the property referenced above (property), and has been prepared in accordance with NR 724.13(2), Wis. Admin. Code (WAC). The soil/gravel cover on the property overlies native soil and imported fill materials with residual petroleum volatile organic compound (PVOC) and metals impacts, and the cover functions to minimize direct contact with soil contamination at the site.

The property owner or operator will maintain a copy of this plan on-site and will make it available to all interested parties for viewing.

Contamination Description

Based on pre/post-remedial sampling, PVOC impacts in the area are present in the soil on-site at depths of approximately 4 to 10 feet below the ground surface. The extents of the PVOC impacts to soil are shown on Figure 4 in Attachment 1.

Cover Description

A soil/gravel cover currently is in place on the property, which was constructed as a soil cover and parking surface for the property. 3-6 inches of clean soil/gravel cover were placed over the in-situ fill material. The existing soil/gravel cover overlies the PVOC/metals-impacted soil at the site. This soil/gravel cover functions to minimize direct contact at the site. Based on the current (vacant) and

potential future use (no reuse plans) of the property, the cover should function as intended unless disturbed.

Annual Inspection

The soil/gravel cover overlying the PVOC/metals-contaminated soil will be inspected at least once annually. The inspection will be performed in the spring after all snow and ice has melted. The inspections will be performed to evaluate settling, compaction, rutting, and erosion. A log of the inspections and any repairs will be maintained by the property owner, operator, or their designated representative; an example inspection log is included in Attachment 2. The log will include recommendations for necessary repairs. Once repairs are completed, the log will be updated to document the repairs. A copy of the inspection log will be kept at the address of the property owner and will be available for submittal or inspection by the WDNR representatives upon their request.

Maintenance Activities

If the area requires maintenance, or if activities (i.e., utility construction) that would disturb the impacted soil are planned, the owner or operator must notify the maintenance workers of the direct contact exposure hazard and provide them with the appropriate personal protective equipment (PPE). If soil is excavated, the owner or operator will be required to sample the soil to determine if contamination remains. All excavated soil must be treated, stored and disposed of by the owner or operator in accordance with all applicable local, state and federal laws.

Any replacement cover will be subject to the same maintenance and inspection guidelines as outlined in this maintenance plan unless indicated otherwise by the WDNR or its successor.

Amendment or Withdrawal of Maintenance Plan

This maintenance plan can be amended or withdrawn by the property owner and its successors with the written approval of the WDNR.

Contact Information

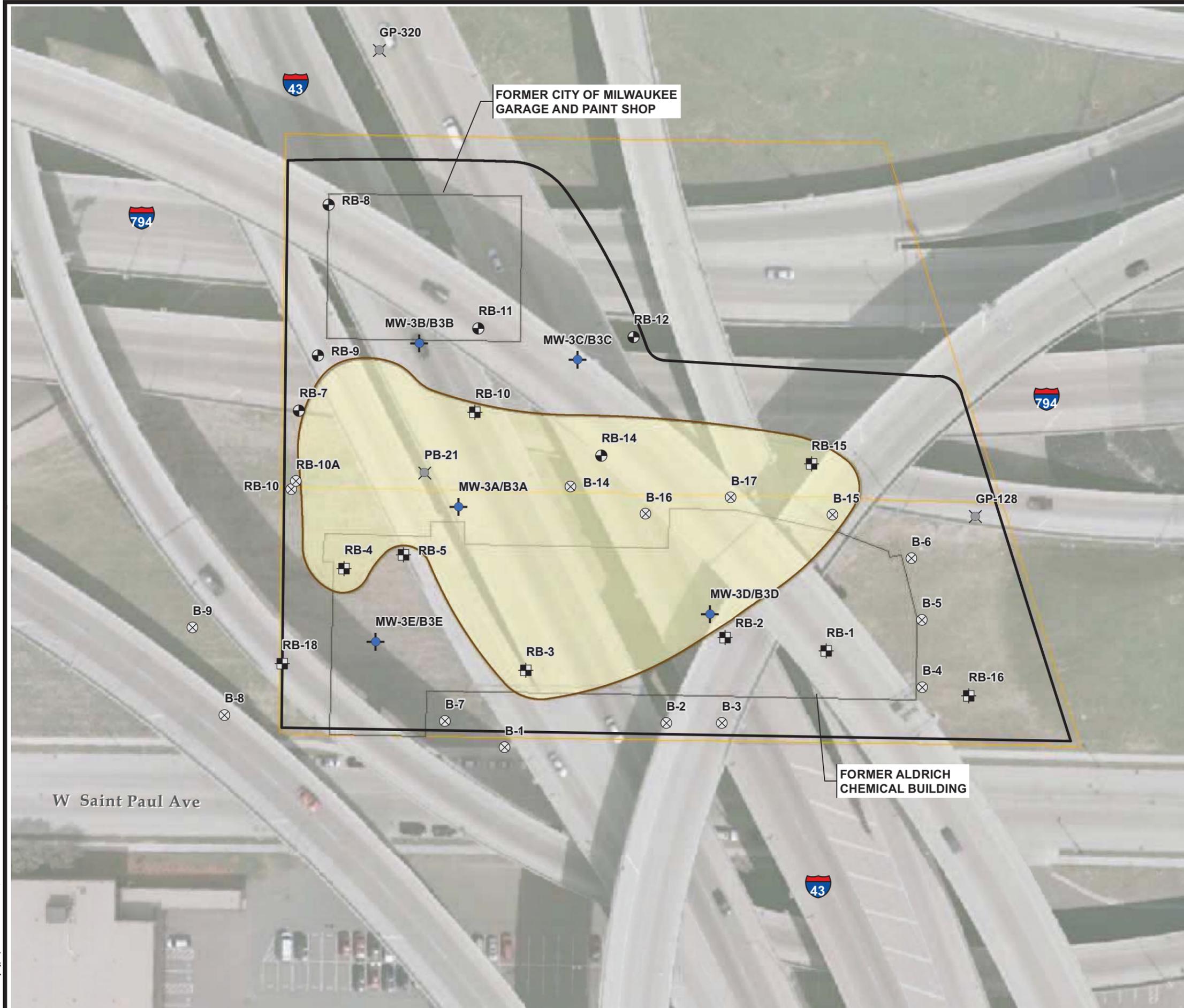
Site Owner: WisDOT
Mike Cape

Consultant: Dan Haak
TRC
744 Heartland Trail
Madison, WI 53717
(608) 831-4444

WDNR Contact: James Kasdorf
Wisconsin Department of Natural Resources
2300 N Martin Luther King Jr Dr
Milwaukee, WI 53212
(414) 263-8366

Enclosures: Attachment 1: Figure 8 – Soil Cover Area with Remaining Soil Contamination Contours
Attachment 2: Inspection Log and Maintenance Log

Attachment A
Extent of Soil Impacts

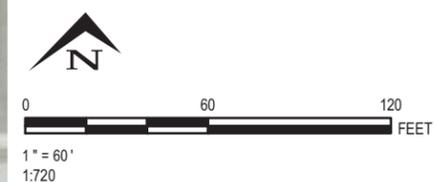


LEGEND

- MONITORING WELL LOCATION (RMT, NOV 2010)
- PHASE 2 BORING LOCATION
- MTP BORING LOCATION
- PHASE 2.5 BORING LOCATION (RMT, JULY 2003)
- PHASE 2.5 BORING/TEMPORARY MONITORING WELL (RMT, JULY 2003)
- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE EXTENT OF FORMER BUILDING LOCATION
- EXTENT OF IMPACTED SOIL
- APPROXIMATE AREA OF SOIL COVER

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY ARCGIS MAP SERVICE, 2010.
2. WELL LOCATIONS SURVEYED ON 12/3/2010 BY RMT.



PROJECT: WISDOT ID# 1060-05-22 MARQUETTE INTERCHANGE FORMER ALDRICH CHEMICAL / CITY PAINT SHOP MILWAUKEE, WISCONSIN		
SHEET TITLE: SOIL COVER AREA WITH REMAINING SOIL CONTAMINATION		
DRAWN BY: PAPEZ J	SCALE: AS NOTED	PROJ. NO. 06285.01.001
CHECKED BY: OCONNELL T	DATE PRINTED:	FILE NO. 062850117AC.mxd
APPROVED BY: HAAK D	DATE: OCTOBER 2011	FIGURE 8



708 Heartland Trail
Suite 3000
Madison, WI 53717
Phone: 608.826.3600
Fax: 608.826.3941
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E:\RMT_DATA\06285011062850117AC.mxd
Printed By: jpapez on 10/7/2011, 17:01 PM

Attachment B
Cover Inspection and Maintenance Log



December 5, 2011

Ms. Sharlene Te Beest
WisDOT – TSS-ESS attn: Hazardous Materials Specialist
PO Box 7965 Room 451
Madison, WI 53707-7965

Subject: Conditional Closure Decision
Former Aldrich Chemical, Marquette Interchange
940 West St. Paul Avenue, Milwaukee, WI
WisDOT# 1060-05-22, BRRTS # 02-41-275436; FID # 241046410

Dear Ms. Te Beest:

On December 6, 2011, the Wisconsin Department of Natural Resources Southeast Region Closure Committee (the Department) reviewed your closure request for the Subject site. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of this request, the Department has determined that residual soil and groundwater contamination from the former chemical facility appears to have been investigated and remediated to the practicable extent for current site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

Monitoring Well Abandonment

The site monitoring wells (MW-3A, 3B, 3C, 3D, and 3E) must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. The well abandonment documentation must be submitted to Ms. Victoria Stovall on Form 3300-005, found at <http://dnr.wi.gov/org/water/dwg/gw/> or as provided by the Department of Natural Resources.

Purge water, waste and Soil Pile Removal

Any remaining purge water, waste and/or soil piles generated as part of site investigation, remediation or abandonment activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send the appropriate documentation regarding treatment or disposal of the remaining soil, water or wastes.

Once the above conditions are satisfied, please submit the appropriate documentation (for example, well abandonment forms, copies of correspondence, etc.) to verify that the applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

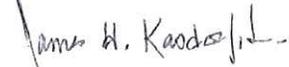
Continuing Obligations and Responsibilities

As part of this case closure approval, you will be responsible for the continuing obligation of ensuring that the Cap Maintenance Plan is followed. The Department already received the Cap Maintenance Plan as part of the closure and GIS submittal. You will be required to conduct annual inspections once final closure is approved and you will be required to keep the inspection documentation on site. The inspection documents shall only be submitted to the Department upon request.

Please be aware that the 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 site 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 414-263-8366.

Sincerely,



James Kasdorf
Remediation and Redevelopment Program

- Cc:
- Mr. Mike Cape, WisDOT, 141 NW Barstow Street, Waukesha, Wisconsin 53187 [Electronic Copy]
 - Mr. Ken Yass, P. E., TRC, Inc., 150 North Patrick Blvd., #180, Brookfield, WI 53045 [Electronic Copy]
 - Mr. Dick Fish, TRC, Inc., 744 Heartland Trail, Madison, WI 53717 [Electronic Copy]
 - WDNR SER File

940 W. St. Paul

STATE BAR OF WISCONSIN FORM 6- 2000
SPECIAL WARRANTY DEED

8415353

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 2:09 PM
12-20-2002

IGNATIUS J. NIEMCZYK
REGISTER OF DEEDS

AMOUNT 15.00

REF 5481

IMAGE 3216

Document Number

This Deed, made between ALDRICH CHEMICAL COMPANY, INC., a foreign corporation organized under the laws of the State of Delaware, Grantor, and the STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

See description of real estate set forth on Exhibit A attached hereto and hereby made a part hereof.

Recording Area

Name and Return Address

Michael E. Perino
Assistant General Counsel
Wisconsin Department of Transportation
4802 Sheboygan Avenue, Room 115B
Madison, Wisconsin 53707-7910

398-0184-100-0

Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances, arising by, through or under Grantor, except the matters set forth on Exhibit B attached hereto and hereby made a part hereof.

Dated this 19th day of December, 2002.

ALDRICH CHEMICAL COMPANY, INC.

This conveyance is exempt from real estate transfer fee and return requirements under § 77.25(2r), Wis. Stats.

By: Joseph P. Porwoll
Joseph P. Porwoll, President

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Brian N. Wanek - Foley & Lardner, Milwaukee

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

ACKNOWLEDGMENT

State of Wisconsin

County of Milwaukee

} ss.

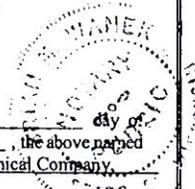
Personally came before me this 19th day of December, 2002, the above named Joseph P. Porwoll, President of Aldrich Chemical Company, Inc.

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

Brian N. Wanek
* BRIAN N. WANER

Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: _____.)



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

2

EXHIBIT A TO SPECIAL WARRANTY DEED

Lots 1, 2, 3, 4, 5, 6 and 7, excepting the North 51 feet of said lots, in Block 250 in James Kneeland's Subdivision of a part of the West ½ of the Southwest ¼ of Section 29, in Town 7 North, Range 22 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin together with the East ½ of vacated North 10th Street adjoining said premises on the West.

Lots 8, 9, 10, 11, 12, 13 and 14 in Block 250 in James Kneeland's Subdivision of a part of the West ½ of the Southwest ¼ of Section 29, in Town 7 North, Range 22 East in the City of Milwaukee, together with the East ½ of vacated North 10th Street adjoining said premises on the West.

Lots 11 and 12, excepting the North 1 foot of said Lots, in Block 132, in the Partition of the East ½ of the Southwest ¼ of Section 29, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

That part of Lot Thirteen 13 in Block 132 in the Partition of the East ½ of the Southwest ¼ of Section 29, in Town 7 North, Range 22 East, in the City of Milwaukee, bounded and described as follows: Beginning at a point in the Southeast corner of said Lot 13, thence West along the South line of said Lot 13, 50 feet to a point in the Southwest corner of said Lot 13, thence North along the West line of Lot 13, 149 feet to a point; thence Southeasterly to the point of beginning.

REEL 5481
IMAGE 3217

EXHIBIT B TO SPECIAL WARRANTY DEED

1. General real estate taxes for the year 2002 and subsequent years.
2. Water and sewer charges, if any.
3. Encroachments, overlaps, boundary line disputes, and any other conditions and matters which would be disclosed by an accurate survey and inspection of the Property.
4. Building and zoning regulations now or hereafter in effect, to the extent adopted by any municipal or other public authority and relating to all or any portion of the Property.
5. Easement granted to Milwaukee County recorded as Document No. 4100234.
6. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 4533986.
7. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 5167638.
8. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 5753565.
9. Lease, by and between Grantor, as lessor, and Patrick Media Group, Inc. (now known as Clear Channel Outdoor), as lessee, dated November 4, 1994.

REEL

5481

IMAGE

3218

940 940 W ST PAUL AV

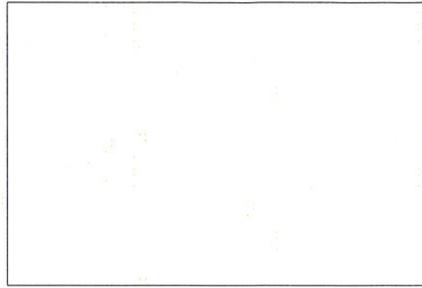
Premise Address

398-0184-100 0 0 2011 6460 KUK 398-13 40

Taxkey CD S/A YR Nbhd Appr Plat

Owner Information STATE OF WISCONSIN DEPT OF TRANSPORTATION

Address PO BOX 798 WAUKESHA WI 53187-0798



Class	Symbol	Land	Improvement	Total
Current Exempt		0	0	0
Previous Exempt		0	0	0
Exm Type	Exm % Land Exm % Imprv	Exm Land	Exm Imprv	Exm Total
Current 360	100%	140100	0	140100
Previous 360	100%	140,100	0	140,100

Asmt.Changed 02/08/2006 TSCHRU Rsn Chg ChgDoc 2006 - 0282 4 CPOST
 SaleDate 12/19/2002 Type WD Fee 0 Date Name Chg 11/15/2010
 DivYear 59 Div # 7 Drop Yr 0 Drop # 0 Record Status A Status Date
 Aldrm District 4 Land Use Code Zoned IL2 Historic Code Legal Chg. Date 03/17/2009

Property Characteristics

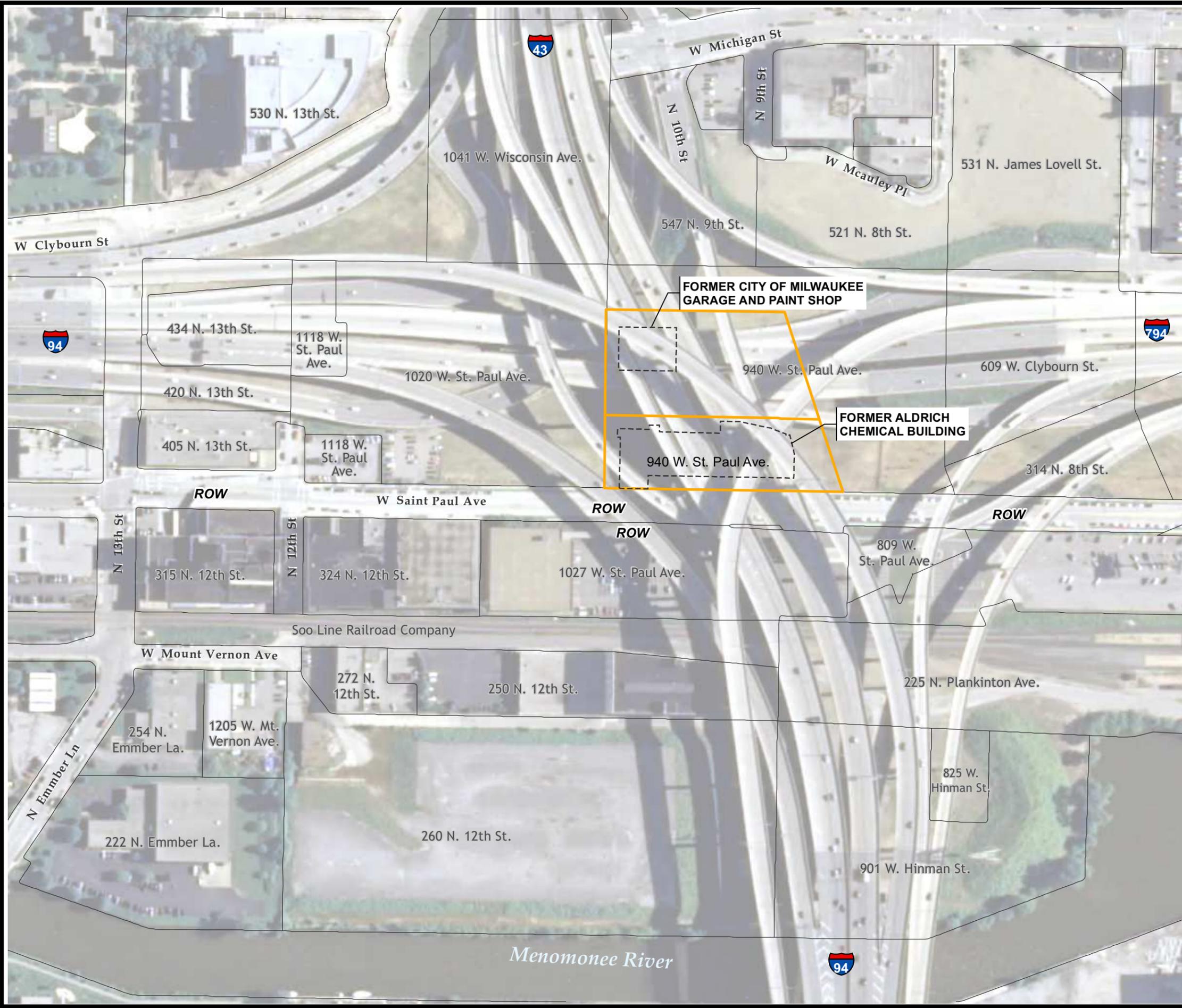
1 Not Listed (Exm or Mfg) - Nr.Sec = 1

Bldg: 1 Nbr Sect 1 Bldg Type: C980 Loc Type Park Built Econ Nbhd S98
 Remodel: FIArea: Stories: Comm Units: 1 Res Units: 0 Traffic: M
 Parcel Sq Ft: 70,030 Excess Land: 0 Acres: 0.00 Environment:
 0 6461

2 Billboard - Nr.Sec = 1

Bldg: 2 Nbr Sect 1 Bldg Type: C950 Loc Type Park Built Econ Nbhd S98
 Remodel: FIArea: Stories: Comm Units: 3 Res Units: 0 Traffic: M
 0.00
 0 6461

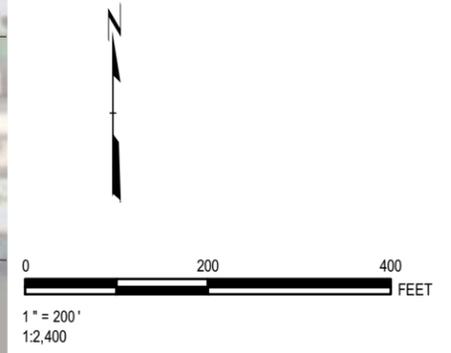
Type	Description
3	KNEELAND'S SUBD (JAMES) IN W 1/2 OF SW 1/4 SEC 29-7-22
4	BLOCK 250 LOTS 8 TO 14 INCL & S 49' OF LOTS 1 TO 7 INCL & E
4	1/2 VAC ST ADJ-ALSO THAT PART OF LOTS 11-12 & 13 IN BLK 132
4	ADJ COM W LI & 1' S OF NW COR LOT 11-TH S 149 TO SW COR LOT
4	11-TH E 130' TO SE COR LOT 13-TH NW TO A PT IN W LI & 1' S
4	OF NW COR LOT 13-TH W 80' TO BEG SUBJ TO HWY EAS'MTS
5	BID #26



LEGEND

	APPROXIMATE PROPERTY BOUNDARY
	PARCEL BOUNDARY LINE

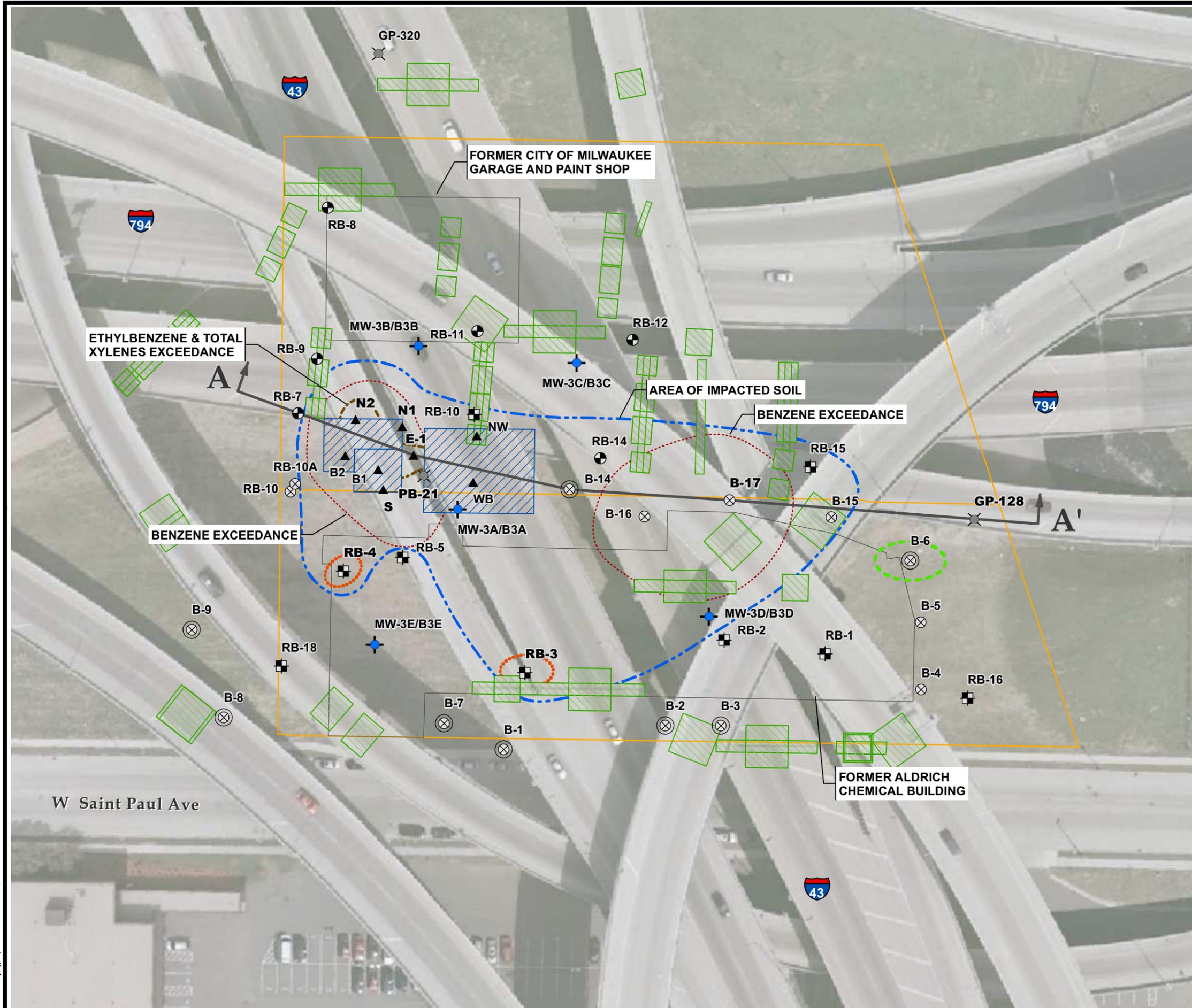
- NOTES**
1. BASE MAP IMAGERY FROM USDA - NATIONAL AGRICULTURE IMAGERY PROGRAM. PHOTOGRAPHY DATE: 28 JUNE 2010.
 2. WELL LOCATIONS SURVEYED ON 12/3/2010 BY RMT.



PROJECT:		WISDOT MARQUETTE INTERCHANGE - FORMER ALDRICH CHEMICAL / CITY PAINT SHOP ID# 1060-05-22	
SHEET TITLE: PROPERTY MAP			
DRAWN BY:	PAPEZ J	SCALE:	PROJ. NO. 06285.01.001
CHECKED BY:	OCONNELL T	AS NOTED	FILE NO. 062850115AC.mxd
APPROVED BY:	HAAK D	DATE PRINTED:	FIGURE 2
DATE:	AUGUST 2011		



708 Heartland Trail
Suite 3000
Madison, WI 53717
Phone: 608.826.3600
Fax: 608.826.3941
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LEGEND

- MONITORING WELL LOCATION (RMT, NOV 2010)
- PHASE 2 BORING WITH ANALYTICAL SOIL SAMPLES COLLECTED
- PHASE 2 BORING WITH GROUNDWATER SAMPLES COLLECTED
- MTP BORING LOCATION
- PHASE 2.5 BORING LOCATION (RMT, JULY 2003)
- PHASE 2.5 BORING/TEMPORARY MONITORING WELL (RMT, JULY 2003)
- SIDEWALL SAMPLE LOCATION
- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE EXTENT OF FORMER BUILDING LOCATION
- PIER CONSTRUCTION EXCAVATION
- REMEDIATION EXCAVATION
- SOIL EXCEEDING THE NR720 RCL FOR BENZENE PROTECTION OF GROUNDWATER (5.5 µg/kg)
- SOIL EXCEEDING THE NR720 RCL FOR ETHYLBENZENE & TOTAL XYLENES PROTECTION OF GROUNDWATER (2,900 & 4,100 µg/kg)
- SOIL EXCEEDING THE NR720 RCL FOR DRO (100 mg/kg)
- SOIL EXCEEDING THE NR720 RCL FOR GRO (100 mg/kg)
- EXTENT OF IMPACTED SOIL
- CROSS SECTION LOCATION

NOTES

- BASE MAP IMAGERY FROM MILWAUKEE COUNTY ARCGIS MAP SERVICE, 2010.
- WELL LOCATIONS SURVEYED ON 12/3/2010 BY RMT.

1" = 60'
 1:720

PROJECT:		WISDOT ID# 1060-05-22 MARQUETTE INTERCHANGE FORMER ALDRICH CHEMICAL / CITY PAINT SHOP MILWAUKEE, WISCONSIN	
SHEET TITLE:		RESIDUAL SOIL CONTAMINATION CONOTUR MAP	
DRAWN BY:	PAPEZ J	SCALE:	PROJ. NO. 06285.01.001
CHECKED BY:	OCONNELL T	AS NOTED	FILE NO. 062850116AC.mxd
APPROVED BY:	HAAK D	DATE PRINTED:	FIGURE 4
DATE:	JULY 2011		

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 Madison, WI 53717
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 Fax: 608.826.3941
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E:\RMT_DATA\062850116AC.mxd
 Printed By: jpapez on 10/7/2011, 17:02 PM

PROJECT/PROPOSAL NO.		FINAL	<input type="checkbox"/>
DATE: 6/30/11		REVISION	<input type="checkbox"/>
DATE:			
PROJECT/PROPOSAL NAME/LOCATION: ABBEVILLE INTERCHANGE			
SUBJECT: SITE CROSS SECTION			
PREPARED BY: T. O'CONNOR			
CHECKED BY:			

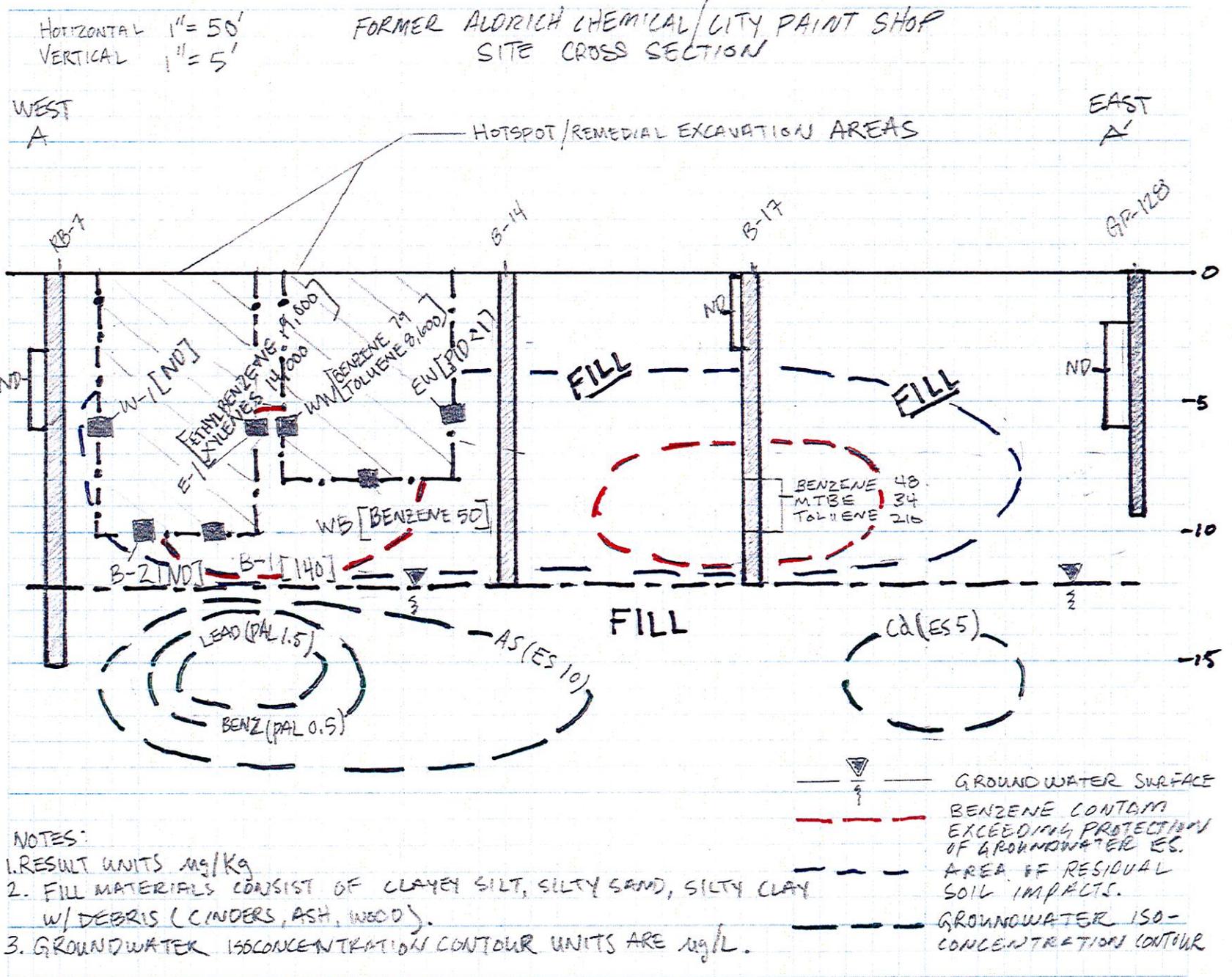
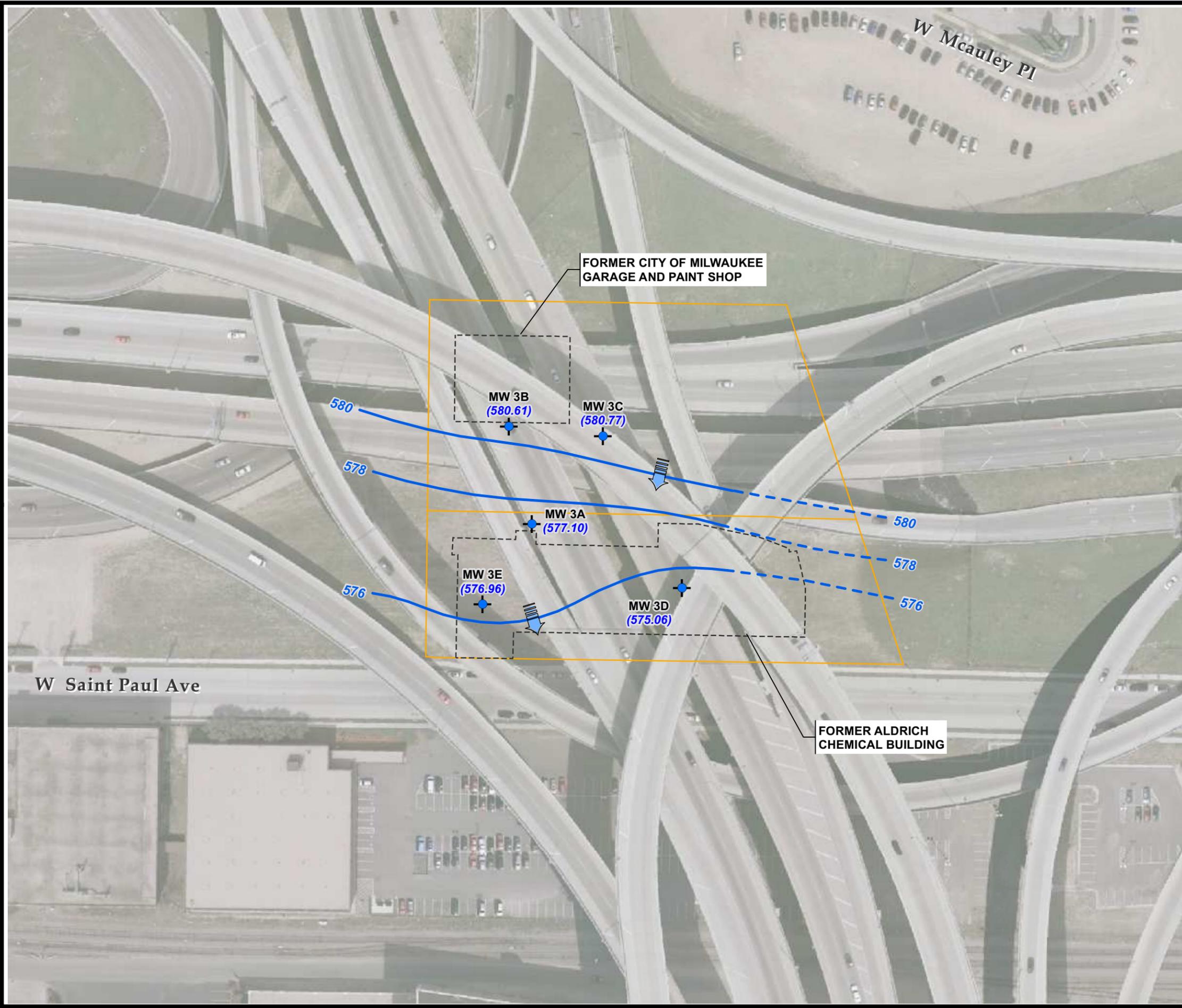


FIGURE 5

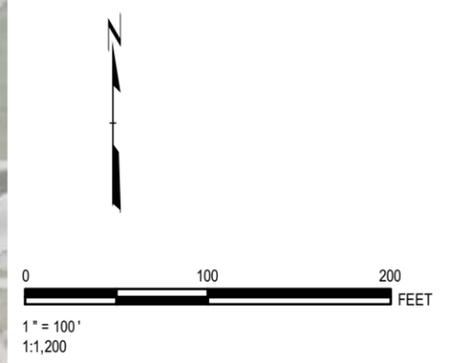


LEGEND

-  BRASS CAP MONUMENT
-  FLUSH MOUNT WELL (INSTALLED NOVEMBER 2010)
-  APPROXIMATE PROPERTY BOUNDARY
-  GROUNDWATER CONTOUR (CONTOUR INTERVAL: 2 FT; DASHED WHERE INFERRED)
-  GROUNDWATER FLOW DIRECTION
-  (580.61) GROUNDWATER ELEVATION

NOTES

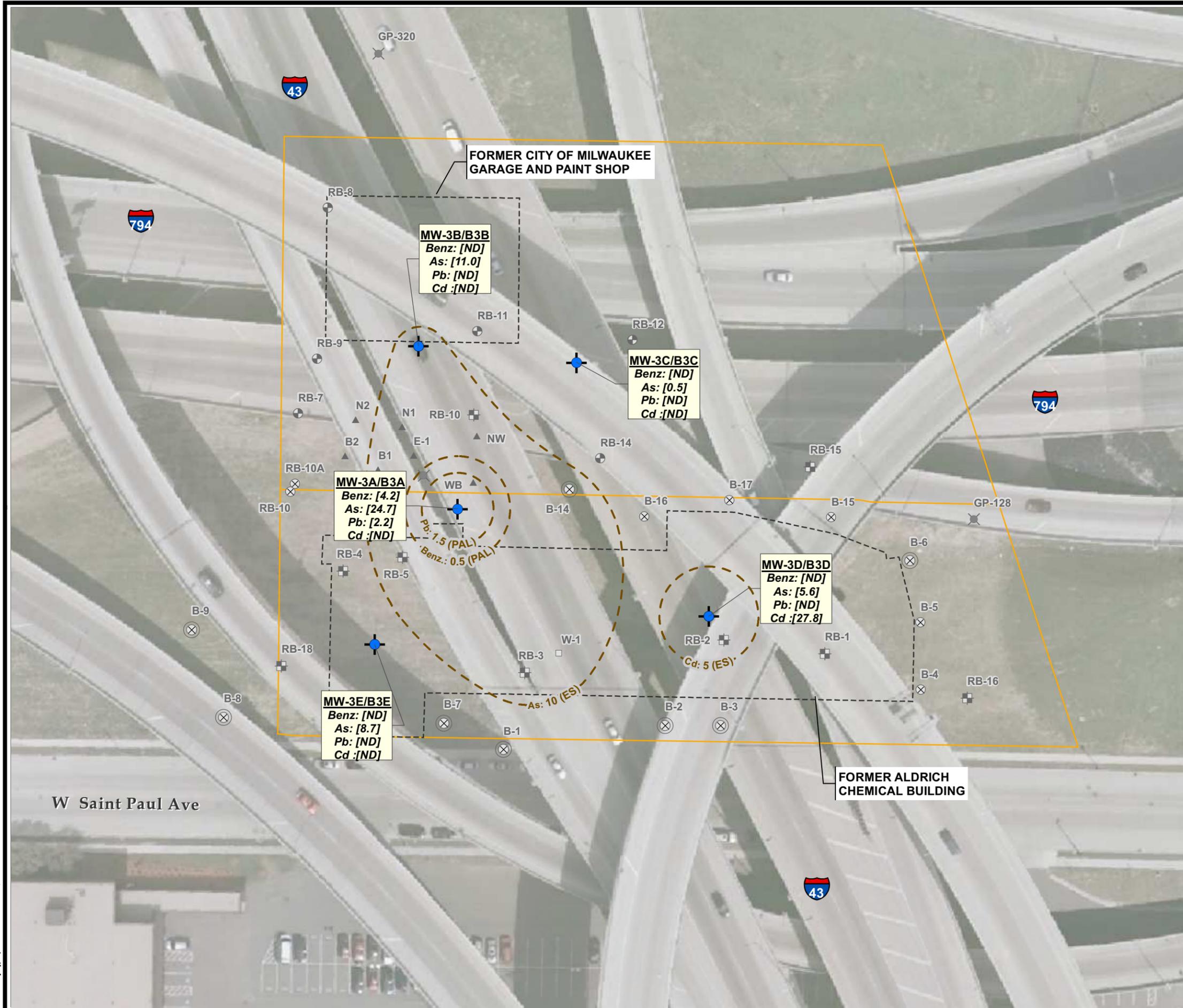
1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY ARCGIS MAP SERVICE, 2010.
2. WELL LOCATIONS SURVEYED ON 12/3/2010 BY RMT.
3. GROUNDWATER ELEVATIONS AND SAMPLES WERE COLLECTED NOVEMBER 12, 2010.



PROJECT:			WISDOT ID# 1060-05-22 MARQUETTE INTERCHANGE FORMER ALDRICH CHEMICAL / CITY PAINT SHOP MILWAUKEE, WISCONSIN		
SHEET TITLE:			GROUNDWATER FLOW MAP		
DRAWN BY:	PAPEZ J	SCALE:	PROJ. NO.	06285.01.001	
CHECKED BY:	OCONNELL T	AS NOTED	FILE NO.	062850103AC.mxd	
APPROVED BY:	HAAK D	DATE PRINTED:	FIGURE 6		
DATE:	JULY 2011				



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LEGEND

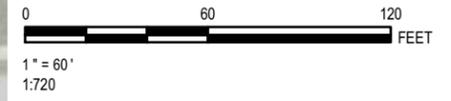
- MONITORING WELL LOCATION (RMT, NOV 2010)
- PHASE 2 BORING WITH ANALYTICAL SOIL SAMPLES COLLECTED
- PHASE 2 BORING WITH GROUNDWATER SAMPLES COLLECTED
- MTP BORING LOCATION
- PHASE 2.5 BORING LOCATION (RMT, JULY 2003)
- PHASE 2.5 BORING/TEMPORARY MONITORING WELL (RMT, JULY 2003)
- SIDEWALL SAMPLE LOCATION
- GROUNDWATER SAMPLE FROM SUMP (RMT, JULY 2003)
- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE EXTENT OF FORMER BUILDING LOCATION
- PAL OR ES ISOCONCENTRATION CONTOUR

LABEL BOX FORMAT

SAMPLE ID
 [BENZENE (Benz.) CONCENTRATION (µg/L)]
 [ARSENIC (As) CONCENTRATION (µg/L)]
 [LEAD (Pb) CONCENTRATION (µg/L)]
 [CADMIUM (Cd) CONCENTRATION (µg/L)]

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY ARCGIS MAP SERVICE, 2010.
2. WELL LOCATIONS SURVEYED ON 12/3/2010 BY RMT.



PROJECT:		WISDOT ID# 1060-05-22 MARQUETTE INTERCHANGE FORMER ALDRICH CHEMICAL / CITY PAINT SHOP MILWAUKEE, WISCONSIN	
SHEET TITLE:		GROUNDWATER ISOCONCENTRATION MAP	
DRAWN BY:	PAPEZ J	SCALE:	PROJ. NO. 06285.01.001
CHECKED BY:	OCONNELL T	AS NOTED	FILE NO. 062850111AC.mxd
APPROVED BY:	HAAK D	DATE PRINTED:	FIGURE 7
DATE:	JULY 2011		



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 Madison, WI 53717
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 Fax: 608.826.3941
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**Summary of Remaining Soil Analytical Results
Former Aldrich Chemical and City Paint Shop (WisDOT ID #1060-05-23)
Milwaukee, Wisconsin**

Table 5

ANALYTE	UNITS	GENERIC RCL			RMT																																
					RB-1	RB-2	RB-3	RB-4	RB-5	RB-7	RB-8	RB-9	RB-10	RB-11	RB-12	RB-14	RB-15	RB-16	RB-18	N1	N2	E1	W	S	B1	B2	NW	WW	WB	B3A	B3B	B3C	B3D	B3E			
		7/8/03	7/8/03	7/8/03	7/8/03	7/8/03	7/9/03	7/10/03	7/10/03	7/9/03	7/10/03	7/10/03	7/10/03	7/10/03	7/10/03	7/10/03	7/9/03	5/15/06	5/15/06	5/15/06	5/15/06	5/15/06	5/15/06	5/15/06	5/15/06	10/5/07	10/5/07	10/5/07	11/10/10	11/10/10	11/10/10	11/11/10	11/11/10				
		GW path ¹	non-ind. ²	industrial ²	5-7'	4-6'	3-4'	5-7'	5-6'	4-6'	4-6'	4-6'	4-6'	6-8'	6-8'	4-8'	8-10'	6-8'	6-8'	6'	8'	6'	6'	6'	10'	10'	6'	6'	8'	10-12'	8-10'	2-4'	14-16'	6-8'			
PID	ppm	--	--	--	8.9	<1	302	<1	<1	<1	1.7	<1	3.7	<1	<1	<1	<1	<1	3	1,351	1,800	63	34.2	125	9	1.1	1.1	1.4	9.9	<1	<1	8.6	15.1				
DRO	mg/kg	100	--	--	<19.3	<5.88	11.5	226	<5.89	<5.71	31.7	<5.82	18.3	8.20	11.8	34.1	15.6	40.8	<5.78	12	4.1	9.2	<3.3	6.2	6.2	<3.7	<3.7	19	50	6.4	53.9	76	95.9	81.1			
GRO	mg/kg	100	--	--	<19.3	<5.88	813	<5.80	<5.89	<5.71	<5.91	<5.82	<6.35	<5.94	<6.17	<5.21	<5.71	<5.91	<5.78	NA	NA	NA	NA	NA	NA	NA	NA	NA	13.2	<3.0	<2.8	9.7	4				
Volatiles																																					
Benzene	µg/kg	5.5	--	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	36J	4,900	<200	<25	450	150	<25	<25	<25	<25	<25	<25	<25	<25	<25			
Ethylbenzene	µg/kg	2,900	--	--	<25	<25	2,780	<25	32.0	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	8,300	19,000	<25	<25	340	<25	<25	59J	43J	67.6J	<25	<25	51.2J	153			
Naphthalene	µg/kg	--	--	--	<25	<25	1,460	42.6	32.6	29.4	119	121	111	<25	<25	<25	45.4	91.5	<25	35J	970	450J	<25	30J	98	<25	37J	120	81	321	<25	<25	645	286			
Toluene	µg/kg	1,500	--	--	<25	<25	<500	60.8	<25	<25	<25	<25	<25	<25	<25	<25	<25	46.9	<25	760	38J	<200	<25	<25	<25	<25	450	8,600	1,400	564	<25	<25	71.4J	90.2			
Trichloroethene	µg/kg	--	--	--	<25	<25	<500	172	<25	<25	<25	<25	<25	<25	<25	<25	50.0	<25	<25	<25	<62	<200	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
Xylenes, total	µg/kg	4,100	--	--	<25	<25	3,800	47.2	<25	<25	<25	<25	33.0	<25	<25	<25	37.4	51.3	<25	<50	26,000	14,000	<50	<50	400	<50	85	350	200	174J	<75	<75	163.1	666			
Metals																																					
Arsenic	mg/kg	--	0.039	1.6	<9.65	<2.94	<3.07	<2.90	<2.94	<2.86	5.02	<2.91	<3.18	<2.97	<3.08	<2.61	<2.85	<2.96	<2.89	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8.9	6.6	5.8	3.7	4
Chromium	mg/kg	--	14 ³	200 ³	5.60	7.38	10.6	5.99	12.3	10.1	11.8	11.9	9.09	12.7	17.4	4.26	13.1	13.7	10.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	11.8	16.8	16.1	36.9	28.8				
Lead	mg/kg	--	50	500	4.50	6.61	36.0	59.7	52.4	16.5	23.8	272	59.2	8.80	12.1	8.53	55.6	28.5	8.31	NA	NA	NA	NA	NA	NA	NA	NA	61	37.6	109	51.6	48.5					

Notes:
 NS = not sampled
 ND = no detection; analytical results were below the Limit of Detection.
 NA = not analyzed
 RCLs = Residual Contaminant Levels
 -- = Generic RCL has not been established for this analyte.
 J = analyte detected between the Limit of Detection and the Limit of Quantitation.
Bold = Indicates that sample exceeds Wisconsin Administrative Code, Chapter NR 720 generic RCL.
 1. Only contaminants of concern (VOCs and metals) are listed in the above table.

Footnotes:
¹ Value is the generic RCL for the groundwater pathway.
² Value is the generic RCL for exposure by direct contact.
³ NR 720 suggested generic RCL for hexavalent chromium is 14 mg/kg for non-industrial and 200 mg/kg for industrial. The NR 720 suggested RCL for trivalent chromium is 16,000 mg/kg for non-industrial, and is not applicable for industrial.
⁴ Sample was analyzed for TCLP lead with a concentration of 0.79 mg/L.

**Summary of Remaining Soil Analytical Results
Former Aldrich Chemical and City Paint Shop (WisDOT ID #1060-05-23)
Milwaukee, Wisconsin**

Table 5

ANALYTE	UNITS	GENERIC RCL			CH2M Hill																				
					B-1	B-1	B-2	B-2	B-2	B-3	B-3	B-4	B-4	B-5	B-5	B-6	B-6	B-6	B-7	B-7	B-8	B-8	B-8	B-9	B-9
		3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/26/01	3/27/01	3/27/01	3/27/01	3/27/01	3/27/01
		GW path ¹	non-ind. ²	industrial ²	1-3'	7-10'	1-3'	1-3' DUP	8-10'	1-3'	8-10'	1-3'	8-10'	1-3'	8-10'	8-10' DUP	1-3'	8-10'	1-3'	8-10'	8-10' DUP	1-3'	8-10'		
PID	ppm	--	--	--	3.7	0.3	0	0	0	0	0	0.3	NA	NA	NA	0	0.3	0.3	NA	NA	0	0	0	NA	NA
DRO	mg/kg	100	--	--	7.4	< 3.7	8.3	NS	< 3.6	17	< 3.8	7.8	8.6	< 4.8	< 3.8	140	< 3.8	< 4.1	< 3.6	< 4.0	81	< 4	< 4.4	< 4	11
GRO	mg/kg	100	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Volatiles																									
Benzene	µg/kg	5.5	--	--	< 29	< 30	< 26	NS	< 30	< 29	< 29	< 29	< 30	< 31	< 29	< 29	< 30	< 30	< 29	< 30	< 29	< 31	< 25	< 27	< 30
Ethylbenzene	µg/kg	2,900	--	--	< 29	< 30	< 26	NS	< 30	< 29	< 29	< 29	< 30	< 31	< 29	< 29	< 30	< 30	< 29	< 30	< 29	< 31	< 25	< 27	< 30
Naphthalene	µg/kg	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	µg/kg	1,500	--	--	< 29	< 30	< 26	NS	< 30	< 29	< 29	< 29	< 30	< 31	< 29	< 29	< 30	< 30	< 29	< 30	< 29	< 31	< 25	< 27	< 30
Trichloroethene	µg/kg	--	--	--	< 29	< 30	< 26	NS	< 30	< 29	< 29	< 29	< 30	< 31	< 29	< 29	< 30	< 30	< 29	< 30	< 29	< 31	< 25	< 27	< 30
Xylenes, total	µg/kg	4,100	--	--	< 29	< 30	< 26	NS	< 30	< 29	< 29	< 29	< 30	< 31	< 29	< 29	< 30	< 30	< 29	< 30	< 29	< 31	< 25	< 27	< 30
Metals																									
Arsenic	mg/kg	--	0.039	1.6	3.3	NA	1.5	1.5	NA	3.1	NA	4.7	NA	4.3	NA	3.5	NA	NA	3.6	NA	4	NA	NA	3	NA
Chromium	mg/kg	--	14 ³	200 ³	13	NA	3.8	4.1	NA	14	NA	17	NA	18	NA	13	NA	NA	15	NA	15	NA	NA	7	NA
Lead	mg/kg	--	50	500	21	NA	4.8	5.6	NA	22	NA	210⁴⁾	NA	60	NA	45	NA	NA	34	NA	90	NA	NA	6	NA

Notes:
 NS = not sampled
 ND = no detection; analytical results were below the Limit of Detection.
 NA = not analyzed
 RCLs = Residual Contaminant Levels
 -- = Generic RCL has not been established for this analyte.
 J = analyte detected between the Limit of Detection and the Limit of Quantitation.
Bold = Indicates that sample exceeds Wisconsin Administrative Code, Chapter NR 720 generic RCL.
 1. Only contaminants of concern (VOCs and metals) are listed in the above table.

Footnotes:
¹ Value is the generic RCL for the groundwater pathway.
² Value is the generic RCL for exposure by direct contact.
³ NR 720 suggested generic RCL for hexavalent chromium is 14 mg/kg for non-industrial and 200 mg/kg for industrial. The NR 720 suggested RCL for trivalent chromium is 16,000 mg/kg for non-industrial, and is not applicable for industrial.
⁴ Sample was analyzed for TCLP lead with a concentration of 0.79 mg/L.

Summary of Remaining Soil Analytical Results
Former Aldrich Chemical and City Paint Shop (WisDOT ID #1060-05-23)
Milwaukee, Wisconsin

Table 5

ANALYTE	UNITS	GENERIC RCL			CH2M Hill											Milwaukee Transportation Partners				
					B-10	B-10A	B-14	B-14	B-14	B-15	B-15	B-16	B-16	B-17	B-17	GP121	GP121	GP128	GP320	PB21
		3/27/01	3/27/01	3/27/01	3/27/01	3/27/01	3/27/01	3/27/01	3/28/01	3/28/01	3/28/01	3/28/01	3/28/01	GS-138	GS-139	GS-149	GS-383	C-045		
		GW path ¹	non-ind. ²	industrial ³	1-3'	8-10'	1-3'	8-10'	8-10' DUP	1-3'	8-10'	1-3'	7-9'	1-3'	8-10'	4-6'	6-8'	8-9'	2-4'	6-8'
PID	ppm	--	--	--	0	NA	NA	NA	NA	NA	NA	0	0.3	0.3	NA	1.1	18.5	0	0.1	52
DRO	mg/kg	100	--	--	8.2	< 3	11	< 4	< 4	< 4	< 5	26	8	< 4	8	310	890	6.1	12	11
GRO	mg/kg	100	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	40	120	< 2.9	< 2.7	93
<i>Volatiles</i>																				
Benzene	µg/kg	5.5	--	--	< 29	< 29	< 29	< 30	< 30	< 30	< 33	< 30	< 29	< 26	48 J	< 25	< 50	< 25	< 25	70 J
Ethylbenzene	µg/kg	2,900	--	--	< 29	< 29	< 29	< 30	< 30	< 30	< 33	< 30	< 29	< 26	< 31	< 25	< 50	< 25	< 25	530
Naphthalene	µg/kg	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 25	< 50	< 25	160	340
Toluene	µg/kg	1,500	--	--	< 29	< 29	< 29	< 30	< 30	< 30	< 33	< 30	< 29	< 26	210	< 25	< 50	< 25	< 25	< 25
Trichloroethene	µg/kg	--	--	--	< 29	< 29	< 29	< 30	< 30	< 30	< 33	170	34 J	< 26	< 31	< 25	< 50	< 25	< 25	< 25
Xylenes, total	µg/kg	4,100	--	--	< 29	< 29	< 29	< 30	< 30	< 30	< 33	< 30	< 29	< 26	< 31	< 75	< 150	< 75	< 75	160
<i>Metals</i>																				
Arsenic	mg/kg	--	0.039 ¹	1.6	2	NA	5	NA	NA	2	NA	3	NA	1	NA	4.3	6.8	2.2	4.7	3.4
Chromium	mg/kg	--	14 ²	200 ³	14	NA	25	NA	NA	9	NA	12	NA	4	NA	24	33	28	11	14
Lead	mg/kg	--	50	500	34	NA	21	NA	NA	30	NA	20	NA	3	NA	380	16	7.2	250	21

Notes:

NS = not sampled

ND = no detection; analytical results were below the Limit of Detection.

NA = not analyzed

RCLs = Residual Contaminant Levels

-- = Generic RCL has not been established for this analyte.

J = analyte detected between the Limit of Detection and the Limit of Quantitation.

Bold = Indicates that sample exceeds Wisconsin Administrative Code, Chapter NR 720 generic RCL.

RCL

1. Only contaminants of concern (VOCs and metals) are listed in the above table.

Footnotes:

¹ Value is the generic RCL for the groundwater pathway.

² Value is the generic RCL for exposure by direct contact.

³ NR 720 suggested generic RCL for hexavalent chromium is 14 mg/kg for non-industrial and 200 mg/kg for industrial. The NR 720 suggested RCL for trivalent chromium is 16,000 mg/kg for non-industrial, and is not applicable for industrial.

⁴ Sample was analyzed for TCLP lead with a concentration of 0.79 mg/L.

Table 2
Groundwater Analytical Results
Marquette Interchange Former Aldrich Chemical and City Paint Shop
WisDOT ID #1060-05-22
November 12, 2010

ANALYTE	UNITS	ES	PAL	MW-3C	MW-3B	MW-3A	MW-3E	MW-3D
VOCs⁽¹⁾								
Benzene	µg/L	5	0.5	<0.41	<0.41	4.2	<0.41	<0.41
1,2,-dichloroethane	µg/L	5	0.5	<0.36	<0.36	1.0	<0.36	<0.36
Diisopropyl ether	µg/L	--	--	<0.76	<0.76	1.0	<0.76	1.7
Ethylbenzene	µg/L	700	140	<0.54	<0.54	1.2	<0.54	<0.54
p-Isopropyltoluene	µg/L	--	--	<0.67	<0.67	1.4	<0.67	<0.67
Methylene chloride	µg/L	5	0.5	<0.43	<i>0.53 J,Z3</i>	<i>1.3 Z3</i>	<0.43	<0.43
Methyl Tert-Butyl Ether	µg/L	60	12	<0.61	<0.61	<0.61	<0.61	<0.61
Naphthalene	µg/L	100	10	<0.89	<0.89	6.3	<0.89	11.6
Toluene	µg/L	1,000	200	<0.67	<0.67	9.6	<0.67	<0.67
Trimethylbenzenes	µg/L	480	96	<1.8	<1.8	3.4	<1.8	<1.8
Xylenes	µg/L	10,000	1,000	<2.63	<2.63	4.8	<2.63	<2.63
Dissolved Metals⁽²⁾								
Arsenic	µg/L	10	1	<i>5.0 J,B</i>	11 J,B	24.7	<i>8.7 J,B</i>	<i>5.6 J,B</i>
Barium	µg/L	2,000	400	433	533	86.6	180	110
Cadmium	µg/L	5	0.5	<0.26	<0.26	<0.26	<0.26	27.8
Chromium	µg/L	100	10	1.1 J	0.73 J	0.82 J	0.57 J	0.81 J
Lead	µg/L	15	1.5	<1.7	<1.7	2.2 J	<1.7	<1.7
Silver	µg/L	50	10	<0.52	1.6 J	<0.52	<0.52	<0.52

Notes:

ES = NR 140 Enforcement Standard; analytical results that exceed the ES are shown in **bold** font.

PAL = NR 140 Preventative Action Limit; analytical results that exceed the PAL are shown in *italics*.

B = Analyte was detected in the associated method blank.

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

Z3 = Methylene chloride is a common laboratory contaminant. Results for this analyte should be considered estimated unless the amount found in the sample is 3 to 5 higher than that found in the method blank.

Footnotes:

⁽¹⁾ Groundwater samples collected were analyzed by Method 8260, only those analytes that were detected are listed.

⁽²⁾ Groundwater samples collected were analyzed RCRA metals, only those analytes that were detected are listed.

Prepared by: NRK 12/8/2010

Checked by: JMO 12/9/2010

Well Information Summary
Former Aldrich Chemical and City Paint Garage (WisDOT ID # 1060-05-22)
Milwaukee, Wisconsin
Table 3

WELL	NORTHING	EASTING	PVC ELEVATION	TOP OF SCREEN	BOTTOM OF SCREEN	GROUNDWATER ELEVATION	REMARKS
MW 3A	298,327.33	602,083.12	589.25	582.25	572.25	577.10	Flush Mount Well
MW 3B	298,426.58	602,057.92	591.41	584.41	574.41	580.61	Flush Mount Well
MW 3C	298,417.69	602,155.15	592.47	585.47	575.47	580.77	Flush Mount Well
MW 3D	298,263.26	602,238.42	589.59	581.59	571.59	575.06	Flush Mount Well
MW 3E	298,243.78	602,033.13	589.16	581.16	571.16	576.96	Flush Mount Well

Notes:

1. Survey data collected December 3, 2010.



744 Heartland Trail
PO Box 8923 (53708)
Madison, WI 53717

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October 31, 2011

Mr. David Misky
Redevelopment Authority of the City of Milwaukee
809 N. Broadway, 2nd Floor
Milwaukee, WI 53202

Subject: Notice of Application of WDNR Closure Request for Former Aldrich Chemical and
City Paint Shop, Milwaukee, WI
WDNR BRRTS #02-41-275436; WisDOT ID #1060-05-22

Dear Mr. Misky:

TRC Environmental Corporation (TRC), on behalf of the Wisconsin Department of Transportation (WisDOT), is providing you with this notification that the former Aldrich Chemical and City Paint Shop site has been submitted to the Wisconsin Department of Natural Resources for case closure via chapter NR 726, Wisconsin Administrative Code, and that natural attenuation has been selected as the final remedy for the site. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

The Wisconsin Department of Natural Resources will not review this closure request for at least 30 days after the date of this letter. As the current property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Wisconsin Department of Natural Resources that is relevant to this closure request, you should mail that information to:

James Kasdorf
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
2300 North Martin Luther King Drive
Milwaukee WI 53212

If this case is closed, all properties within the site boundaries where soil and groundwater contamination exceeds chapter NR 720 Soil RCLs and NR140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil and groundwater

Mr. David Misky
Redevelopment Authority of the City of Milwaukee
October 31, 2011
Page 2

contamination above the enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

Once the Department makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from TRC, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you have concerns regarding residual soil and groundwater impacts that will be remediated using natural attenuation, or if you need more information, you may contact the WDNR project manager, James Kasdorf, Wisconsin Department of Natural Resources, Remediation and Redevelopment Program, 2300 North Martin Luther King Drive, Milwaukee WI 53212 (414) 263-8366; Mr. Robert Pearson, Department of Transportation, 4802 Sheboygan Ave 451, Madison WI 53705 (608-266-7980); or you may contact me at TRC, 744 Heartland Trail, Madison, WI 53717, or by phone at 608-662-5342.

Sincerely,

TRC



Ted O'Connell
Project Geologist

Attachments: Table 2: Groundwater Analytical Results
Table 5: Summary of Remaining Soil Analytical Results
Figure 7: Groundwater Isoconcentration Map

cc: Mike Cape, WisDOT
Robert Pearson, WisDOT
Shar TeBeest, WisDOT