

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #: 02-41-551629
ACTIVITY NAME: Acme Supply
PROPERTY ADDRESS: 5101 W. State St.
MUNICIPALITY: Milwaukee
PARCEL ID #: 385-0822-3

CLOSURE DATE: Oct 21, 2008

FID #: 341162140

DATCP #:

COMM #:

*WTM COORDINATES:

X: 684710 Y: 287665

**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")*

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential 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 or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

October 21, 2008

Mr. Patrick Kindberg
Acme Supply
5101 W. State Street
Milwaukee, WI 53208

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Acme Supply, 5101 W. State St., Milwaukee, WI
WDNR BRTS Activity #: 02-41-551629 FID#341162140

Dear Mr. Kindberg:

The Wisconsin Department of Natural Resources (Department) has reviewed a request for closure of the above referenced case. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Before the land use could be changed from industrial to non-industrial, additional environmental work must be completed

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these

requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department 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 or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Industrial Residual Soil Standards

Soil samples that are representative of currently remaining residual soil contamination on this property were collected on June 6, 2008 at locations GP-1 and GP-2. The samples contained polyaromatic hydrocarbons (PAHs) in concentrations that exceeded the non-industrial soil standards (Suggested Generic Residual Contaminant Levels for PAHs, WDNR Interim Guidance, Publication RR-51997) but met the industrial soil standards. Therefore, pursuant to s. 292.12(2)(c), Wis. Stats., the property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted, to determine the degree and extent of PAH contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. 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 residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes 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 during excavation activities to prevent a health threat to humans.

The Department 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 Nancy Ryan at (414) 263-8533.

Sincerely,



Frances M. Koonce
Southeast Region Remediation & Redevelopment Sub-Team Supervisor

cc: SER site file
Michael Banach, Key Engineering

6126026

REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 11 45 AM

NOV 23 1987

REEL 2163 IMAGE 347

W.A. KOLICH REGISTER OF DEEDS

RETURN TO
Patrick E. Kindberg
20805 Hunters Run
Waukesha, WI 53186

Tax Parcel No: 385-0822-3

This Deed, made between PATRICK K. MURPHY and KEITH R. NYGREN, as tenants in common

Grantor, and PATRICK E. KINDBERG

Grantee, Witnesseth, That the said Grantor, for a valuable consideration

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

Parcel Two (2) of Certified Survey Map No. 3366, being a redivision of Lot One (1), Block Eight (8), Assessor's Plat No. 126, in the Northwest One-quarter (1/4) and Northeast One-quarter (1/4) of Section Twenty-six (26), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, as recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on June 16, 1978 in Reel 1119, Image 505 as Document No. 5222134.

TRANSFER \$8,400.00 FEE

6126026

RECORD 4.00
RTX 864.00

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

Together with all and singular the hereditaments and appurtenances thereunto belonging; And PATRICK K. MURPHY and KEITH R. NYGREN warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, and general taxes levied in 1987.

and will warrant and defend the same.

Dated this 30th day of October, 1987.

Patrick K. Murphy (SEAL)
* Patrick K. Murphy

Keith R. Nygren (SEAL)
* Keith R. Nygren

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of 19

Milwaukee County, ss. Personally came before me this 30th day of October, 1987 the above named

TITLE: MEMBER STATE BAR OF WISCONSIN

Patrick K. Murphy and Keith R. Nygren

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

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

THIS INSTRUMENT WAS DRAFTED BY

Victor A. Kornis

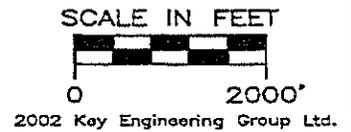
Roberta A. Kolich

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

Notary Public My Commission is permanent. (If not, state expiration date) ROBERTA KOLICH NOTARY PUBLIC-MILW. COUNTY



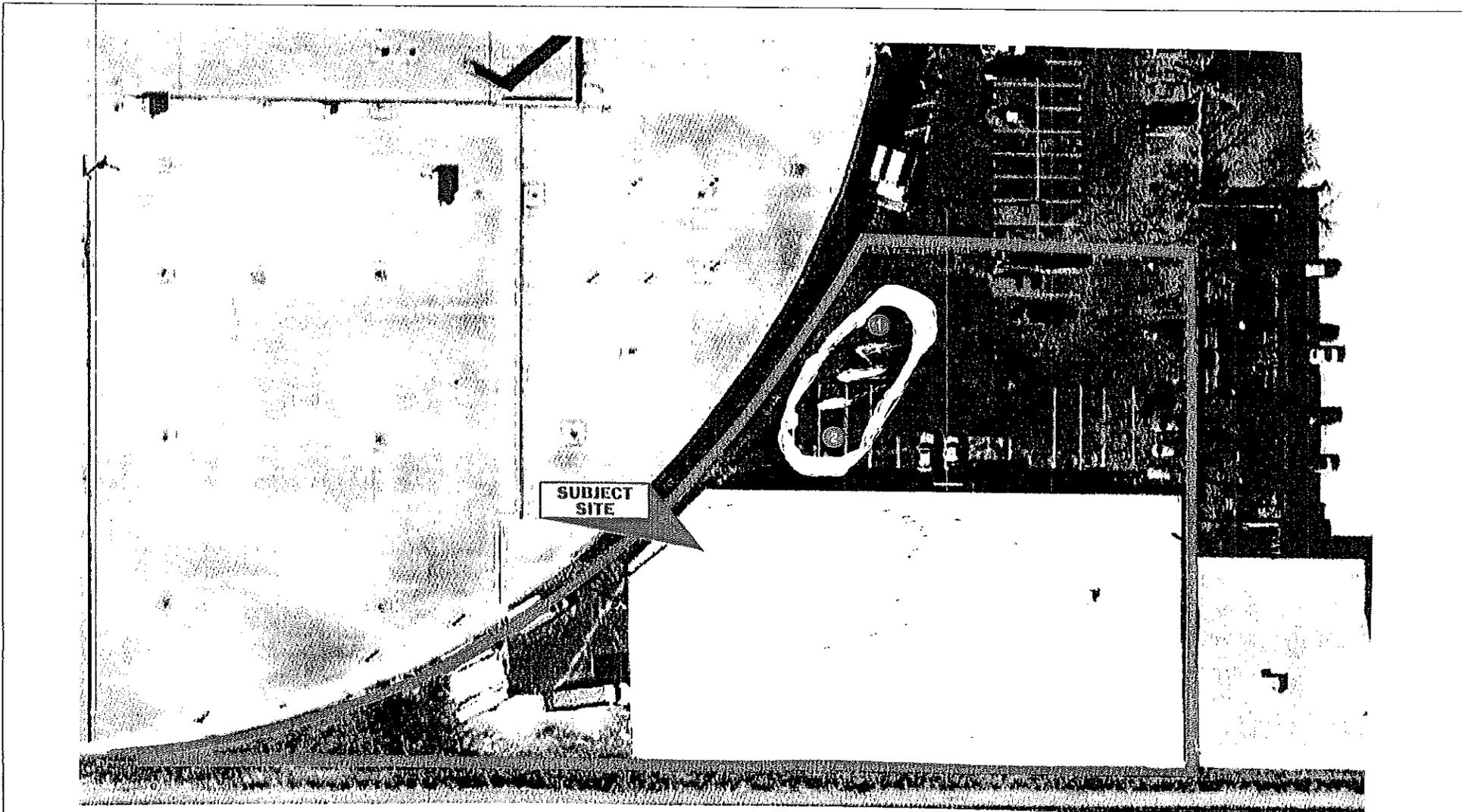
SOURCE:
 USGS
 Milwaukee, Wisconsin 7.5 Minute Series
 Quadrangle Map 1958, Photorevised 1971



DESIGNED BY MRT	DATE 12/7/07
DRAWN BY	PROJECT
APPROVED BY	1712014 SHEET NO.
MRT	1
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FIGURE 1
 SITE LOCATION MAP
 LIMITED SITE INVESTIGATION
 ACME SUPPLY BUILDING
 5075, 5079 AND 5101 WEST STATE STREET
 MILWAUKEE, WISCONSIN





SOURCE:
Google Earth, 2007

LEGEND:

① Geoprobe Locations

② Residual Soil Contamination

DESIGNED BY JMK	DATE 03/01/07
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APPROVED BY	SHEET NO. 1
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FIGURE 2
SITE LAYOUT MAP
LIMITED SITE INVESTIGATION
ACME SUPPLY BUILDING
5075-5079-5101 WEST STATE STREET
MILWAUKEE, WISCONSIN



TABLE 1

SUMMARY OF DETECTED SOIL SAMPLE ANALYTICAL RESULTS

ACME SUPPLY BUILDING
5101 West State Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION				GENERIC RCLs (1)	
	GP-1	GP-1A	GP-2	GP-2A	PROTECTION OF GROUNDWATER	DIRECT CONTACT (INDUSTRIAL)
Date Collected	1/11/08	6/6/08	1/11/08	6/6/08		
Depth (feet bgs)	12.5-13.5	2-4	10-12	2-4		
Detected VOCs (µg/kg)	ND	ND	ND	ND		
Detected PAHs (µg/kg)						
Anthracene	<14	39	<14	<8.8	3,000,000	300,000,000
Benzo(a)anthracene	<15	88	20.8 J	12.1 J	17,000	3,900
Benzo(a)pyrene	<15	142	<15	18.3 J	48,000	390
Benzo(b)fluoranthene	9.0 J	192	20.1 J	17.2 J	360,000	3,900
Benzo(g,h,i)perylene	<14	116	<14	12.9 J	6,800,000	39,000
Benzo(k)fluoranthene	<11	59	<11	<11	870,000	39,000
Chrysene	<13	121	20.2 J	15.4 J	37,000	390,000
Dibenzo(a,h)anthracene	<11	28 J	<11	<9.7	38,000	390
Fluoranthene	25.9 J	216	44	11.2 J	500,000	40,000,000
Indeno(1,2,3-cd)pyrene	<10	92	<10	11 J	680,000	3,900
1-Methyl naphthalene	<13	33 J	<13	<12	23,000	70,000,000
2-Methyl naphthalene	<17	24.1 J	<17	<9.4	20,000	40,000,000
Naphthalene	<12	18.7 J	<12	<12	400	110,000
Phenanthrene	25.8 J	116	36 J	13.6 J	1,800	390,000
Pyrene	20.7 J	174	36 J	10.6 J	8,700,000	30,000,000

Notes:

--- 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

J - Analyte concentration is between the limit of detection and limit of quantitation

ND - not detected

PAHs - polynuclear aromatic hydrocarbons

RCL - residual contaminant level

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

Reference: *Geographic Information System Registry*
Acme Supply
5101 West State Street
Milwaukee, Wisconsin

To Whom It May Concern:

I, Patrick Kindberg of Acme Supply, representative of the responsible party do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above reference property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find a copy of the legal description as stated in the property deed for the above reference property.

Signed: Patrick E. Kindberg

Date: 10/6/08

Patrick Kindberg
Acme Supply

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