

GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

BRRTS #: 02-41-554236
ACTIVITY NAME: Former Fifth Ward MGP
PROPERTY ADDRESS: 203 West Bruce Street
MUNICIPALITY: Milwaukee
PARCEL ID #:

CLOSURE DATE: Jun 10, 2010
FID #: 341177760
DATCP #:
COMM #:

***WTM COORDINATES:**

X: 690052 Y: 285717

** 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 **SRCL (232)
 Contamination in ROW
 Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property")

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 or economic development corporation)

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 #: PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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 #: 1 **Title: Site Location 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 #: 2 **Title: Site Layout**
- 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 #: 3 **Title: Soil Boring and Test Pit Locations**

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ACTIVITY NAME: 5TH WARD MGP SITE FORMER

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 #: **Title:**

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 #: **Title:**

- 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 #: **Title:**

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 #: 1 Title: Soil Laboratory 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 #: Title:

- 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 #: Title:

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).

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ACTIVITY NAME: 5TH WARD MGP SITE FORMER

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:

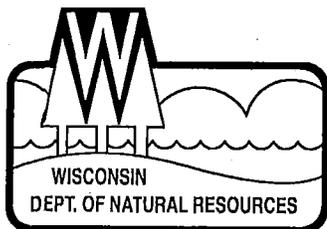
Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

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:



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

June 10, 2010

Mark Collins
WE Energies/Thomas Sanicola
333 W. Everett Street
PO Box 2046
Milwaukee, WI 53202

Dear Mr. Collins:

Subject: Case closure request for 5th Ward MGP, 203 West Bruce Street, Milwaukee, file reference BRRTS #0241554236.

Thank you for submitting a closure request and GIS package for this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The department considers this case closed and no further investigation or remediation is required at this time, however, you, or future or current property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will 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
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

This letter and 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>.

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 the current property owner and any subsequent property owners must adhere. This information must be passed on regarding these continuing obligations to the next property owner or owners. 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. The department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans are met.

Structural Impediments

Structural impediments – buildings, existing at the time of site investigation, as shown on the attached map, made complete investigation and/or remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property are to be removed, the property owner shall notify the Department of Natural Resources before removal and conduct an investigation of the degree and extent of contamination after the buildings are removed. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. If contaminated soil is excavated, 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 is 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.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the gravel pavement, and buildings that currently exists in the locations shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Prohibited Activities

The following activities are prohibited on any portion of the property where gravel pavement, or a building foundation is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Post-Closure Notification Requirements

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup
- Development, construction or other changes, including zoning changes, that change the land use from industrial to non-industrial
- Disturbance, construction on, change or removal in whole or part of pavement, or barrier that must be maintained over contaminated soil

Page 3, BRRTS #0241554236, June 9, 2010

The department appreciates your efforts to characterize this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact John Feeney at 920-892-8756, extension 3023.

Sincerely,



Frances Koonce, Sub-Team Supervisor
Southeast Remediation & Redevelopment Program

Cc: SER File
Attachments: map

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

JUNE 10, 2010

Property Located:

Former Fifth Ward MGP Site
203 West Bruce Street
Milwaukee, WI 53203

WDNR BRRTS 02-41-554236

Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building and other paved or hard-packed gravel surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by BTEX and PAHs. The location of the paved or hard-packed gravel surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

Cover and Building Barrier Purpose

The gravel surface and building over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved and gravel packed surfaces and building overlying the contaminated soil as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be repaired as soon as possible. A log of the inspections and any repairs will be maintained by the property owner. A copy of the inspection log will be kept on site available for review.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. The owner must also sample soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier 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.

The property owner, in order to maintain the integrity of the surfaces and/or the building, will maintain a copy of this Maintenance Plan on-site and make it available to interested parties for viewing.

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 WDNR.

Contact Information

Site Owner and Operator: Thomas Sanicola
Milwaukee, WI

Consultant:

WDNR: John Feeney
Plymouth Service Center
1155 Pilgrim Road
Plymouth, WI 53184
920-892-8756 Ext. 3023

**2.00

DOCUMENT NO. *20

REEL 995 IMAG 76

STATE BAR OF WISCONSIN - FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

5078156

REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT 0507 AM

ON FEB 24 1977

Reel 995 Image 76

REGISTER OF DEEDS *Walter B. Broyal*

RETURN TO
Paul Lee
733 W. Van Buren

Tax Key = 428-0434
This is NO homestead property.

This Deed, made between Associated Sales & Bag Co.

and Thomas F. Sanicola Grantor

Witnesseth, That the said Grantor for a valuable consideration

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

Parcel I:

That part of Lot One (1) in Block Twenty-nine (29), Walker's Point in the North East One-quarter (1/4) of Section Thirty-two (32) in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows; to-wit: Commencing at the North East corner of said Lot 1 according to the recorded plat, running thence West along the North line of said Lot 1, 71.42 feet to a point; thence South 38 2/3 feet to a point, said point being 71.80 feet West of the East line of said Lot 1; thence East 71.80 feet to a point in the East line of said Lot 1; thence North 38 2/3 feet to the place of commencement.

Parcel II:

The East Seventy-one and Eighty Hundredths (71.80) feet of the North Two and One-half (2 1/2) feet of the South Eleven and One-third (11 1/3) feet of Lot One (1), Block Twenty-nine (29), Walker's Point in the North East One-quarter (1/4) of Section Thirty-two (32), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Together with all and singular the hereditaments and appurtenances thereto in anywise appertaining And Associated Sales & Bag Co.

warrants that the title is good, indefeasible, in fee simple and free and clear of all claims except municipal and zoning ordinances, recorded easements for public utilities, recorded building restrictions, rights of parties in possession.

and will warrant and defend the same Executed at Milwaukee, Wisconsin on the 21st day of February 1977

By ASSOCIATED SALES & BAG CO. (SEAL)

By P. F. Rubenstein, Pres. (SEAL)

By Justine See, Secretary (SEAL)

TRANSFER
2000
SEE (SEAL)

Signatures of P. F. Rubenstein and Justine See

authenticated this 21st day of February 1977

Stanley A. Tarkow
STANLEY A. TARKOW

Teller: Member State Bar of Wisconsin or Other Party
Authorized under Sec. 706.06 viz.

STATE OF WISCONSIN

County

Personally came before me, this _____ day of _____, 19____

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

THIS INSTRUMENT WAS DRAFTED BY

Stanley A. Tarkow

The use of witnesses is optional. Notary Public, _____ County, Wis.

My commission expires (if) _____

Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 1071

Wisconsin Legal Blank Company
Milwaukee, Wis. (Job 321 0)

STATE OF WISCONSIN
MILWAUKEE COUNTY

I, the undersigned Register of Deeds of Milwaukee County, hereby certify that this document is a true and correct copy of the original on file or record in my office. Witness my hand and official seal this

APR 6 2016

LEGAL DESCRIPTION CERTIFICATION

203 W. Bruce St.

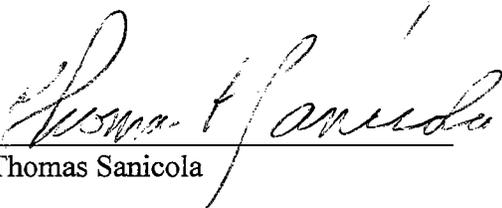
Legal Description on the Warranty Deed and Provided as Part of a WDNR GIS Registry Packet for:

WISCONSIN ELECTRIC POWER COMPANY, D/B/A WE ENERGIES
FORMER 5TH WARD MGP SITE
BRRTS #0241554236
MILWAUKEE, WI

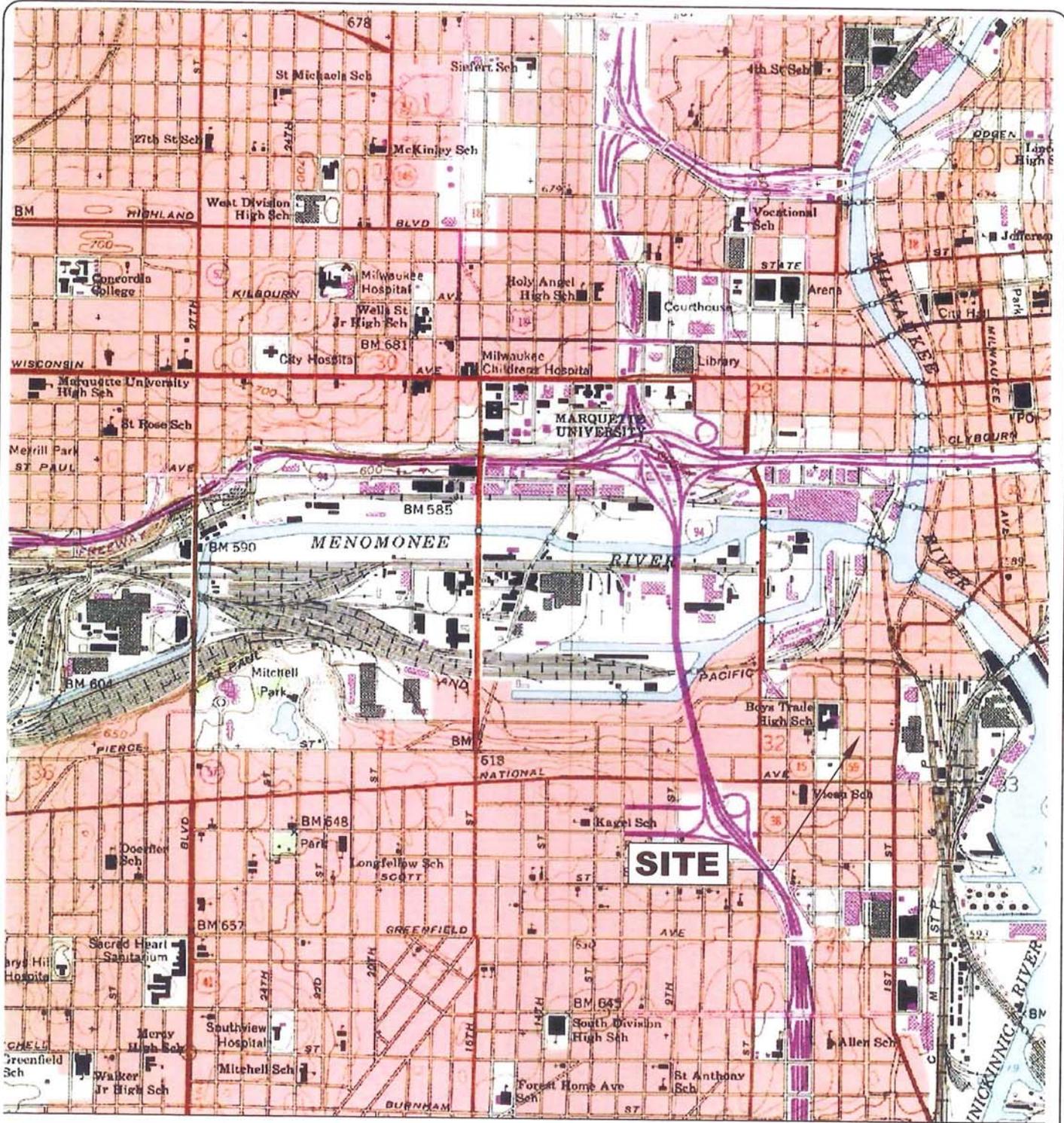
Parcel I: That part of Lot One (1) in Block Twenty-nine (29), Walker's Point in the North East One-quarter (1/4) of Section Thirty-two (32) in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows; to-wit: Commencing at the North East corner of said Lot 1 according to the recorded plat, running thence West along the North line of said Lot 1, 71.42 feet to a point; thence South 38 2/3 feet to a point, said point being 71.80 feet West of the East line of said Lot 1; thence East 71.80 feet to a point in the East line of said Lot 1; thence North 38 2/3 feet to the place of commencement.

Parcel II: The East Seventy-one and Eighty Hundredths (71.80) feet of the North Two and One-half (2 1/2) feet of the South Eleven and One-third (11 1/3) feet of Lot One (1), Block Twenty-nine (29), Walker's Point in the North East One-quarter (1/4) of Section Thirty-two (32), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

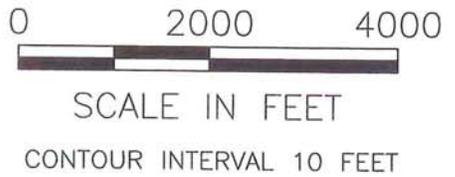
"I, Thomas Sanicola, owner/responsible party for the property described certify that the legal description listed above and on the attached deed is, to the best of my knowledge, complete and accurate."


Thomas Sanicola

5/19/10
Date



SOURCE: EARTHVISIONS U.S. TERRAIN SERIES,
 © EARTHVISIONS, INC. 603-433-8500.
 USGS 7.5 MINUTE QUADRANGLE,
 MILWAUKEE. DATED 1958.
 PHOTOREVISED 1971.



SITE LOCATION MAP
FIFTH WARD MGP SITE
WE ENERGIES
WEST BRUCE AND SOUTH SECOND STREETS
MILWAUKEE, WISCONSIN

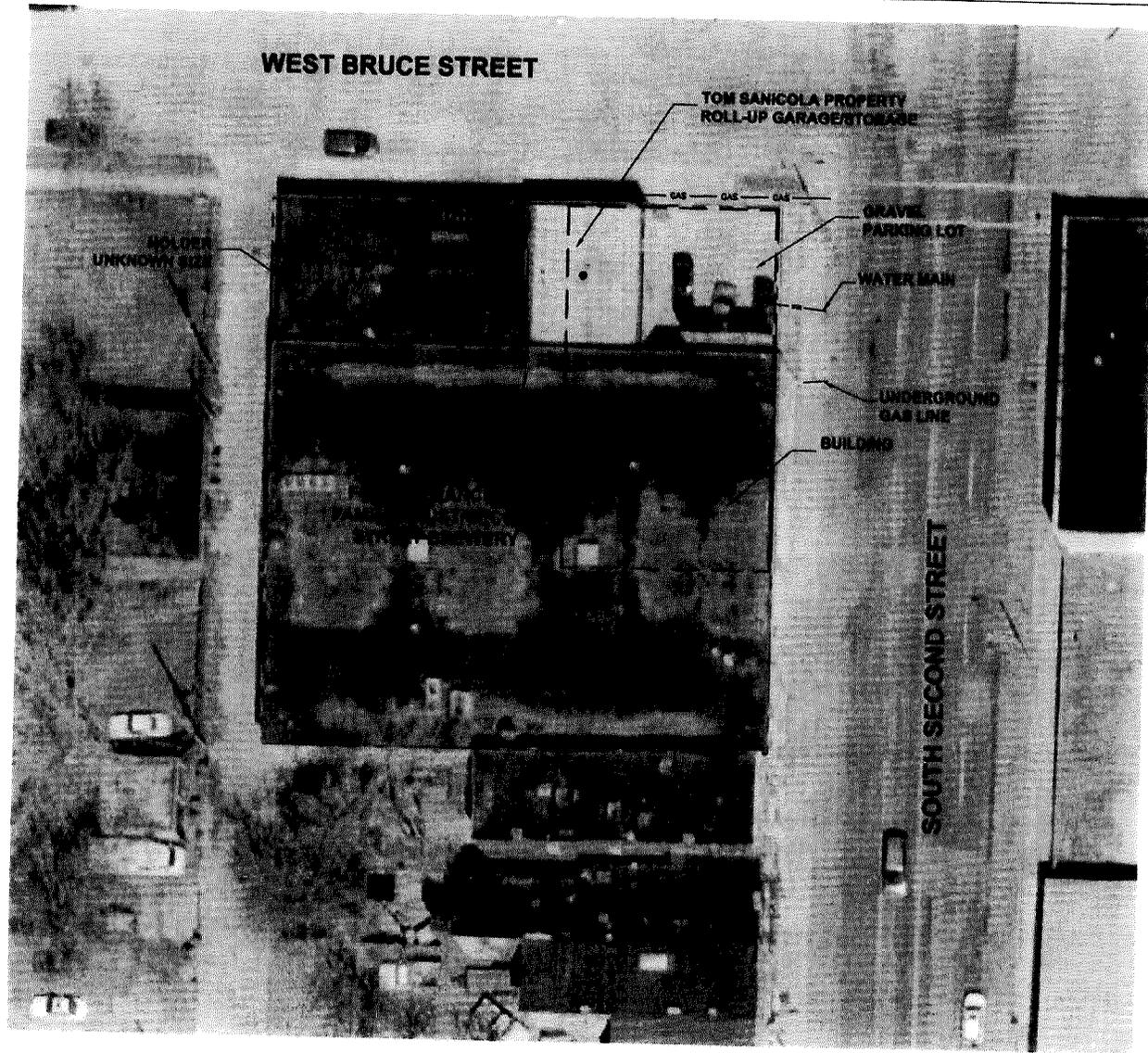
DRAWN BY: RLH 07/08/08 APP'D BY: JMK DATE: 07/10/08

PROJECT NO.
1926

DRAWING NO.
1926-A01

FIGURE NO.
1





LEGEND:

	APPROXIMATE EXISTING PROPERTY BOUNDARY
	FORMER FIFTH WARD PROPERTY
	APPROXIMATE LOCATIONS OF FORMER FIFTH WARD STRUCTURES (PER 1859 MAP IN AMERICAN GEOGRAPHICAL SOCIETY ARCHIVES)
	GAS
	UNDERGROUND GAS LINE
	WATER MAIN
	SUMP

DRAWN BY:	KNW	DATE:	06/18/09
CHECKED BY:	BGH	DATE:	07/23/09
APPROVED BY:	JMK	DATE:	07/23/09
DRAWING NO.:	1926-13-802C	REFERENCE:	mr05_c-6_0722.sld

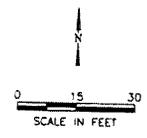
SITE LAYOUT
 SITE INVESTIGATION SUMMARY
 WE ENERGES FIFTH WARD MGP SITE
 WEST BRUCE AND SOUTH SECOND STREETS
 MILWAUKEE, WISCONSIN



NATURAL
RESOURCE
TECHNOLOGY

PROJECT NO.
1926/1.3

FIGURE NO.
2



SOURCE NOTE:
THIS DRAWING WAS CREATED FROM DIGITAL IMAGE INH05_C-6_0722.MXD, DATED 3-16-09, OBTAINED FROM SCWMP. COORDINATE SYSTEM REFERENCE WISCONSIN STATE PLANE NAD 27, SOUTH ZONE (4803), U.S. FOOT

Table 1. Soil Laboratory Analytical Summary - BTEX (µg/Kg) and Metals (µg/Kg)

**1926 We Energies, Former Fifth Ward Manufactured Gas Plant Site
corner of West Bruce Street & South Second Street, Milwaukee, WI**

Sample ID	Sample Depth	Collection Date	Benzene	Ethylbenzene	Toluene	Xylenes, Total	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
Wisconsin Generic Soil Residual Contaminant Levels (RCLs) (NR 720, January 2001)														
<u>Groundwater Pathway</u>			5.5	2900	1500	4100	NS	NS	NS	NS	NS	NS	NS	NS
<u>Non-Industrial Direct Contact</u>			NS	NS	NS	NS	39	NS	8000	14000	50000	NS	NS	NS
<u>Industrial Direct Contact</u>			NS	NS	NS	NS	1600	NS	510000	200000	500000	NS	NS	NS
Wisconsin NR 746.06 Risk Screening Criteria														
<u>Residual Petroleum Product in Soil Pores</u>			6500	4600	38000	42000	NS	NS	NS	NS	NS	NS	NS	NS
<u>Direct Contact</u>			1100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Environmental Protection Agency Generic Soil Standard Levels (SSLs)														
<u>Ingestion Pathway</u>			12000	7800000	16000000	160000000	400	5500000	70000	230000	400000	23000	390000	390000
<u>Migration to Groundwater (20 DAY)</u>			30	13000	12000	200000	28000	1600000	8000	38000	NS	2000	5000	34000
SB101	0-5	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	6500	200000	480	14100	347000	170	300 Q	140 Q
	5-7.5	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	4800	40200	170 Q	11500	12200	110	150 Q	25 Q
SB104	0-5	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	11400	143000	600	12500	271000	380	500 Q	660
	5-10	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	7200	76300	470	9500	378000	180	370 Q	170 Q
SB105	0-5	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	9100	61700	340	12700	79300	240 Q	310 Q	67 Q
	5-10	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	5800	38800 Q	410	12200	50400 Q	36	100 Q	< 14
TP101	0-2	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	8000	105000	1400	20400	347000	240	550 Q	230 Q
TP102	0-2	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	11700	115000	1200	16000	355000	400	550 Q	1400
	2-4	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	4000	41700	160 Q	12200	20600	34	< 85	36 Q
	4-6	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	5200	212000	500	17100	938000	52 Q	130 Q	83 Q
TP103	0-2	8/19/2008	43.9 Q	56.4 Q	206	< 50 Q	79800	207000	950	21000	247000	280	1000 Q	410 Q
	2-4	8/19/2008	< 25 Q	< 25 Q	< 25 Q	< 50 Q	14800	1760000	1800	43400	3500000	580	3300	250 Q
	4-6	8/19/2008	< 25 Q	< 25 Q	82.5	< 50 Q	7500	245000	910	26700	459000	230	480 Q	300 Q

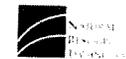


Table 2. Soil Laboratory Analytical Results - Polynuclear Aromatic Hydrocarbon (PAH) µg/kg

1926 We Energies, Former Fifth Ward Manufactured Gas Plant Site
corner of West Bruce Street & South Second Street, Milwaukee, WI

Sample ID	Sample Depth	Collection Date	1-Methyl-naphthalene	2-Methyl-naphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (ghi) perylene	Benzo (k) fluoranthene	Chrysene	Dibenz (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Naphthalene	Phenanthrene	Pyrene
Wisconsin Department of Natural Resources Interim Soil Contaminant Levels (ISCLs, April 1997)																				
<i>Groundwater Pathway</i>			23000	20000	38000	700	3000000	17000	48000	360000	6800000	870000	37000	38000	500000	100000	680000	440	1800	8700000
<i>Non-industrial Direct Contact Pathway</i>			1100000	600000	900000	18000	5000000	88	8.8	88	1800	880	8800	8.8	600000	600000	88	20000	18000	500000
<i>Industrial Direct Contact Pathway</i>			70000000	40000000	60000000	360000	3E+08	3900	390	3900	39000	39000	390000	390	40000000	40000000	3900	110000	390000	30000000
SB101	0 - 5'	8/19/2008	138	155	149	40.1 Q	519 Q	1270	1820	1590	821	1420	1120	353	3000	172	863	191	<u>1940</u>	1830
	5 - 7.5'	8/19/2008	14.4 Q	19.7 Q	37.5 Q	86.5 Q	637 Q	1340	1560	1220	493	1220	1150	292	2260	55.8 Q	606	41.7 Q	1160	1490
SB104	0 - 5'	8/19/2008	720 Q	600 Q	3510	177 Q	7760 Q	7520	8760	7300	5090	6900	7330	1170 Q	26200	2320	4140	<u>1390</u>	<u>25400</u>	17500
	5 - 10'	8/19/2008	93.3	297	143	88.5	547	509	488	363	151	452	438	68.2	1410	190	174	243	1170	840
SB105	0 - 5'	8/19/2008	54 Q	54 Q	130	68.8 Q	559 Q	1210	1510	1220	632	1260	1050	293	2150	153	732	140	1610	1380
	5 - 10'	8/19/2008	16.7 Q	21.6	43.5	17.6 Q	173 Q	382	402	333	134	329	292	64.6	709	53.3	150	30.9	510	458
TP101	0 - 2'	8/19/2008	148 Q	32.4 Q	367 Q	141 Q	977	1140	1100	1130	632	1360	1400	205 Q	3930	279 Q	491	224 Q	<u>3520</u>	2620
TP102	0 - 2'	8/19/2008	248 Q	34.6 Q	1140	110 Q	3650 Q	5390	6010	5980	3120	4690	5520	993	14800	1130	2610	<u>494 Q</u>	<u>10500</u>	9600
	2 - 4'	8/19/2008	90.8	101	164	47.5 Q	477	867	1040	950	483	910	826	194	2260	220	465	195	1690	1400
	4 - 6'	8/19/2008	190 Q	129 Q	221 Q	61.6 Q	851	1080	1240	1190	609	1250	1260	171 Q	2680	254 Q	486	366 Q	<u>1950</u>	1910
TP103	0 - 2'	8/19/2008	263 Q	288 Q	410	187 Q	1510 Q	2020	2100	2030	932	1910	1880	385 Q	5760	465	890	418	<u>5000</u>	3730
	2 - 4'	8/19/2008	1410 Q	1150 Q	2650 Q	<u>1610 Q</u>	9810 Q	12400 Q	12800 Q	13500 Q	4570 Q	12800 Q	11300 Q	1710 Q	39200 Q	3270 Q	4310 Q	<u>2280 Q</u>	<u>35800 Q</u>	25800 Q
	4 - 6'	8/19/2008	383	448	180	84.5 Q	641 Q	779	821	881	311	728	762	116	2280	197	290	372	<u>2470</u>	1560

Notes:

- 1) Samples that attain or exceed a Wisconsin Department of Natural Resources Interim Soil Cleanup Level (ISCL) Groundwater Pathway standard are identified in underlined and bold.
 - 2) Samples that attain or exceed a Wisconsin Department of Natural Resources Interim Soil Cleanup Level (ISCL) Industrial Direct Contact standard are identified in bold.
 - 3) Samples that attain or exceed a Wisconsin Department of Natural Resources Interim Soil Cleanup Level (ISCL) Non-Industrial Direct Contact standard are identified in italics.
- <2.0 Parameter not detected above the Limit of Detection indicated.
 Q Analyte result has been qualified; see laboratory analytical report for additional information.

