

GIS REGISTRY INFORMATION

SITE NAME: Sholes Middle School
BRRTS #: 03-41-197380 **FID # (if appropriate):** 241428110
COMMERCE # (if appropriate): 5221-2859-65
CLOSURE DATE: 28 April 2005
STREET ADDRESS: 4965 S. 20th Street
CITY: Milwaukee WI 53221

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):
 X= 688091 Y= 277721

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

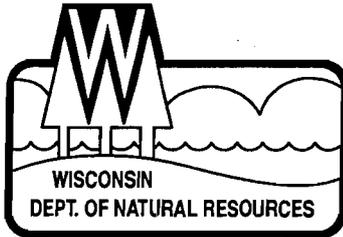
IF YES, STREET ADDRESS 1: _____
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure
- Copy of any maintenance plan referenced in the deed restriction.

X
N/A
N/A
X
N/A
X
X
N/A
N/A
N/A
N/A
N/A
N/A
N/A
X
N/A



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, 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

April 28, 2005

Mr. Patrick O'Donnell
Milwaukee Public Schools
Division of Facilities & Maintenance Services
1124 North 11th Street
P O Box 05259
Milwaukee, WI 53205-0259

Subject: Final Closure for Sholes Middle School, 4965 South 20th Street, Milwaukee, WI

FID: 241428110
BRRTS: 03-41-197380
PECFA: 53221-2859-65

Dear Mr. O'Donnell:

The Wisconsin Department of Natural Resources ("the Department") has received, from your office dated April 22, 2005, a copy of the filed Groundwater Use Restriction required for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The Groundwater Use Restriction was filed on November 29, 2004, as the option chosen in lieu of the Geographic Information Systems Registry of Closed Remediation Sites (GIS Registry) as set forth in the Department's letter dated June 24, 2002. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

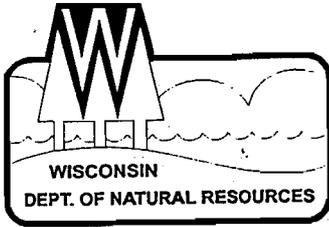
Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

John J. Hnat, P. G.
Senior Hydrogeologist
Remediation and Redevelopment

C: Marty Ringquist, WDNR Enforcement
Steve Mueller, Commerce
WDNR SER Files



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TDD 414-263-8713

August 31, 1999

Facility ID#: 241428110
BRRTS#: 03-41-197380
BRR/LUST

Pat O'Donnell
Milwaukee Public Schools
1124 N 11TH Street
Milwaukee, WI 53233

Subject: Request for site closure at Sholes Middle School, 4965 S. 20th St.

Dear Mr. O'Donnell:

The Wisconsin Department of Natural Resources (WDNR) has reviewed the subject site for closure. Because soil and groundwater contamination above current standards remain in place, unconditional closure of the site can not be granted at this time. Based on the information provided by Miller Engineers & Scientists, it appears that much of the remaining contaminant mass is beneath the southeastern edge of the school building, where it is inaccessible, and groundwater contamination above ch. NR 140 standards is predominantly limited to the tank excavation. Case closure can be issued providing the property owner records a groundwater use restriction for the site at the register of deeds for Milwaukee County. The restriction would specify the legal description of the property and the type, concentration, and location of the groundwater and residual soil contamination (include volume estimate for residual soil).

If in the future the contaminated soil is uncovered, it will be the site owner's responsibility to properly handle and dispose of any contaminated soil and groundwater that does not meet applicable state and federal standards. Furthermore, 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 the environment.

Enclosed is a model groundwater use restriction (also sent to Miller Engineers & Scientists). Please submit a draft of the groundwater use restriction for the subject site for WDNR review and approval. In addition, please have all five (5) temporary monitoring wells at the site properly abandoned in accordance with ch. NR 141, the tank excavation sump properly abandoned or removed. Upon receipt of copies of 1) the final recorded groundwater use restriction, 2) the well abandonment forms, and 3) sump abandonment/removal documentation, the site will be tracked as closed on our computer tracking system.



The Department of Natural Resources appreciates the actions you have taken to restore the environment at this site. If you have any questions about this letter, please contact me at the letterhead address or at (414) 229-0872 or 229-0800.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller", with a long horizontal flourish extending to the right.

Stephen D. Mueller, P.G.
Hydrogeologist
Remediation & Redevelopment Program

c: Kristine Gallagher – Miller Engineers & Scientists
SED Case File

3

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Sholes Middle School, 4965 South 20th Street,
Milwaukee

LANDS IN NW ¼ SEC 30-6-22
COM 165' N & 185' W OF SE COR ¼ SEC-TH W
633'-TH N 806.35'-TH E 381.23'-TH SEL Y
250.67'-TH E 143.32'-TH S 453' M/L-TH W 140'-
TH S 330.78' TO PT OF COM

* 0 8 9 0 6 8 9 4 *

DOC. # 08906894

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 11/29/2004 03:49PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 15.00

Recording Area

RETURN TO
City of Milwaukee
City Attorney's Office
200 East Wells Street, Suite 800
Milwaukee, WI 53202-3551
Attn: HAS

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

623-9660-211-9
Parcel Identification Number (PIN)

WHEREAS, the City of Milwaukee, in trust for the Milwaukee Board of School Directors, is the owner of the above-described property.

WHEREAS, one or more fuel oil discharges have occurred from a former underground tank at the Sholes Middle School property. Naphthalene contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards exists on this property, in recovery sump RS1 located in the former tank excavation. Refer to Figure 1: *Estimated Extent of Ground Water Contamination*. Soil contamination with Diesel Range Organics (DRO) above 100 ppm exists in geoprobe locations GP1 and GP6 at 8 to 10 feet depth, and in a sample (S2) from the northwest corner of the tank excavation at 9 feet depth. Volume of residual soil contaminated with DRO above 100 ppm is estimated at 175 cubic yards. Refer to Figure 2: Soil DRO Isocontours.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources (WDNR) to remediate groundwater exceeding ch. NR 140, Wis. Adm. Code, groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809, Wis. Adm. Code, is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, and to obtain WDNR approval, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources (WDNR), its successors and assigns. The WDNR, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources (WDNR) or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon receipt of such a request, the WDNR shall determine whether or not the restrictions contained herein can be extinguished. If the WDNR determines that the restrictions can be extinguished, an affidavit, with a copy of the WDNR's written determination, may be recorded to give notice that this groundwater use restriction, is no longer binding, and of no further force and effect.

By signing this document, Richard W. Moore asserts that he/she is duly authorized to sign this document on behalf of the City of Milwaukee, in trust for the Milwaukee Board of School Directors.

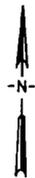


GREENDALE, WIS.

NW/4 SOUTH MILWAUKEE 15' QUADRANGLE
N 4252.5—W 8752.5/7.5

1958

PHOTOREVISED 1971 AND 1976



GRAPHIC SCALE

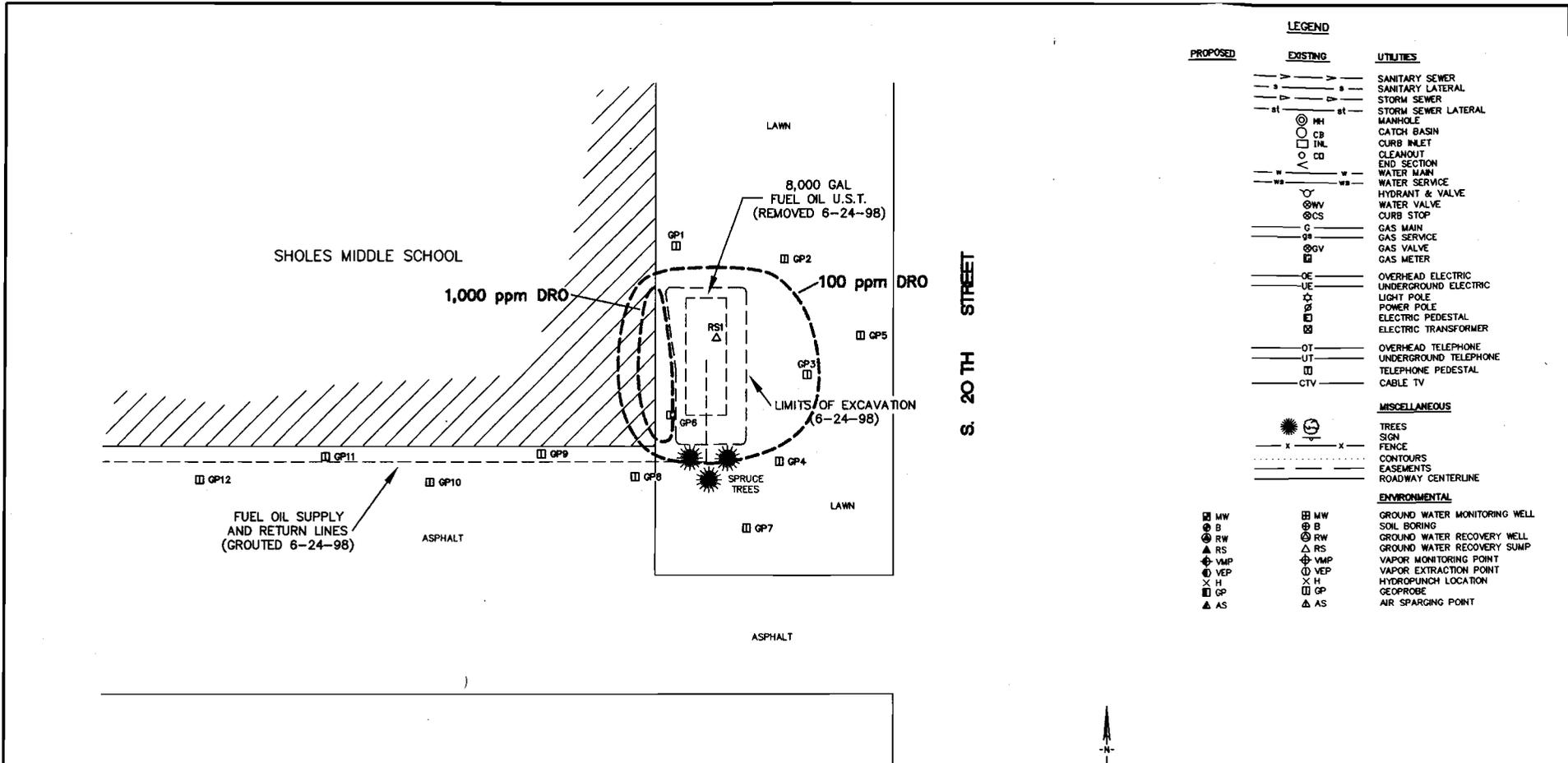


(IN FEET)
1 inch = 2000 ft.

	DATE	BY	CLIENT: MILWAUKEE PUBLIC SCHOOLS JOB: SHOLES MIDDLE SCHOOL LOCATION: 4965 S. 20TH STREET MILWAUKEE, WISCONSIN
	1-29-99	SAB	
	JOB. NO.	CK	
	14289E1B	KKG	

MILLER
ENGINEERS
SCIENTISTS

FIGURE -1 SITE LOCATION MAP



LEGEND		
PROPOSED	EXISTING	UTILITIES
—	—	SANITARY SEWER
—	—	SANITARY LATERAL
—	—	STORM SEWER
—	—	STORM SEWER LATERAL
—	—	MANHOLE
⊙	⊙	CATCH BASIN
⊙	⊙	CURB INLET
⊙	⊙	CLEANOUT
—	—	END SECTION
—	—	WATER MAIN
—	—	WATER SERVICE
⊙	⊙	HYDRANT & VALVE
⊙	⊙	WATER VALVE
⊙	⊙	CURB STOP
—	—	GAS MAIN
—	—	GAS SERVICE
⊙	⊙	GAS VALVE
⊙	⊙	GAS METER
—	—	OVERHEAD ELECTRIC
—	—	UNDERGROUND ELECTRIC
☆	☆	LIGHT POLE
⊙	⊙	ELECTRIC PEDESTAL
⊙	⊙	ELECTRIC TRANSFORMER
—	—	OVERHEAD TELEPHONE
—	—	UNDERGROUND TELEPHONE
⊙	⊙	TELEPHONE PEDESTAL
—	—	CABLE TV
MISCELLANEOUS		
⊙	⊙	TREES
—	—	SIGN
—	—	FENCE
—	—	CONTOURS
—	—	EASEMENTS
—	—	ROADWAY CENTERLINE
ENVIRONMENTAL		
⊙	⊙	GROUND WATER MONITORING WELL
⊙	⊙	SOIL BORING
⊙	⊙	GROUND WATER RECOVERY WELL
⊙	⊙	GROUND WATER RECOVERY SUMP
⊙	⊙	VAPOR MONITORING POINT
⊙	⊙	VAPOR EXTRACTION POINT
⊙	⊙	HYDRO-PUNCH LOCATION
⊙	⊙	GEOPROBE
⊙	⊙	AIR SPARGING POINT

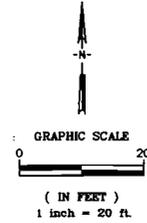


FIGURE 3 - SOIL DRO ISOCONTOURS

MILLER ENGINEERS SCIENTISTS
 5308 South Twelfth Street
 Sheboygan, Wisconsin 53081
 414-458-6164

MILWAUKEE PUBLIC SCHOOLS
 SHOLES MIDDLE SCHOOL
 4985 S. 20TH STREET
 MILWAUKEE, WISCONSIN

SCALE	DATE	BY	SHEET
HOR. 1"=20'	2-1-99	SAB	F-3
NO.	DATE	DESCRIPTION	BY
VER.	JOB	CK	KKG
	14289E1C		

K:VAH

TABLE 1
Soil Analytic Test Results (December 2, 1998)

Sholes Middle School
Milwaukee, Wisconsin
Project No. 14289E

Analyte (mg/kg)	GP1-6	GP2-5	GP3-5	GP4-5	GP5-5	GP6-5	GP6-7	GP7-5	NR 720
									Residual Soil Standards
DRO	<2.7	<2.7	230	49	<2.7	1200	<3.7>	<2.7	100
Analyte (µg/kg)									
Benzene	<11	<11	<22	<11	<11	<110	<11	<11	5.5
Ethylbenzene	<12	<12	<23	<12	<12	<120	<12	<12	2900
MTBE	<10	<10	<20	<10	<10	<100	<10	<10	--
Toluene	<12	<12	<23	<12	<12	<120	<12	<12	1500
1,2,4-Trimethylbenzene	<16	<16	<33	<16	<16	740	<16	<16	--
1,3,5-Trimethylbenzene	<17>	<15	<30	<15	<18>	<150	<40>	<15	--
Total Xylenes	<37	<37	<52>	<37	<37	<210>	<37	<37	4100
Total PVOC	<LOQ	<LOD	<LOQ	<LOD	<LOQ	740	<LOQ	<LOD	--
Naphthlene	<19	<19	860	710	<19	5600	<19	<19	
Depth (feet)	10-12	8-10	8-10	8-10	8-10	8-10	12-14	8-10	

highest
PID

DRO = Diesel Range Organics (WDNR Modified Method)
 PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020)
Bold = Exceed NR 720 Residual Soil Standards (February 1997)
 < = Result below method Limit of Detection (LOD)
 <> = Result between LOD and Limit of Quantitation (LOQ)

TABLE 2
Soil Analytic Test Results (December 2, 1998)

Piping Abandonment

Sholes Middle School
Milwaukee, Wisconsin
Project No. 14289E

<u>Analyte (mg/kg)</u>	<u>GP8-2</u>	<u>GP9-2</u>	<u>GP10-2</u>	<u>GP11-2</u>	<u>GP12-2</u>	NR 720 Residual Soil <u>Standards</u>
DRO	<2.7	<2.7	<2.7	<2.7	<2.7	100
Depth (feet)	2-4	2-4	2-4	2-4	2-4	

DRO = Diesel Range Organics (WDNR Modified Method)
< = Result below method Limit of Detection (LOD)

TABLE 3

Ground Water Analytic Test Results (December 10, 1998)

Sholes Middle School
Milwaukee, Wisconsin
Project No. 14289E

Analyte (µg/L)	GP1	GP2	GP3	GP5	GP6	RS1	NR 140	NR 140
							Enforcement Standards	Preventive Action Limits
Benzene	<0.35	<0.35	<0.35	<0.35	<3.5	<35	5	0.5
Ethylbenzene	<0.39	<0.39	<0.39	<0.39	<3.9	<39	700	140
MTBE	<0.45	<0.45	<0.45	<0.45	<4.5	<45	60	12
Toluene	<0.36	<0.36	<0.85>	<0.36	<3.6	<36	343	68.6
1,2,4-Trimethylbenzene	<0.47	<0.47	<0.47	<0.47	<4.7	<120>	--	--
1,3,5-Trimethylbenzene	<0.44	<0.44	<0.44	<0.44	<7.0>	<44	--	--
<u>Total Xylenes</u>	<1.57	<1.57	<1.57	<1.57	<15.7	<157	620	124
Total PVOC	<LOD	<LOD	<LOQ	<LOD	<LOQ	<LOQ	--	--
Naphthalene	<0.51	<0.51	<0.51	<0.51	<15>	410	40	8
Acenaphthene	--	--	<0.080>	--	--	<0.080>	--	--
Anthracene	--	--	<0.023	--	--	0.84	--	--
Benzo (a) anthracene	--	--	<0.042	--	--	0.59	--	--
Benzo (a) pyrene	--	--	<0.016	--	--	0.15	0.2	0.02
Benzo (b) fluoranthene	--	--	<0.023	--	--	0.13	--	--
Benzo (g,h,i) perylene	--	--	<0.031	--	--	0.10	--	--
Benzo (k) fluoranthene	--	--	<0.028	--	--	0.16	--	--
Chrysene	--	--	<0.023	--	--	0.14	--	--
Dibenzo (a,h) anthracene	--	--	<0.022	--	--	0.082	--	--
Fluorene	--	--	<0.031	--	--	12	400	80
Indeno (1,2,3-cd) pyrene	--	--	<0.090	--	--	<0.10>	--	--
Methyl-1-naphthalene	--	--	<0.19>	--	--	160	--	--
Methyl-2-naphthalene	--	--	0.30	--	--	190	--	--
Naphthalene	--	--	0.14	--	--	92	40	8
Phenanthrene	--	--	<0.079>	--	--	26	--	--
Pyrene	--	--	<0.025	--	--	1.6	--	--
Total PAH	--	--	0.44	--	--	484	--	--

Exceeds NR140 Ground Water Preventive Action Limits

Exceeds NR140 Ground Water Enforcement Standard

< = Not detected above method limit of detection (LOD)

<> = Detected above LOD but below method limit of quantitation (LOQ)

-- = Not tested

-- = No standard

PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020)

PAH = Polynuclear Aromatic Hydrocarbons (EPA Method 8310)

NA14289E\GWRE1298.WB2