

## **GIS Registry Disclaimer**

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #: 03-41-242995

ACTIVITY NAME: PAPERCRAFT INC

PROPERTY ADDRESS: 3710 N Richards St

MUNICIPALITY: Milwaukee

PARCEL ID #: 274-0037 & 274-0041

CLOSURE DATE: Dec 21, 2001

FID #: 341002090

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X: 690356 Y: 292316

*\* 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 #: 03-41-242995 PARCEL ID #: 274-0037 & 274-0041  
ACTIVITY NAME: PAPER CRAFT INC WTM COORDINATES: X: 690356 Y: 292316

**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 Plan with Boring Locations**
  - 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 #: 6**                      **Title: Site Assessment Sample Analytical Results**

BRRTS #: 03-41-242995

ACTIVITY NAME: PAPERCRAFT INC

**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 #: 3**                      **Title: Site Plan with Groundwater Flow Direction**

**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 #: 2**                      **Title: Soil Organic Compound 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 #: 4**                      **Title: Groundwater Laboratory 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 #:**                      **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).

BRRTS #: 03-41-242995

ACTIVITY NAME: PAPERCRAFT INC

## 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:**

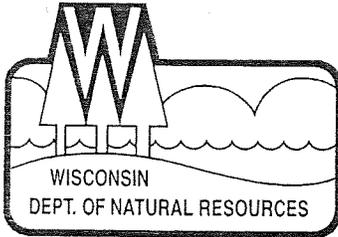
**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

**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

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region  
2300 N. Dr. Martin Luther King, Jr. Drive  
P.O. Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8716  
TTY 414-263-8713

December 21, 2001

BRRTs # 03-41-242995  
FID # 341002090  
Milwaukee Co.

Mr. Joseph Pepan  
4411 W. Howie Place  
Milwaukee, WI 53216-2426

Subject: Final Closure: 3710 North Richard's Street, Milwaukee, Wisconsin.

Dear Mr. Pepan:

On July 11, 2001 your site as described above was reviewed for closure by the Department of Natural Resources, Southeast Region, Milwaukee Service Center. The Department reviews environmental remediation cases for compliance with State laws and standards to maintain consistency in the closure of these cases. On July 17, 2001, you were notified that conditional closure was granted to this case.

On October 12, 2001, the Department received correspondence from your Consultant, GZA, GeoEnvironmental, Inc. indicating that you have complied with the conditions of closure by recording a deed restriction document # 8143201 was recorded in Milwaukee County on 10/02/2001. The Department granted PAL exceedance at locations of MW-3 (0.362 ug/l of benzene), MW-9 (1.27 ug/l of benzene and MW-9 (0.38 ug/l lead), Based on the correspondence and the data provided, it appears that you're your site has been remediated to Department standards in accordance with s. NR 726, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

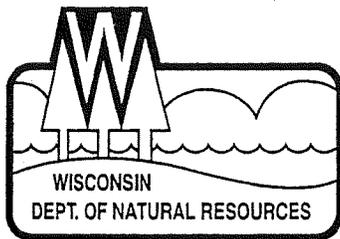
State Statute 101.143 requires that owners seeking reimbursement of interest costs from the PECFA Program submit a final reimbursement claim within 120 days after they receive a closure letter on their site. If you are eligible for the PECFA Program, and anticipate filing a PECFA reimbursement claim that includes interest costs, you must file a final reimbursement claim to the Department of Commerce within 120 days from receipt of this letter. If you fail to file a claim within that 120-day period, subsequent interest costs will not be eligible for reimbursement by PECFA.

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

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 414-263-8607.

Sincerely,

Binyoti F. Amungwafor.  
Hydrogeologist



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8606  
TTY 414-263-8713

July 17, 2001

FID # 341002090  
Milwaukee Co.

Mr. Joseph Pepan  
4411 W. Howie Place  
Milwaukee, WI 53216 - 2426

RE: Site Assessment and Request for Closure Report, 3710 North Richards Street, Milwaukee, Wisconsin.

Dear Mr. Pepan:

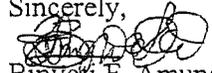
This letter is written to inform you that the Remediation and Redevelopment Section, Milwaukee Service Center has reviewed your request for closure. After a careful review, it has been determined that there is still residual soil contamination on this site at the following locations with the enclosed contaminant concentrations and depths above cleanup levels according to s. Ch. NR. 720.09: Xylene at GP-9 (7339 ug/Kg from 4-6'), GP-3 (4170 ug/Kg from 0-2'), GP-5 (12,800 ug/Kg from 7-8.5') and Arsenic at GP-3 (4.17 mg/Kg from 0-2'), GP-4 (6.27 mg/Kg from 1.75 - 3.5 mg/Kg), GP-6 (4.95 mg/Kg from 2 - 4'), GP-10 (13.8 mg/kg from 2 - 4') and GP-11 (10.4 mg/Kg from 4 - 6').

It is possible that the Department may grant an exemption for exceeding the Preventive Action Limits (PAL) of Ch. NR. 140 groundwater standards for the following chemical constituents at the named locations: Benzene at GP-3 (0.862 ug/l, GP-9 (1.77 ug/l) and Lead at GP-9 (1,88 ug/l).

The Department is willing to close this site with a deed restriction provided that you agree to this. You need to estimate the volume of residual soil contamination at the mentioned locations above and any inaccessible locations under the building (s) on this site. The draft deed restriction should be submitted for my review and that of the legal section of the Department before proceeding to record at the Milwaukee County Office of Deeds. I have enclosed a model deed restriction for your use or you can retrieve the model restriction on line at [www.dnr.state.wi.us/org/tr](http://www.dnr.state.wi.us/org/tr). Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the register of Deeds Office to correct the problem.

If you have any questions concerning this conditional closure, please contact me at (414)263-8607.

Sincerely,

  
Binyoti F. Amungwafor.  
Hydrogeologist

CC: Mr. Bernard G. Fenelon, GZA GeoEnvironmental, Inc.  
Case File

8143201

Document Number

DEED RESTRICTION

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 11:26 AM

10-02-2001

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 15.00

Declaration of Restrictions

In Re:

Lots Twenty-three (23), Twenty-four (24), Twenty-five (25),  
Twenty-six (26), Twenty-seven (27), and Twenty-eight (28)  
in Block Three (3) in Acme Subdivision of Lots (6),  
Seven (7) and Eight (8), in Hubbard's Subdivision of the  
South One-half (1/2) of the North West One-quarter (1/4)  
of Section Nine (9), in Township Seven (7) North,  
Range Twenty-two (22) East, in the City of Milwaukee.

Recording Area

Name and Return Address

Thomas L. Frenn, Atty  
Petrie & Stocking S.C.  
111 East Wisconsin Ave, Suite 1500  
Milwaukee, WI 53202

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

WHEREAS, Buege-Pepan Building Company is the owner  
of the above-described property.

#274-0037, 274-0041

Parcel Identification Number (PIN)

WHEREAS, one or more petroleum compound discharges from a former paint manufacturing operation have occurred at this property. Petroleum-contaminated soil above Wisconsin Administrative Code s. Ch. NR 720.09 residual cleanup levels (RCLs) exists on this property at the following location(s): xylenes were detected in soil samples from soil borings GP-3, GP-5 and GP-9 at 4.172, 12.8, and 7.339 milligrams per kilogram (mg/kg), respectively; toluene was detected on the eastern side of the area with underground storage tanks (USTs) removed in 2000 between soil borings GP-6 and GP-8 at concentrations from 206 to 972 mg/kg. A site plan with the building and the soil boring locations depicted is provided on the attached figure "Site Plan with Boring Locations".

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.

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:

Structural impediments consisting of the Site building and the proximity of contaminated soil to building foundations existing at the time of investigation and clean-up made active remediation of the vast majority of soil contaminated above RCLs on this property impracticable. If the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of the petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If the currently inaccessible contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed and the treatment of disposal of the soil as a solid or hazardous waste may be necessary.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors and assigns. The Department, 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 or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 27<sup>th</sup> day of September, 2001.

By signing this document, Joseph Pepan and \_\_\_\_\_ Rodger Weber acknowledges that [he/she] is duly authorized to sign this document on behalf of Buege-Pepan Building Company.

Signature: Joseph F. Pepan

Signature: Rodger Weber

Printed Name: JOSEPH F. PEPAN

Printed Name: Rodger Weber

Title: SURVING PARTNER

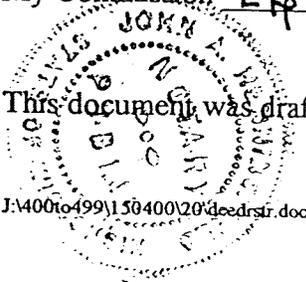
Title: Personal Rep Estate of CARL E Buege

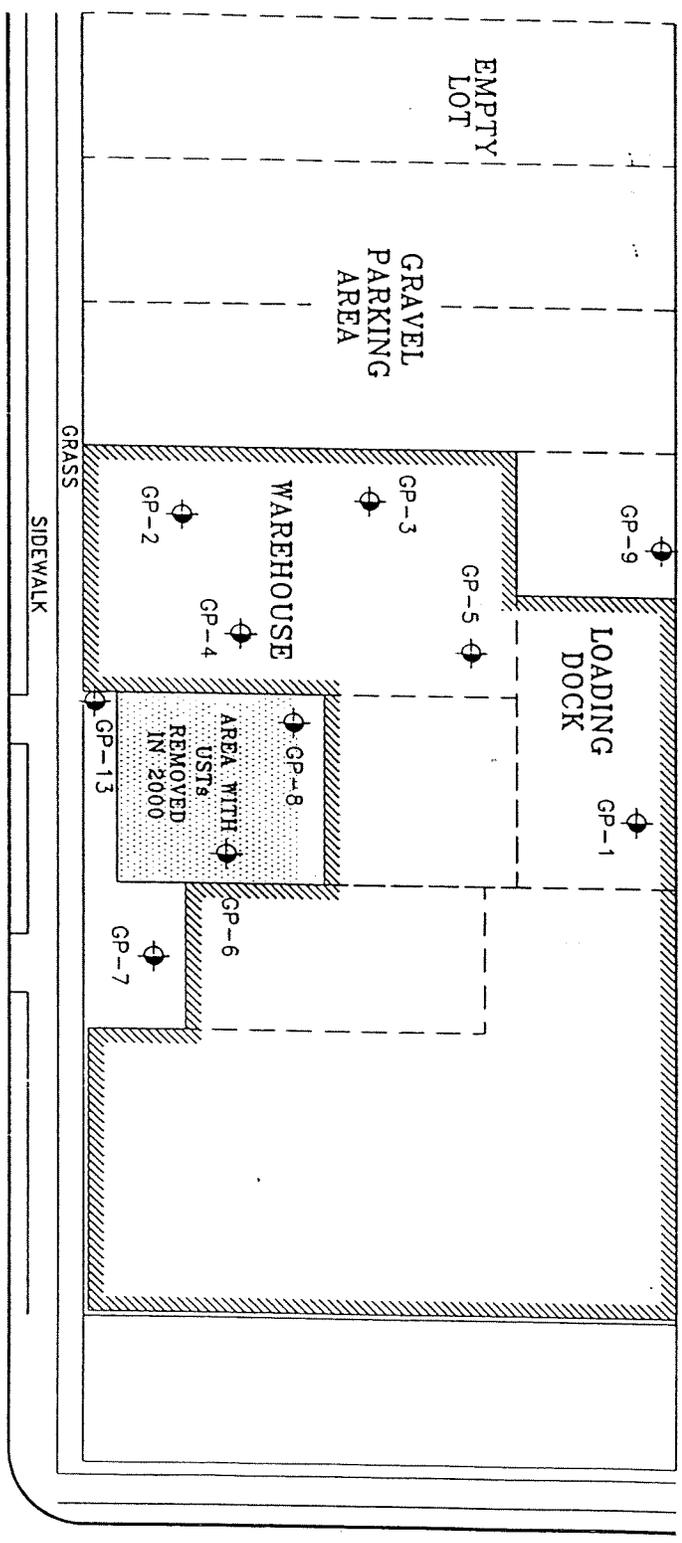
Subscribed and sworn to before me this 27<sup>th</sup> day of September, 2001.

[Signature]  
Notary Public, State of Wisconsin

My Commission Exp 9/27/2002

This document was drafted by GZA GeoEnvironmental, Inc. and Petrie & Stocking S.C. by Thomas L. Fiemu





NORTH RICHARDS STREET

EAST NASH STREET

EXPLANATION

⊕ SOIL BORING LOCATION

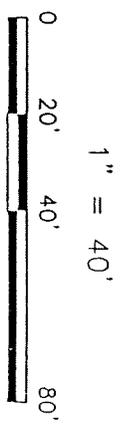
- NOTES:
- 1) SITE PLAN BASED ON DRAWING PROVIDED BY BUEGE-PEPAN.
  - 2) SOIL BORINGS INSTALLED UNDER GZA SUPERVISION WITH A GEOPROBE BY WISCONSIN SOIL TESTING OF BUTLER, WISCONSIN.
  - 3) BORINGS GP-1, GP-2, GP-3, GP-4, GP-6, GP-8, GP-9 AND GP-13 WERE CONVERTED TO SMALL DIAMETER GROUNDWATER MONITORING POINTS.

FIGURE NO. \_\_\_\_\_

JOB NO. \_\_\_\_\_

**SITE PLAN WITH BORING LOCATIONS**

3710 N RICHARDS ST.  
MILWAUKEE, WISCONSIN



REV. NO.	DESCRIPTION	BY	DATE

PROJ MGR: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
REVIEWED BY: \_\_\_\_\_  
OPERATOR: \_\_\_\_\_  
DATE: \_\_\_\_\_

CERTIFICATE NO. **243892**

STATE OF WISCONSIN  
MILWAUKEE COUNTY SS.

OFFICE OF  
REGISTER OF DEEDS

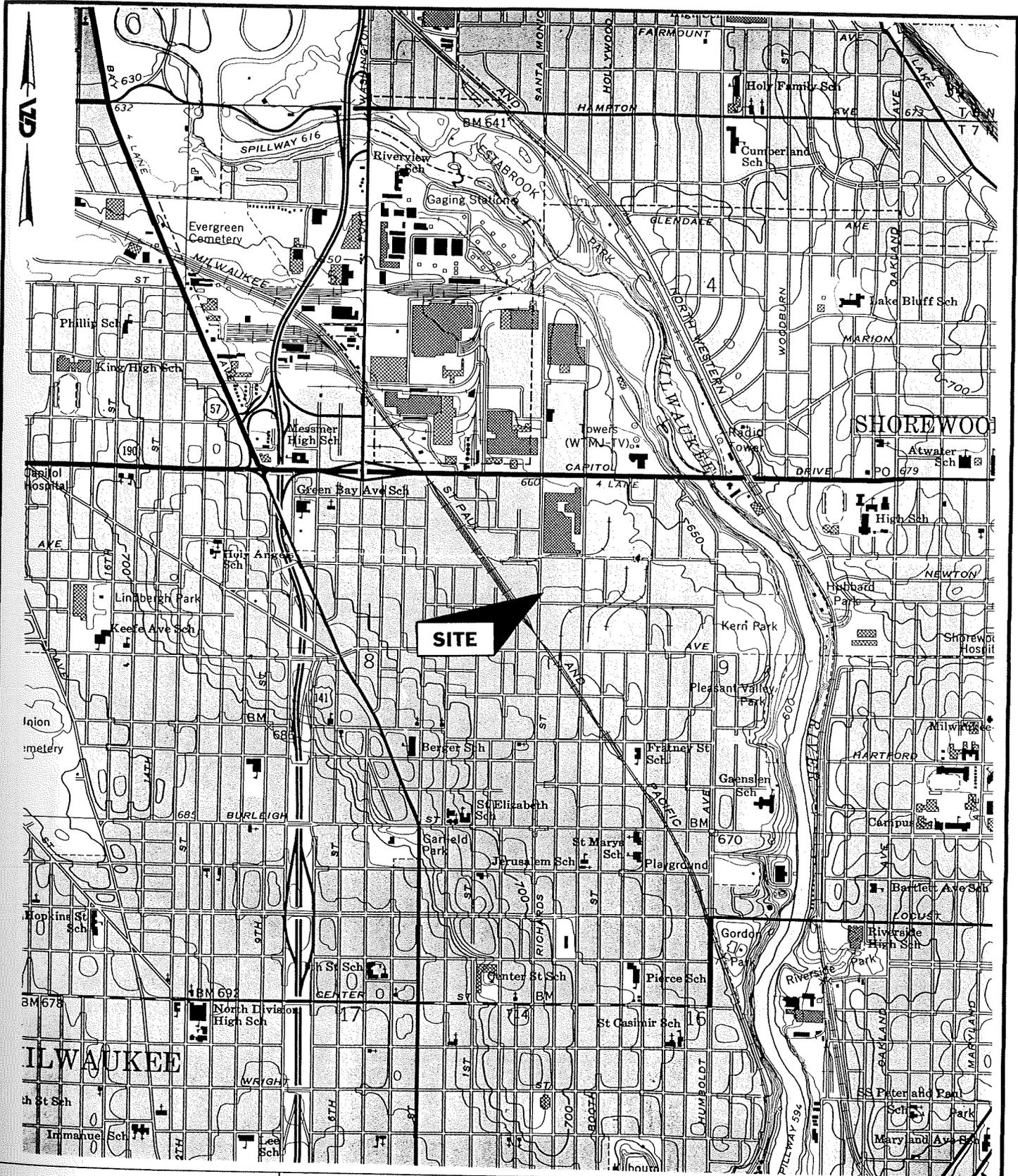
I, the undersigned,  
Register of Deeds of  
Milwaukee County,  
hereby certify that  
this document is a  
true and correct copy  
of the original on  
file or record in  
this office.

Witness my hand and  
official seal this

**OCT - 2 2001**

*Walter R. Barozak*  
Walter R. Barozak

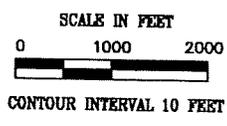




**SITE**

**SITE LOCATION MAP**

**BUEGE-PEPAN BUILDING COMPANY**  
 3710 N. RICHARDS STREET  
 MILWAUKEE, WISCONSIN

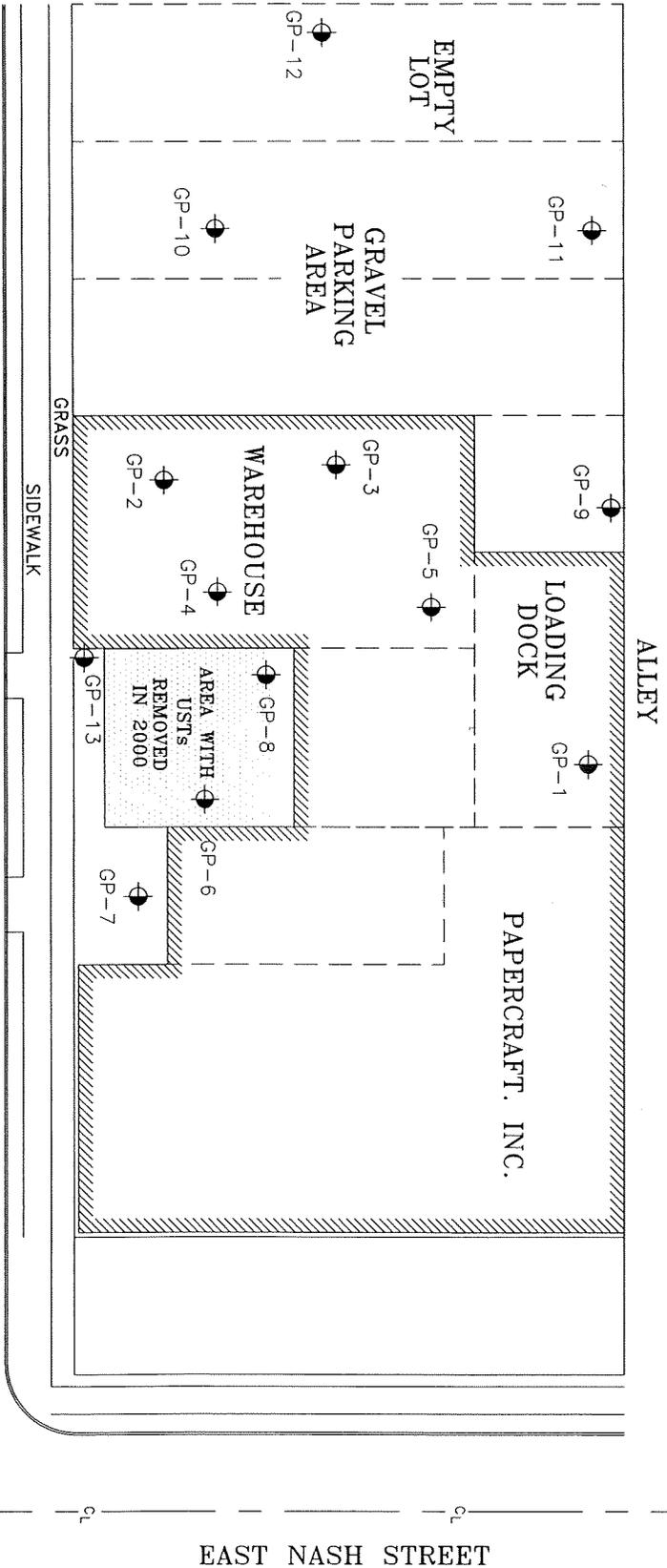


© 1999 GZA GeoEnvironmental, Inc.

DESIGNED BY:  
 REVIEWED BY:  
 DRAWN BY: RPK  
 DATE: 9/24/99  
 FILENAME: C:\DWG\150400\FIG1.DWG

**GZA** GeoEnvironmental, Inc.  
 11410 DuPichville Road • Pewaukee, Wisconsin • 53072  
 Phone (414) 901-2662 • Fax (414) 901-0276

FILE NO.  
 150400  
 FIGURE NO.  
 1



NORTH RICHARDS STREET

EAST NASH STREET

EXPLANATION  
 SOIL BORING LOCATION

- NOTES:
- 1) SITE PLAN BASED ON DRAWING PROVIDED BY BUEGE-PEPAN.
  - 2) SOIL BORINGS INSTALLED UNDER GZA SUPERVISION WITH A GEOPROBE BY WISCONSIN SOIL TESTING OF BUTLER, WISCONSIN.
  - 3) BORINGS GP-1, GP-3, GP-4, GP-6, GP-8, GP-9 AND GP-13 WERE CONVERTED TO SMALL DIAMETER GROUNDWATER MONITORING POINTS.

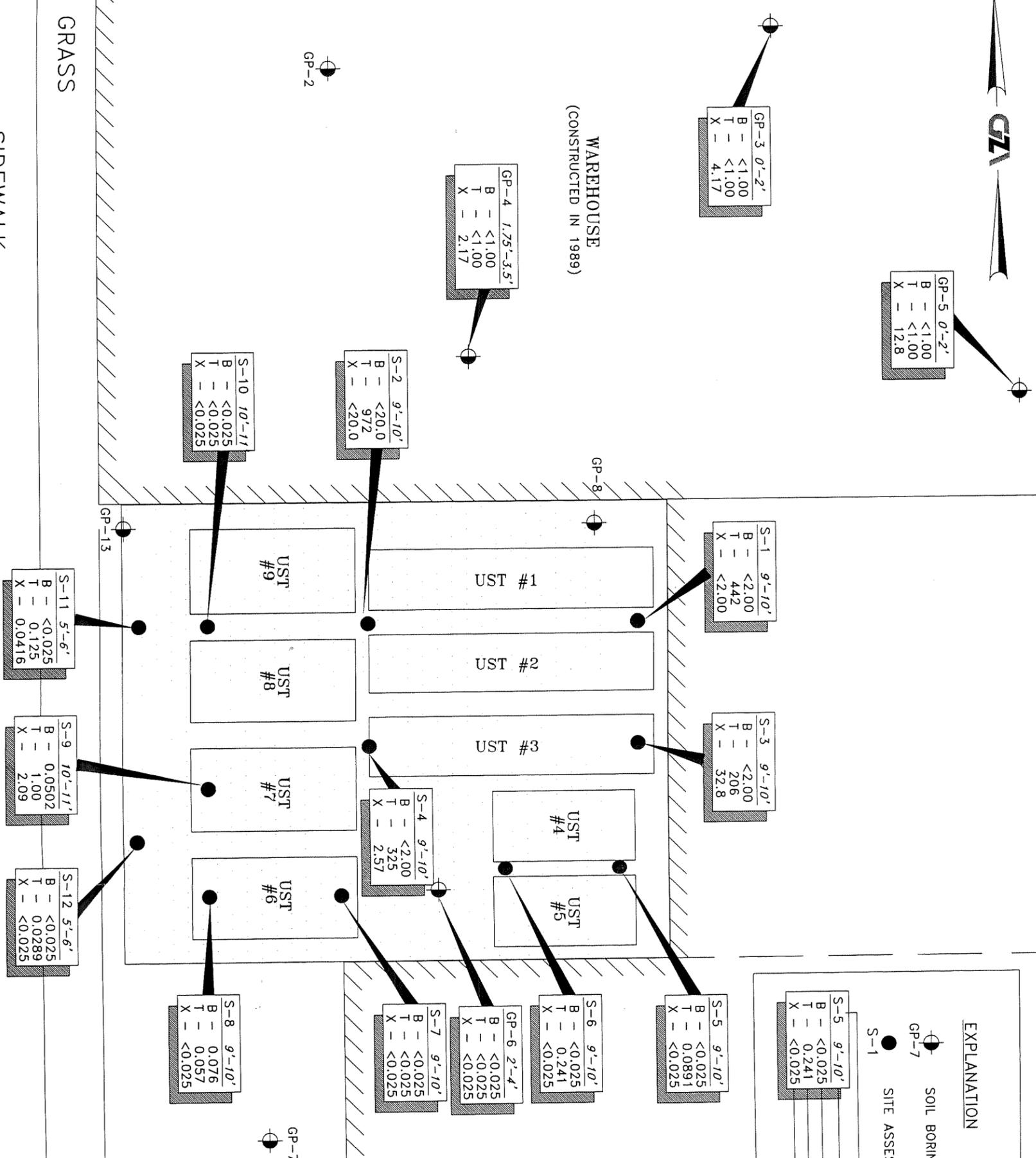
JOB NO. <b>150400.10</b>	<b>SITE PLAN WITH BORING LOCATIONS</b>		FIGURE NO. <b>2</b>
BUEGE-PEPAN BUILDING CO. 3710 N RICHARDS ST. MILWAUKEE, WISCONSIN		1" = 40' 	
REV. NO.	DESCRIPTION	BY	DATE
	PROJ MGR: BGF DESIGNED BY: RPK REVIEWED BY:		OPERATOR: CJM DATE: 12/15/99
			



GRASS  
SIDEWALK

WAREHOUSE  
(CONSTRUCTED IN 1989)

NORTH RICHARDS STREET



**EXPLANATION**

- GP-7 SOIL BORING LOCATION
- S-1 SITE ASSESSMENT SOIL SAMPLE LOCATION

Location number

Depth

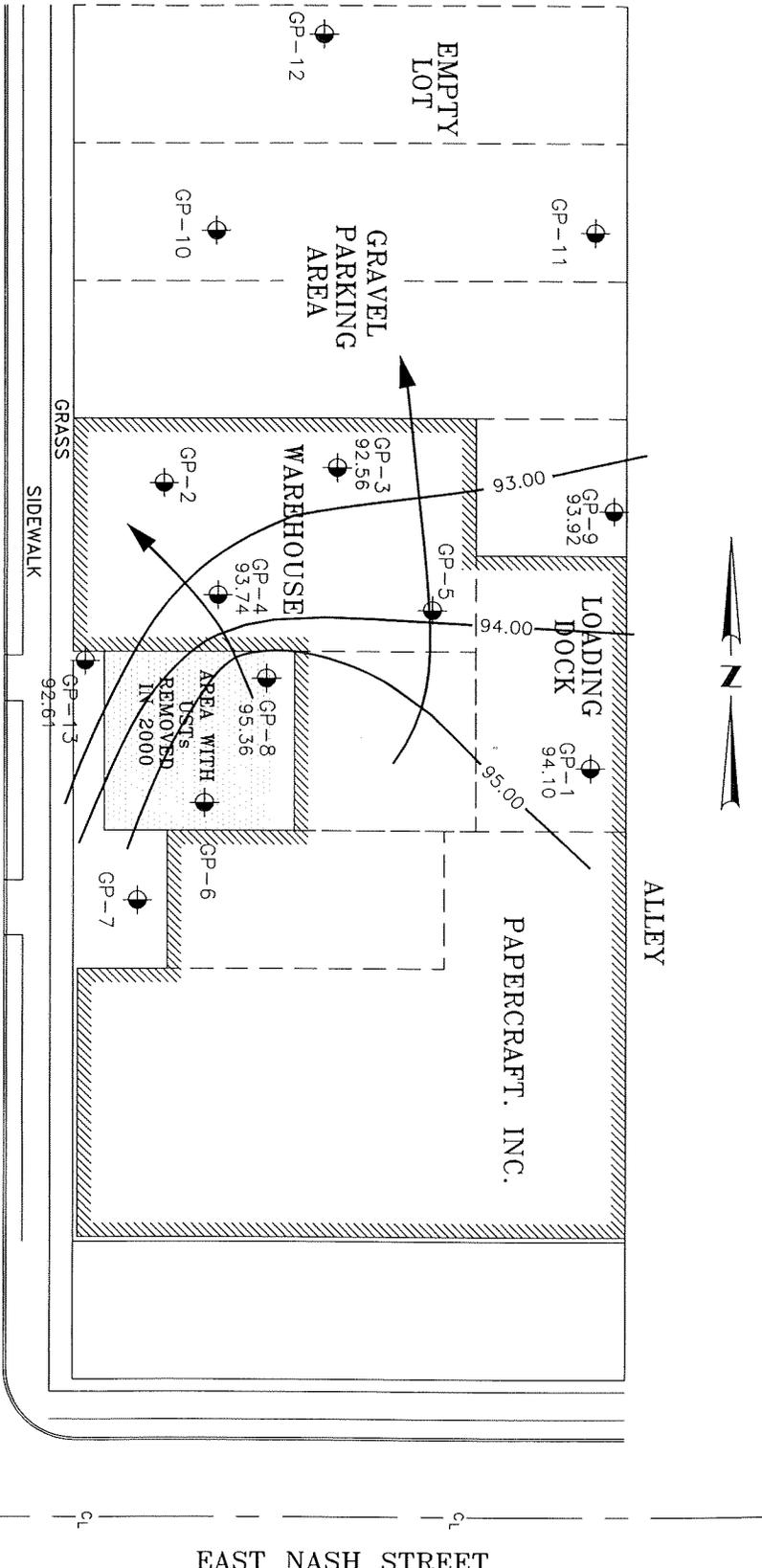
Benzene in mg/kg

Toluene in mg/kg

m-, p-Xylene in mg/kg

JOB NO. <b>150400.10</b> FIGURE NO. <b>6</b>	BUEGE-PEPAN BUILDING CO. 3710 N RICHARDS ST. MILWAUKEE, WISCONSIN		REV. NO.	DESCRIPTION	BY	DATE
	SITE ASSESSMENT SAMPLE ANALYTICAL RESULTS FOR BENZENE, TOLUENE, AND XYLENE			SCALE 1" = 10' 0 5' 10' 20'		PROJ MGR: BGF DESIGNED BY: REVIEWED BY:

Drawing Name: J:\40010499\150400.DRAWING\FIG-4.DWG Last Modified: Oct 13, 2000 10:17am Plotted on: Oct 13, 2000 10:50am by rpk



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- 1) SITE PLAN BASED ON DRAWING PROVIDED BY BUEGE-PEPAN.
  - 2) SOIL BORINGS INSTALLED UNDER GZA SUPERVISION WITH A GEOPROBE BY WISCONSIN SOIL TESTING OF BUTLER, WISCONSIN.
  - 3) BORINGS GP-1, GP-3, GP-4, GP-6, GP-8, GP-9 AND GP-13 WERE CONVERTED TO SMALL-DIAWETER GROUNDWATER MONITORING POINTS.
  - 4) GROUNDWATER MEASUREMENTS TAKEN BY GZA FROM GROUND SURFACE AT WELL CASING USING AN ELECTRONIC TAPE MEASURE.

- EXPLANATION
- SOIL BORING LOCATION
  - DIRECTION OF GROUNDWATER FLOW
  - 93.00 GROUNDWATER ELEVATION AND CONTOUR

NORTH RICHARDS STREET

EAST NASH STREET

JOB NO. <b>150400.10</b>	FIGURE NO. <b>3</b>	SITE PLAN WITH GROUNDWATER FLOW DIRECTION	BUEGE-PEPAN BUILDING CO. 3710 N RICHARDS ST. MILWAUKEE, WISCONSIN
REV. NO.	DESCRIPTION	BY	DATE
1" = 40' 0    20'    40'    80'		PROJ MGR: BGF DESIGNED BY: RPK REVIEWED BY:	OPERATOR: CJM DATE: 12/15/99
		GZA GeoEnvironmental, Inc.	



TABLE 2

## SOIL ORGANIC COMPOUND LABORATORY ANALYTICAL RESULTS

Buege-Pepan Building Company

3710 North Richards Street

Milwaukee, Wisconsin



Parameter	Units	Standard		GP-3	GP-4	GP-5	GP-6	GP-9
				0' - 2'	1.75' - 3.5'	7' - 8.5'	2' - 4'	4' - 6'
		<b>NR 720 RCL</b>						
DRO	mg/kg	100		35.7	88.5	200	7.01	<6.08
<b>VOCs</b>		<b>NR 720 RCL</b>						
Benzene	mg/kg	0.0055		<1.00	<1.00	<1.00	<0.025	<0.2
n-Butylbenzene	mg/kg	NS		2.93	4.12	2.14	<0.025	<0.2
sec-Butylbenzene	mg/kg	NS		<1.00	2.55	<1.00	<0.025	<0.2
Ethylbenzene	mg/kg	2.9		1.30	<1.00	1.78	<0.025	0.248
p-Isopropyltoluene	mg/kg	NS		1.30	2.63	<1.00	<0.025	<0.2
Naphthalene	mg/kg	NS		<1.00	<1.00	2.89	<0.025	<0.2
n-Propylbenzene	mg/kg	NS		3.80	<1.00	1.45	<0.025	<0.2
Toluene	mg/kg	1.5		<1.00	<1.00	<1.00	<0.025	<0.2
1,2,4-Trimethylbenzene	mg/kg	NS		33.0	4.00	12.1	<0.025	0.87
1,3,5-Trimethylbenzene	mg/kg	NS		7.66	1.82	3.56	<0.025	0.887
m-, p-Xylene	mg/kg	4.1		4.17	2.17	12.8	<0.025	7.33
o-Xylene	mg/kg	4.1		<1.00	<1.00	<1.00	<0.025	<0.2
<b>PAHs</b>		<b>Proposed Standard<sup>(3)</sup></b>						
		<b>GW</b>	<b>DC</b>					
Acenaphthene	mg/kg	38	60,000	-	<0.00327	0.625	-	-
Acenaphthylene	mg/kg	0.7	360	-	<0.00113	<0.00114	-	-
Anthracene	mg/kg	3,000	300,000	-	<0.0036	0.944	-	-
Benzo (a) Anthracene	mg/kg	17	3.9	-	<0.00158	0.36	-	-
Benzo (a) Pyrene	mg/kg	48	0.4	-	<0.00462	0.426	-	-
Benzo (b) Fluoranthene	mg/kg	360	3.9	-	0.00282	0.419	-	-
Benzo (k) Fluoranthene	mg/kg	870	39	-	0.00323	0.177	-	-
Benzo (g,h,i) Perylene	mg/kg	6,800	39	-	<0.0036	0.199	-	-
Chrysene	mg/kg	37	390	-	0.00327	0.353	-	-
Dibenzo(a,h)Anthracene	mg/kg	38	0.4	-	<0.00383	0.517	-	-
Fluoranthene	mg/kg	500	40,000	-	0.00444	1.41	-	-
Fluorene	mg/kg	100	40,000	-	<0.00304	0.79	-	-
Indeno (1,2,3-cd) Pyrene	mg/kg	680	3.9	-	<0.00315	0.238	-	-
1-Methyl Naphthalene	mg/kg	23	70,000	-	<0.00417	0.325	-	-
2-Methyl Naphthalene	mg/kg	20	40,000	-	<0.00484	0.819	-	-
Naphthalene	mg/kg	0.4	110	-	0.0191	0.648	-	-
Phenanthrene	mg/kg	1.8	390	-	<0.00248	3.01	-	-
Pyrene	mg/kg	8,700	30,000	-	<0.00417	1.53	-	-
<b>PCBs</b>								
PCB-1016	µg/kg	NS		-	<11.3	<11.4	-	-
PCB-1221	µg/kg	NS		-	<2.93	<2.96	-	-
PCB-1232	µg/kg	NS		-	<5.07	<5.13	-	-
PCB-1242	µg/kg	NS		-	<6.76	<6.83	-	-
PCB-1248	µg/kg	NS		-	<3.49	<3.53	-	-
PCB-1254	µg/kg	NS		-	<5.63	<5.69	-	-
PCB-1260	µg/kg	NS		-	<1.58	<1.59	-	-

## Notes:

- 1) Soil samples were collected by Wisconsin Soil Testing using hydraulic push sampling equipment on November 22 and 23, 1999.
- 2) Analyses were performed by US Filter for VOCs, PAHs and PCBs in accordance with USEPA Methods 8021, 8310 and 8081, respec.
- 3) Only detected constituents are listed.
- 4) WDNR Proposed cleanup standard for GW (migration to groundwater) and DC (industrial direct contact) standards.



**TABLE 3**  
**SOIL RCRA METALS LABORATORY ANALYTICAL RESULTS**  
**Buege-Pepan Building Company**  
**3710 North Richards Street**  
**Milwaukee, Wisconsin**

Parameter	Units	NR 720 RCL	GP-3	GP-4	GP-6	GP-10	GP-11
			0' - 2'	1.75' - 3.5'	2' - 4'	2' - 4'	4' - 6'
<b><u>RCRA Metals</u></b>							
Mercury	mg/kg	NS	0.0443	0.0259	<0.0146	0.182	0.0295
Arsenic	mg/kg	1.6	4.17	6.27	4.95	13.8	10.4
Barium	mg/kg	NS	41.7	15.5	12.4	111.0	58.3
Cadmium	mg/kg	510	<0.221	<0.225	<0.225	0.804	<0.246
Chromium	mg/kg	200	11.0	7.65	7.94	15.7	15.7
Lead	mg/kg	500	17.4	8.50	8.89	471	19.8
Selenium	mg/kg	NS	<0.808	<0.822	<0.821	<0.931	<0.898
Silver	mg/kg	NS	<1.11	<1.13	<1.12	<1.28	<1.23

Notes:

- 1) Soil samples were collected by Wisconsin Soil Testing using hydraulic push sampling equipment on November 22 and 23, 1999.
- 2) Analyses were performed by US Filter for RCRA Metals in accordance with USEPA Methods 6010 and 245.1 (for mercury).
- 3) NR 720 residual cleanup standard (RCLs) for industrial direct contact. Shading denotes RCL exceedance.



**TABLE 6**  
**UST SITE ASSESSMENT SOIL LABORATORY ANALYTICAL RESULTS**  
**Buege-Pepan Building Company**  
**3710 North Richards Street**  
**Milwaukee, Wisconsin**

	Location =>	Tanks 1&2 East	Tanks 1&2 West	Tank 3 East	Tank 3 West	Tanks 4&5 East	Tanks 4&5 West	Tank 6 East	Tank 6 West	Tank 7 West	Tanks 8&9 West	West Wall North	West Wall South	MEOH Blank
	Sample No. =>	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	
	Depth =>	9' - 10'	9' - 10'	9' - 10'	9' - 10'	9' - 10'	9' - 10'	9' - 10'	9' - 10'	10' - 11'	10' - 11'	5' - 6'	5' - 6'	
Parameter	NR 720 RCL													
PID Results	NS	713	1,448	362	438	0	0	0	4.2	1	2	2	2	
<b>VOCs</b>														
Benzene	0.0055	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<0.025	<b>0.076</b>	<b>0.0502</b>	<0.025	<0.025	<0.025	<0.025
Dichlorodifluoromethane	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<0.025	<0.025	<0.025	<b>0.0375</b>	<0.025	<0.025	<0.025
cis-1,2 DCE	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<b>0.0419</b>	<b>0.678</b>	<0.025	<0.025	<0.025	<0.025	<0.025
trans-1,2 DCE	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<0.025	<b>0.0473</b>	<0.025	<0.025	<0.025	<0.025	<0.025
2,2-Dichloropropane	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<b>0.0419</b>	<b>0.678</b>	<0.025	<0.025	<0.025	<0.025	<0.025
Ethylbenzene	2.900	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<0.025	<0.025	<b>0.939</b>	<0.025	<0.025	<0.025	<0.025
Isopropylbenzene	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<0.025	<0.025	<b>0.0332</b>	<0.025	<0.025	<0.025	<0.025
Methylene Chloride	NS	<b>6.62<sup>(7)</sup></b>	<b>52.5<sup>(7)</sup></b>	<b>5.61<sup>(7)</sup></b>	<b>5.49<sup>(7)</sup></b>	<b>0.0445<sup>(7)</sup></b>	<0.025	<b>0.0532<sup>(7)</sup></b>	<0.025	<0.025	<0.025	<b>0.0463<sup>(7)</sup></b>	<b>0.0689<sup>(7)</sup></b>	<b>0.0614<sup>(7)</sup></b>
Naphthalene	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<0.025	<0.025	<b>0.107</b>	<0.025	<0.025	<0.025	<0.025
Toluene	1.500	<b>442</b>	<b>972</b>	<b>206</b>	<b>325</b>	<b>0.0891</b>	<b>0.241</b>	<0.025	<b>0.057</b>	<b>1.00</b>	<0.025	<b>0.125</b>	<b>0.0289</b>	<0.025
Trichloroethene	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<b>0.12</b>	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4-TMB	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<0.025	<0.025	<b>0.0779</b>	<0.025	<0.025	<0.025	<0.025
1,3,5-TMB	NS	<2.00	<20.0	<2.00	<2.00	<0.025	<0.025	<0.025	<0.025	<b>0.0673</b>	<0.025	<0.025	<0.025	<0.025
m-, p-Xylene	4.100	<2.00	<20.0	<b>32.8</b>	<b>2.57</b>	<0.025	<0.025	<0.025	<0.025	<b>2.09</b>	<0.025	<b>0.0416</b>	<0.025	<0.025

Notes:

- 1) Soil samples were collected from the UST excavation by GZA on July 18, 2000 during the UST closure assessment.
- 2) Analyses were performed by US Filter for VOCs in accordance with USEPA Method 8021. Results are provided in milligrams per kilogram (mg/kg).
- 3) Only the detected constituents are listed.
- 4) DCE = Dichloroethene.
- 5) TMB = Trimethylbenzene.
- 6) RCL = Residual Cleanup Level as provided in Wisconsin Administrative Code Chapter NR 720.
- 7) The methylene chloride results were flagged in the laboratory reports with "Analyte is a common laboratory solvent or chemical. Positive identification may be due to laboratory contamination." Methylene chloride was also detected in the methanol blank.



**TABLE 4**  
**GROUNDWATER LABORATORY ANALYTICAL RESULTS**  
 Buege-Pepan Building Company  
 3710 North Richards Street  
 Milwaukee, Wisconsin

Parameter	Units	WAC NR 140		GP-1	GP-3	GP-4	GP-8	GP-9	GP-13	
		ES	PAL							
<b><u>VOCs</u></b>										
Benzene	µg/l	5	0.5	<0.15	<u>0.862</u>	<0.15	0.316	<u>1.77</u>	0.159	
sec-Butylbenzene	µg/l	NS	NS	<0.15	<0.15	0.221	0.361	<0.15	<0.15	
Chlorobenzene	µg/l	NS	NS	<0.15	0.322	<0.15	<0.15	<0.15	<0.15	
cis-1,2-Dichloroethene	µg/l	70	7	<0.15	<0.15	<0.15	<0.15	<0.15	0.238	
Ethylbenzene	µg/l	700	140	<0.5	<0.5	<0.5	0.718	<0.5	<0.5	
p-Isopropyltoluene	µg/l	NS	NS	<0.2	<0.2	0.223	<0.2	<0.2	<0.2	
1,3,5-Trimethylbenzene	µg/l	480 <sup>(6)</sup>	96 <sup>(6)</sup>	<0.15	0.283	0.237	0.187	<0.15	<0.15	
m-, p-Xylene	µg/l	620	124	<0.4	1.29	0.629	1.83	<0.4	<0.4	
o-Xylene	µg/l	620	124	<0.15	<0.15	0.153	<0.15	<0.15	<0.15	
<b><u>RCRA Metals</u></b>										
Mercury	µg/l	2	0.2	-	-	<0.13	<0.13	<0.13	<0.13	
Arsenic	µg/l	50	5	-	<1.5	<1.5	2.95	<1.5	1.82	
Barium	µg/l	2,000	400	-	0.065	0.095	0.095	0.226	0.066	
Cadmium	µg/l	5	0.5	-	<0.26	<0.26	<0.26	<0.26	<0.26	
Chromium	µg/l	100	10	-	<0.0011	<0.0011	<0.0011	<0.0011	<0.0011	
Lead	µg/l	15	1.5	-	<1.0	<1.0	<1.0	<u>1.88</u>	<1.0	
Selenium	µg/l	50	10	-	<3.00	<3.00	<3.00	<3.00	<3.00	
Silver	µg/l	50	10	-	<0.34	<0.34	<0.34	<0.34	<0.34	

Notes:

- 1) Groundwater samples were collected by GZA from temporary 3/4-inch PVC wells on December 2, 1999.
- 2) Analyses were performed by US Filter/Enviroscan for VOCs in accordance with USEPA Method 8021, and RCRA metals in accordance with USEPA Methods 6010 and 200 Series graphite furnace atomic adsorption spectroscopy.
- 3) Only detected constituents are listed.
- 4) "-" denotes the temporary well did not yield the required volume of water in a reasonable time period for the analysis.
- 5) ES - Wisconsin Administrative Code ch. NR 140 groundwater enforcement standard.
- 6) PAL - Wisconsin Administrative Code ch. NR 140 groundwater preventive action limit. Underlining denotes PAL exceedance.
- 7) The trimethylbenzene standard is for total 1,2,4- and 1,3,5-trimethylbenzene.