



April 26, 2017

City of West Allis CDA
Mr. John Stibal
7525 W. Greenfield Avenue
West Allis WI 53214

Subject: Approval for On-Site Management of Contaminated Soil under s. NR 718.12 Wis. Adm. Code
Generator property: Lime Pit / Novak / Jay's Fuel Oil, (Lime Pit) 1960 S 67th St., West Allis,
BRRTS #: 02-41-184802, FID 241222520

Dear Mr. Stibal:

On April 7, 2017, Arcadis Design and Consultancy (Arcadis) submitted a request, *Soil Management Plan*, for approval under s. NR 718.12 Wis. Adm. Code, to allow disposal of excavated contaminated soil at the Lime Pit to be placed under the new building and parking areas for the City of West Allis Community Development Authority (WA CDA). The Wisconsin Department of Natural Resources (DNR) received the \$700 technical assistance fee for providing review and response, in accordance with s. NR 749.04(1), Wis. Adm. Code.

Summary of proposed soil management activities

The WA CDA proposes to relocate approximately 17,455 cubic yards (yd³) of excavated contaminated soil from the Lime Pit to another location on the property. The WA CDA proposes to dispose of this material, in accordance with s. NR 718.12 Wis. Adm. Code which exempts the facility from solid waste requirements in ch. 289, Stats. and chs. NR 500 to 538 Wis. Adm. Code. The the WA CDA will reposition the fill material to an area under the proposed building redevelopment and parking areas which will act as a cap for the Direct Contact Exceedences (DC) for the Polycyclic Aromatic Hydrocarbons (PAHs) and metals.

Information submitted to support the s. NR 718.12 Wis. Adm. Code soil management request includes the Soil Management Plan written and submitted by Arcadis.

Location standards: s. NR 718.12 (1)(c) Wis. Adm. Code

Information provided in the soil disposal request indicates that the disposal site complies with the locational criteria of Ch. NR 718.12 Wis. Adm. Code (1)(c) so that soil will not be placed or replaced in the following areas:

1. Within a floodplain
2. Within 100 feet of a wetland or critical habitat area
3. Within 300 feet of any navigable river, stream, lake, pond or flowage
4. Within 100 feet of any on-site water supply well or 300 feet of any off-site water supply well
5. Within 3 feet of the high groundwater level
6. At a depth greater than the depth of the original excavation from which the contaminated soil was removed
7. Where the contaminated soil poses a threat to public health, safety or welfare or the environment.

Soil Characterization -

Soil proposed for excavation from the Lime Pit is contaminated with PAHs and metals. Samples have been collected for analysis of all contaminants previously detected or expected to be present based on past land use and from areas most likely to contain residual soil contamination at a frequency of 1 sample per 300 yds³. The sampling criteria of s. NR 718.12(1)(e) have been met.

The following information has been provided in the s. 718.12 Wis. Adm. Code request document:

Generator Site Information:

Property Owner/Responsible Party: City of West Allis CDA, Mr. John Stibal, 7525 W. Greenfield Avenue, West Allis WI 53214 ph.: 414 239.4837

- Generator Property Address: Lime Pit / Novak / Jay's Fuel Oil, 1960 S 67th St., West Allis
- The property is located at Lat. 43.008620, Long. -87.995237
- Volume of contaminated soil to be managed: 17,455 cy³
- Arcadis Design and Consultancy, C/O Benjamin Verberg, 126 N Jefferson Street. Suite 400, Milwaukee, WI 53202 Tel., 414.276.7742 is the consultant of record.
- Soil movement will be performed as soon as possible.
- A soil management plan is contained within the request; see the report referenced above and available on BRRTS on the web.
- The soils will be capped by the new redevelopment and parking lots for the new building. Green spaces will have a minimum of 1 foot of clean soils placed over the remaining contaminated soils. Additionally, a marker should be placed under the clean soils and the contaminated soils to separate the clean and dirty soils.

S. NR 718.12 Wis. Am. Code Approval

Based on review of the above-referenced documents, and the requirements of s. NR 718.12 Wis. Adm. Code, the DNR approves the soil management plan for relocation of up to 17,455 yd³ contaminated soil on the property from which it is excavated, the Lime Pit. Approval is conditioned upon compliance with the following:

Conditions of approval

On-site management of excavated soil (solid waste) shall be completed within 1 year of the effective date of this letter unless a written extension of this condition is obtained from the DNR.

The WA CDA shall manage excavated material in conformance with the approved materials management plan and shall notify the DNR within 24 hours of discovering material that is not consistent with the contaminant characteristics that have been reported to the Department. The material must be segregated and tested to determine appropriate disposal.

The WA CDA shall not relocate more than 17,455 yd³ of excavated soil unless written approval is granted by DNR.

The WA CDA is responsible for obtaining any local, federal, or other applicable state permits to carry out the project. If the project will involve the disturbance of more than one acre of land, you may need a storm water permit; please contact the DNR's storm water Manager to determine what, if any, permit is needed.

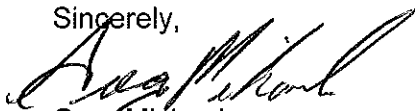
The WA CDA shall submit to the DNR, documentation of excavation and disposal activities within 30 days of completing the disposal activities. Report shall include description of total volume and location of relocated material.

The WA CDA shall comply with applicable requirements of s. NR 718.12(2)(d) and (e).

The DNR reserves the right to require the submittal of additional information or to modify or revoke this soil management approval if WA CDA fails to comply with the requirements of the proposed soil management plan. The DNR also retains its right to modify or revoke this approval if circumstances or conditions change, or if new information is found which would warrant modification or revocation of this approval.

If you have any questions regarding this approval decision, please contact me in writing at the letterhead address, by calling 262.574.2176, or by email at Greg.Michael@wisconsin.gov.

Sincerely,



Greg Michael
Hydrogeologist
Remediation and Redevelopment Program

cc: Arcadis U.S., Inc., C/O Benjamin Verberg, Milwaukee Office, e-mail only