BROWNFIELDS ENVIRONMENTAL ASSESSMENT
PHASE 1 UPDATE

FOR

FORMER P. & G. SCHOOL BUS SERVICE .

6815 West Mill Road
Milwaukee, Wisconsin 53218
October 14, 1998

Prepared for :
City of Milwaukee
Department of City Development
809 North Broadway
Milwaukee, Wisconsin 53214
Contact : Mr. Jeffrey Gohlke

Prepared by :
Binyoti F. Amungwafor
Wisconsin Department of Natural Resources
2300 N. Dr. Martin King Jr. Drive
P. O. Box 12436
Milwaukee Wisconsin 53212

Contents

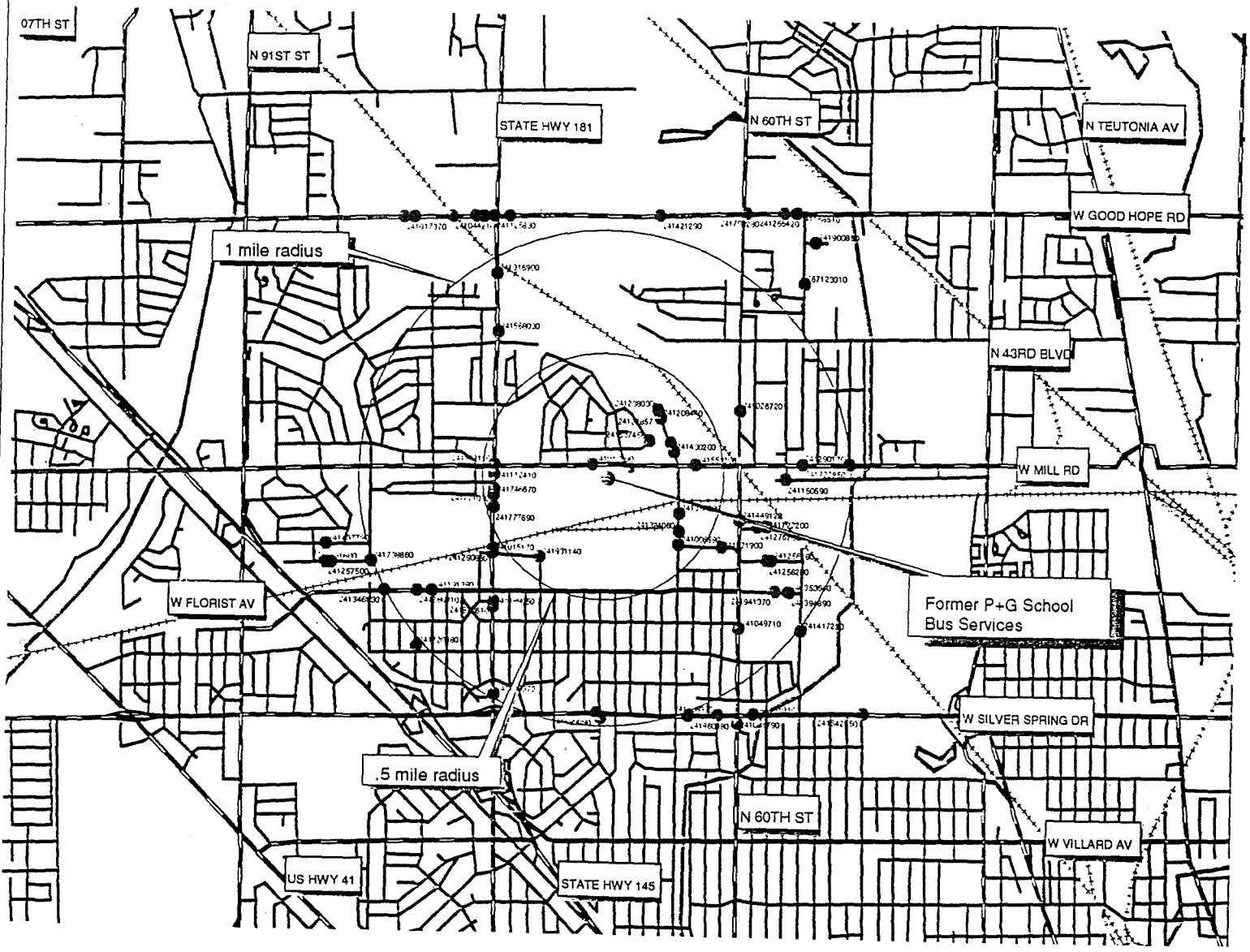
EXECUTIVE SUMMARY

Several areas of potential releases were found during this site Phase 1 Environmental Assessment Update. Such areas include : overhead doors of the office building, home heating oil tank, area of household waste, waste tires, junk cars, landscape storage area, barn area, and container with antifreeze.

Other potential release areas are inside of the office building. The interior of the office building was never visited during this site Assessment Update. Access to this property was limited even with the Special Inspection Warrant which the City of Milwaukee obtained.

It is highly recommended to sample the areas of potential release listed above. The soils and groundwater should be sampled for possible releases of : Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Pesticides, Polychlorinated biphenyls (PCBs), Metals, Lead and Cyanide.

Site & Adjacent Facilty Locations



Former P+G School Bus Service, 6815 West Mill Road, Milwaukee County, Wisconsin

Wisconsin

Map Scale

0.1 0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0 Miles

N W E S

Produced by: Michael J. Ellenbecker
Reviewed by: Binyoti Amungwafor
Date: October 1998

Map Legend

- FID Files
- Major Roads
- Streets
- Railroad Lines
- Rivers and Streams

Map Overview

Introduction

This information updates the "Environmental Assessment Report, 6815 West Mill Road, Milwaukee, Wisconsin "prepared for M & I MARSHALL BANK, MILWAUKEE, WISCONSIN, submitted by FOX ENVIRONMENTAL SERVICES, INC., MILWAUKEE, WISCONSIN dated September, 1995. This updated report was conducted utilizing guidance from the following documents (1) American Standards for Testing Materials (ASTM) 1527-97 Standard Practice for Environmental Site Assessments : Phase 1 Environmental Assessment Process; and (2) Department of Natural Resources, Recycling Contaminated Lands in Wisconsin, Fact Sheet 3 : Step One of Conducting a Thorough Environmental Investigation : Phase 1 Environmental Assessment and Phase 11 Scope of Work. The conditions on site have slightly changed but in general, some of the conditions have remained virtually in tack. The referenced assessment report is attached. The main differences in this update is that the interior of the building was not assessed. Some stainings as reported in the referenced report have been washed over the years.

Purpose

The Phase 1 Environmental Site Assessment Update was performed by the Wisconsin Department of Natural Resources (WDNR) as part of the U.S. Environmental Protection Agency and WDNR funded Brownfields Environmental Assessment Program (BEAP) conducted in Federal Fiscal year 1998. The purpose of the program is to conduct a Phase 1 Environmental Assessment Update, Phase 1 and (Phase 11 Assessments, if necessary) for municipalities to access site conditions and to help market abandoned and/ or tax delinquent properties that are under-utilized. An application process was used to allow municipalities to submit sites they believe have development potential, if not for suspected or perceived contamination. In this case, an application was received from the City of Milwaukee for the Former P. G. School Bus Service Inc., 6815 West Mill Road, Milwaukee, Wisconsin. The objective of the property Assessment Update was to locate potential contamination areas and eventually sample the soil and groundwater.

LIMITATION OF THE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT UPDATE.

This updated report was prepared by the Department of Natural Resources in corporation with the City of Milwaukee as part of a pilot project to assist municipalities wishing to market potentially contaminated properties for redevelopment. This study is not intended to be a definitive study of environmental conditions at the site. The information contained in this updated report is based on readily available, practically reviewable information as defined in ASTM 1527-97 "Standard Practice for Environmental site Assessments : Phase 1 Environmental site Assessment Process". Information provided by others has been accepted as true and correct. The conclusion

presented in this updated report are professional opinions of the Department of Natural Resources' staff which are based on the limited scope of this investigation.

If you have additional questions concerning this updated report, you may contact the WDNR, Bureau of Remediation and Redevelopment, 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, P. O. Box 12436, Milwaukee, WI 53212.. Information reviewed for this report is available as a public record from the WDNR.

PROPERTY OVERVIEW

LOCATION : 6815 West Mill Road, Milwaukee

LEGAL DESCRIPTION : NW ¼ Section 27, TN 8 North, R 21 E, Milwaukee County.

ZONING : Industrial

For the property ownership, see page 3 of the attached FOX ENVIRONMENTAL SERVICES INC. Report

The property is approximately 271.000 square feet (6.22 acres).There is a building (office) on site. It has an irregular topography and a depression in the South-Western corner. This property is fenced around and slopes towards the railway tracks which are several feet behind the property line. It has a fenced in garden and a barn stone foundation on the southern portion of the property. There is a propane tank and a waste tire inside the barn stone foundation.

The property has an asphalt concrete parking lot which is still in good shape. There are minor oil stains from cars that pulled up on the drive way close to the house designated as the office. The building has a shade on the southern portion.

There is a home heating oil tank vent on the east side of the office and a septic sewer system line coming off the north side of the house. There is another sewer line which comes off the house from the west side of the building. The gas line to the house is disconnected.

Junk vehicles are located at the following locations : two in the parking lot, two on the north-west corner of the property, two south of the garage and one in the west portion of the office. There is a semi-tractor and a gas tank on the south-central portion of the property. Two glass doors are located not far from the semi-tractor.

There are six apple trees on the west side of the property. One of the apple tree is closed to an electric pole on the site There are gravels by the apple trees. The West side of the property has a gravel paved area. This gravelly area extends to the central portion of the property..

Junk motor tires are found at the following locations : seven tires with rims in the south-west corner of the garage including a vehicle axle, two on the west side of the building, numerous tires including two gas tanks south of the garage and a couple of tires placed around two electric poles on site.

There are two burning barrels south of the garage. Three 55 barrels and two vehicle transmissions are found in the south central portion of the property. A five gallon bucket of antifreeze containing about two gallons of the liquid antifreeze is found on site.

A pile of debris exist at the south of the office containing household waste. This include some plastic bottles and miscellaneous automotive scraps and a vehicle drive shaft

Three are loose electric wires at the following locations on the property : southeast corner of the property and south-east portion of the office.

On the west portion of the office, there is a storage for landscape equipment. These equipment are : miscellaneous snow plowers, portable aboveground storage tanks, fuel and gasoline oil tanks. There is a children's swing close to the landscape equipment.

There are stains indicating some sort of spills south of the garage. Some stainings were seen on the southeast corner of the office. Some waste tires are found at this location. There are two burning barrels and a snow plower at the same location. Some trash were also observed at this location.

FINDINGS IN THE UPDATE.

Evidence of stainings suggest possible contamination of this site. There is potential of surface release in the following areas : areas of overhead doors of the office, location of the home heating oil tank, area of debris with miscellaneous household waste, area with numerous waste tires, barn stone foundation area, area with junk cars, storage area with landscape equipment, burning barrels, containers with antifreeze.

RECOMMENDATIONS

It is recommended to install some bore-holes in the areas of potential release to depths of groundwater and to convert some of the bore-holes to groundwater monitoring wells. The monitoring wells should be sampled for possible contamination of : VOCs, SVOCs, Pesticides/PCBs, Metals, and Cyanide .

This update contains : The Environment Data Resources (EDR-Radius Map™) Report dated January 21, 1998 which is attached. It contains executive summaries of : surrounding properties, environmental records, sites not mapped, sites that generate, store, treat or dispose of hazardous waste, map finding showing all sites and sites higher than the same elevations, orphan summary, government records searched/ data currency tracking.

Site visits were limited as the City went through a Special Inspection Warrant to gain access to this property. Even with the Special Inspection Warrant, the Department could not be given duplicate keys to the property because of real estate rules. There is a dog on site which has to be secured prior to any site visit. This update contains the Evaluating Evaluators checklist to standards of the ASTM attached.

ATTACHMENT A

Evaluating Evaluators

By Anthony Buonicore and W. Jerrold Samford

ASTM published the Standard Practice for Phase I Environmental Site Assessments (ASTM E 1527-93) to guide the minimum level of inquiry necessary to appropriately evaluate a piece of commercial real estate for the presence of "recognized environmental conditions." Several users have recently conducted third-party reviews of environmental assessments, ostensibly performed in accordance with E 1527-93, that clearly demonstrate non-compliance with the standard.

This brief checklist should alert users to sections of the standard that were not addressed at all, or that were obviously not in conformance with the E 1527-93 process. The user can judge compliance with the standard through placement of affirmative and negative answers to specific questions.

Complete copies of ASTM E 1527-93 can be obtained from ASTM, 1916 Race St., Philadelphia, PA 19103, or by calling (215) 299-5400.

Anthony J. Buonicore, P.E., DEE, is chief executive officer of Environmental Data Resources Inc., Southport, Conn., and chairman of ASTM's Phase I Standard sub-committee. W. Jerrold Samford, P.G., is principal of Virginia Geotechnical Services, P.C., Richmond, Va. He is a member of the ASTM E50 executive committee on Commercial Real Estate Transactions.

User's Guide for Compliance with ASTM E 1527-93
Phase I Environmental Site Assessment

Report Identification: FORMER P&G BUSCHOOL BUS SERVICE
Phase I Provider: BINYOTI AMUNGWA FOR-WONR / FOX ENVIRONMENTAL SERVICES, INC.

1. Mandatory Records Review

All sources must be reviewed or a valid reason given for not reviewing them. Valid reasons may include "not reasonably ascertainable", "not publicly available", "not obtainable within a reasonable time and cost", and "not practically reviewable".

Reviewed?	Is reason for not reviewing given?	Source List	Minimum Search Distance	Date last updated	Not reviewed: no reason given
0		NPL	1 mile	01/21/98	
0		CERCLIS	0.5 mile		
1		RCRA-TSDF	1 mile 0.25		
1		RCRA-Generators Large Quantity	Property and adjoining		
0		ERNS	Property		
0		STATE Haz Waste Sites	1 mile		
0		STATE Landfill/Solid Waste	0.5 mile		
1		STATE UST	Property and Adjoining 0.25		
8		STATE LUST	0.5 mile		

☒ Record Research Section in Compliance

Record Research Section NOT in Compliance ☐

2. Physical setting sources:

Yes		No
☑	Topographic map used	☐
☑	Physical Setting Section in Compliance	
	Physical Setting Section NOT in Compliance	☐

3. Historical Use Information

Yes		No
☒	The uses of the property have been identified to at least 1940	
☐	If NO, historical records to 1940 were not reasonably ascertainable	☒

Yes		No
☒	The uses of the property have been identified prior to 1940 using at least one historical source	
☐	If NO, historical records prior to 1940 were not reasonably ascertainable,	
☐	OR, the property was developed after 1940	☒

Standard Historical Sources Used:

At least one source must be checked, but Land Title Records must not be the only source used.

Reviewed?	Source	Dates/scales noted?	Coverage
✓	Aerial Photographs		
	Fire Insurance Maps		
✓	Local Street Directories		
✓	Building Department Records		
✓	Property Tax Files		
✓	Historical Topographic Maps		
✓	Zoning/Land Use Records		
✓	Land Title Records (MUST check at least one other)		
	Other _____		

☒ Historical Research Section in Compliance

Historical Research Section NOT in Compliance ☐

4. Site Reconnaissance

Yes	Not Applicable		No
☒		The site visit was performed by an environmental professional	☐
☒	☐	Reconnaissance methology was identified	☐
☐	☐	Limitations of the site visit were documented	☒
☒		Current site uses were discussed	☐
☒		Past site uses were discussed	☐
☒		Adjoining property uses were discussed	☐
☒		The general nature of the surrounding area was identified	☐
☒		Topography was discussed	☐
☒		Hydrology was discussed	☐

☒	☐	Structures on the site were described (interior and exterior)	☐
☒	☐	Portions of the site exterior to structures were described	☐
☒	☐	The condition of the property was addressed (buildings run-down, etc.)	☐

☒ Site Reconnaissance Section in Compliance

Site Reconnaissance Section NOT in Compliance ☐

5. Interviews

Yes	Not Applicable		No
☐		The property owner or key site manager was interviewed or reasonably attempted Access problems.	☒
☐	☒	Occupants of the property were interviewed or reasonable attempted	☒
☒		Interviews with local government officials were performed or reasonably attempted	☐

☐ Interview Section in Compliance

Interview Section NOT in Compliance ☒

6. Report

Yes		No
☒	The environmental professional preparing the report is identified	☐
☒	The report includes the qualifications of the environmental professional, or, qualifications of the environmental professional are on file	☒
☒	The report clearly states whether recognized environmental conditions were found	☐
☒	The report includes the environmental professional's opinion regarding the impact of any recognized environmental conditions reported	☐
☒	The report has a findings and conclusions section	☐
☐	The report is signed by the environmental professional	☒

☒ Report Section in Compliance

Report Section NOT in Compliance ☐

☒ This report is in compliance with ASTM E1527-93

This report is NOT in compliance with ASTM E1527-93 ☐

Reviewed by: _____

(Print)

_____

(Sign)

Date: _____

ATTACHMENT B

The EDR-Radius Map™ Report

Former P+G School Bus Service
6815 W Mill Rd
Milwaukee, WI 53223

Inquiry Number: 224253.18s

January 21, 1998

edr
e data resources, inc.

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

Let John [illegible] know if I want color maps.

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

Surrounding Properties:

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the subject property includes a tolerance of -10 feet. Sites with an elevation equal to or higher than the subject property have been differentiated below from sites with an elevation lower than the subject property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 10/01/1997 has revealed that there are 3 CORRACTS sites within approximately 1 Mile of the subject property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
HENTZEN COATINGS INC	*6937 W MILL RD*	*0 - 1/8 W*	*1*	*7*
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
PHOENIX PRODUCTS CO INC	*6161 N 64TH ST*	*1/4 - 1/2 SE*	*6*	*22*
COMMERCE INDUSTRIAL CHEMICALS	*5611 WEST WOOLWORTH AVE*	*1/2 - 1 E*	*12*	*24*

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the Department of Natural Resource's LUST Database.

A review of the LUST list, as provided by EDR, and dated 04/01/1997 has revealed that there are 8 LUST sites within approximately 0.5 Miles of the subject property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
HENTZEN COATINGS INC	*6937 W MILL RD*	*0 - 1/8 W*	*1*	*7*
MILWAUKEE CITY-NORTHWEST TRANS	6710 N INDUSTRIAL RD	1/4 - 1/2 NE	A2	21
STEGGEMAN TIRE	6401 N 76TH ST	1/4 - 1/2 W	7	23
QUIK MART #30503	6366 N 76TH ST	1/4 - 1/2 W	8	23
MARTIN'S AUTO SERVICE	6321 N 76TH ST	1/4 - 1/2 W	B9	23
ALL AMERICAN AUTOMOTIVE	6320 N 76TH ST	1/4 - 1/2 W	B10	24
ENGINE & TRANSMISSION EXCHANGE	6300 N 76TH ST	1/4 - 1/2 WSW	11	24
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
PARKER WELDING & MFG	6242 N 64TH ST	1/4 - 1/2 SE	5	22

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the Department of Industry, Labor & Human Resources' List: All Underground Storage Tanks Except for Fuel Oil.

A review of the UST list, as provided by EDR, and dated 04/01/1997 has revealed that there is 1 UST site within approximately 0.25 Miles of the subject property.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

The address of the subject property for which the search was intended is:

6815 W MILL RD
MILWAUKEE, WI 53223

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

NPL:	National Priority List
Delisted NPL:	NPL Deletions
RCRIS-TSD:	Resource Conservation and Recovery Information System
SHWS:	State Haz. Waste
CERCLIS:	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:	Comprehensive Environmental Response, Compensation, and Liability Information System
SWF/LF:	Landfills Currently Licensed
RAATS:	RCRA Administrative Action Tracking System
RCRIS-SQG:	Resource Conservation and Recovery Information System
HMIRS:	Hazardous Materials Information Reporting System
PADS:	PCB Activity Database System
ERNS:	Emergency Response Notification System
FINDS:	Facility Index System
TRIS:	Toxic Chemical Release Inventory System
NPL Lien:	NPL Liens
TSCA:	Toxic Substances Control Act
MLTS:	Material Licensing Tracking System
WI Spills:	WI Spills
WI WRRSER:	Wisconsin WRRSER
WI ERP:	Emergency Response Program Database
ROD:	ROD
CONSENT:	Superfund (CERCLA) Consent Decrees
Coal Gas:	Former Manufactured gas (Coal Gas) Sites.

Unmapped (orphan) sites are not considered in the foregoing analysis.

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

The subject property was not listed in any of the databases searched by EDR.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
OLD FIRE STONE STORE	LUST,WI Spills
TEWS CO GARAGE	LUST,WI ERP
CARLSON/KOCEJA (MOBIL)	WI WRRSER,LUST
ADVANCED WASTE SVCS INC	RCRIS-SQG,FINDS
VISUAL IMPRESSIONS	RCRIS-SQG
SPILL AT STUEBEN MIDDLE SCHOOL N 52ND	WI Spills
CMC FORMER RAIL YARD	WI ERP
BARREL PLATING SERVICE INC	WI ERP
WI DNR	WI WDS
HWY PAVERS	WI WDS

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
HENTZEN COATINGS INC	*6937 W MILL RD*	*0 - 1/8 W*	*1*	*7*

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 07/01/1997 has revealed that there is 1 RCRIS-LQG site within approximately 0.25 Miles of the subject property.

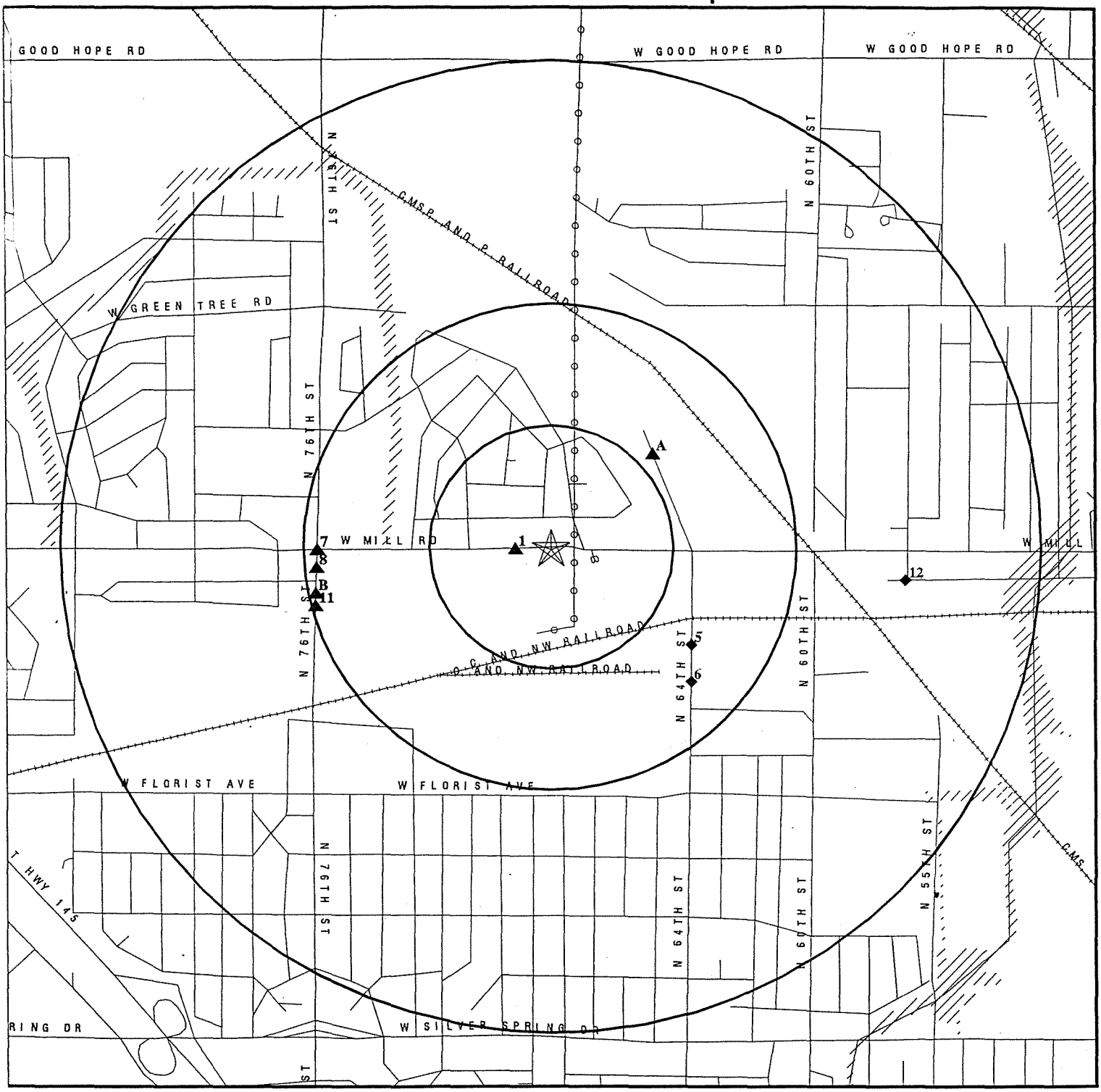
Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
HENTZEN COATINGS INC	*6937 W MILL RD*	*0 - 1/8 W*	*1*	*7*

WI WDS: The Registry was created by the DNR to serve as a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited.

A review of the WI WDS list, as provided by EDR, and dated 06/01/1996 has revealed that there are 2 WI WDS sites within approximately 0.5 Miles of the subject property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
DUMP	NW NW S32 06N 22E	1/4 - 1/2 NE	A3	21
DUMP	SW SW S32 06N 22E	1/4 - 1/2 NE	A4	22

OVERVIEW MAP - 224253.18s - Wisconsin Dept. of Natural Res



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

Coal Gasification Sites (if requested)

National Priority List Sites

Landfill Sites

Power transmission lines

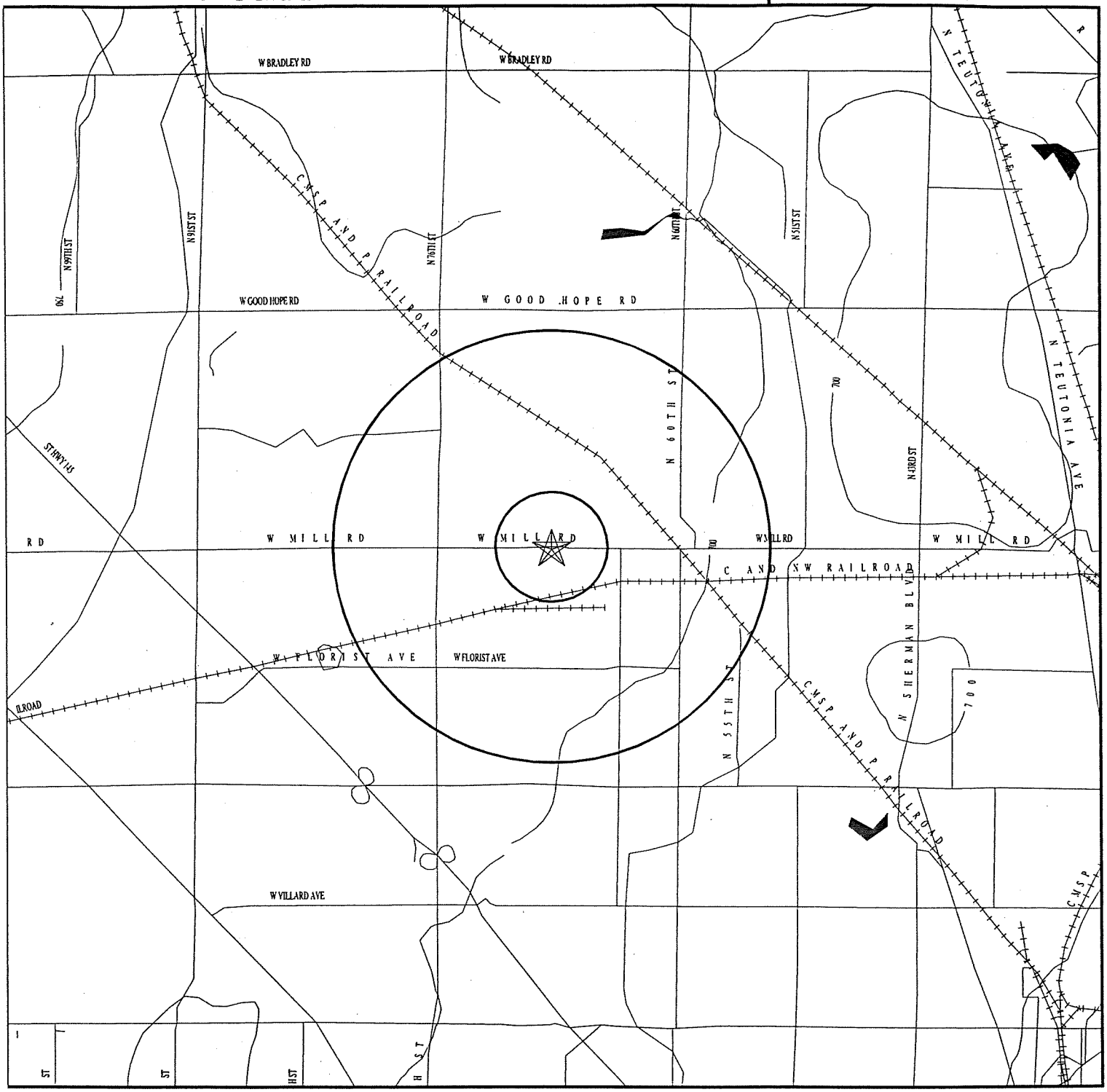
Oil & Gas pipelines

100-year flood zone

500-year flood zone

TARGET PROPERTY:	Former P+G School Bus Service	CUSTOMER:	Wisconsin Dept. of Natural Res
ADDRESS:	6815 W Mill Rd	CONTACT:	John Burnett RR/3
CITY/STATE/ZIP:	Milwaukee WI 53223	INQUIRY #:	224253.18s
LAT/LONG:	43.1341 / 87.9965	DATE:	January 21, 1998 5:57 pm

TOPOGRAPHIC MAP - 224253.18s - Wisconsin Dept. of Natural Res



Source: US Geological Survey 1-Degree Digital Elevation Model
Compiled 09/15/92

- Major Roads
- Contour lines (25 foot interval unless otherwise shown)
- Waterways

N

TARGET PROPERTY:	Former P+G School Bus Service	CUSTOMER:	Wisconsin Dept. of Natural Res
ADRESS:	6815 W Mill Rd	CONTACT:	John Burnett RR/3
CITY/STATE/ZIP:	Milwaukee WI 53223	INQUIRY #:	224253.18s
LAT/LONG:	43.13412 / 87.99646	DATE:	January 21, 1998

MAP FINDINGS SUMMARY SHOWING ALL SITES

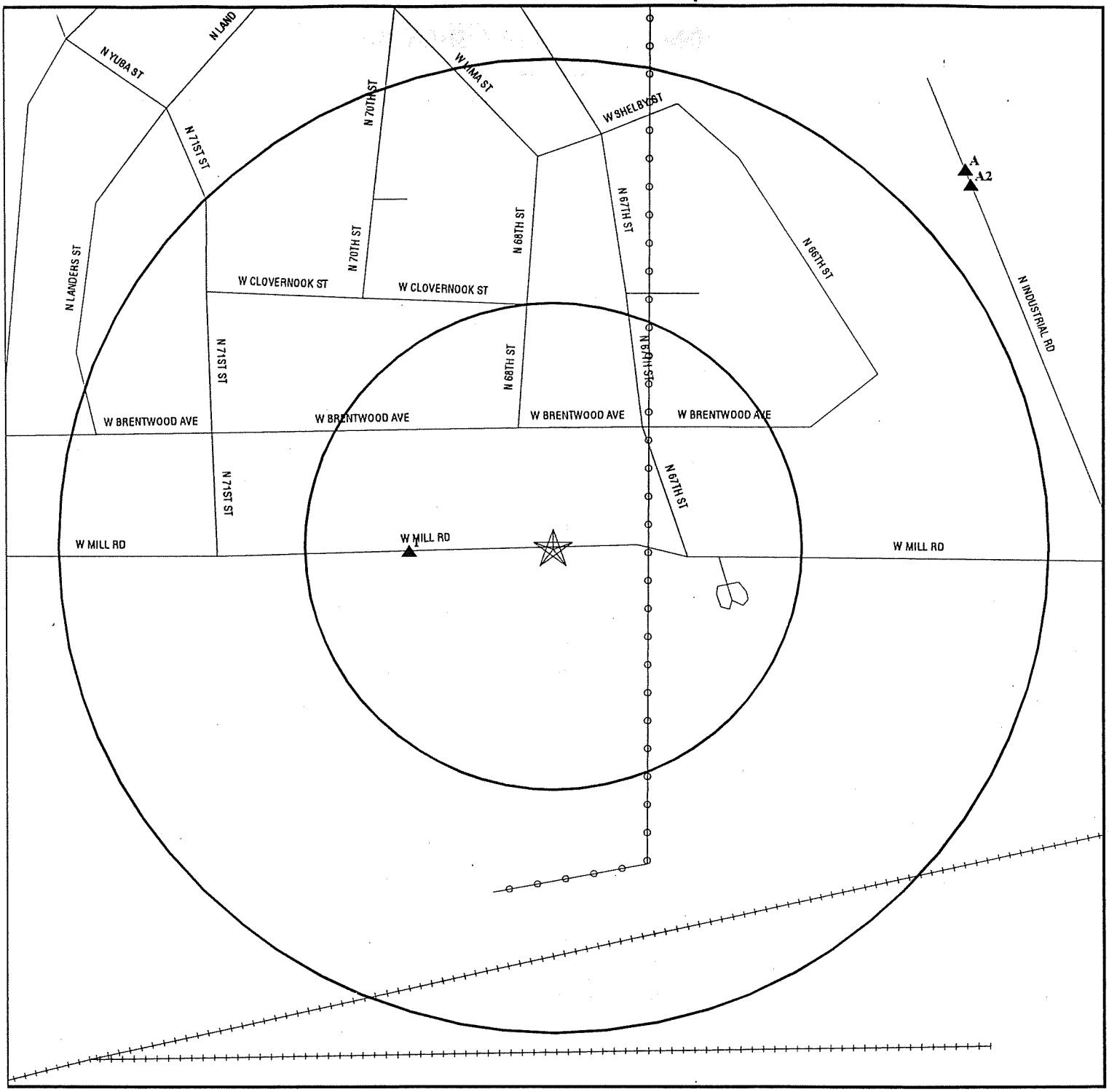
Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		TP	NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	1	0	1	1	NR	3
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	1	0	7	NR	NR	8
UST		0.250	1	0	NR	NR	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	1	0	NR	NR	NR	1
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
WI Spills		TP	NR	NR	NR	NR	NR	0
Wisconsin WRRSER		TP	NR	NR	NR	NR	NR	0
WI ERP		TP	NR	NR	NR	NR	NR	0
WI WDS		0.500	0	0	2	NR	NR	2
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

DETAIL MAP - 224253.18s - Wisconsin Dept. of Natural Res



0 1/16 1/8 1/4 Miles

- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

TARGET PROPERTY:	Former P+G School Bus Service	CUSTOMER:	Wisconsin Dept. of Natural Res
ADDRESS:	6815 W Mill Rd	CONTACT:	John Burnett RR/3
CITY/STATE/ZIP:	Milwaukee WI 53223	INQUIRY #:	224253.18s
LAT/LONG:	43.1341 / 87.9965	DATE:	January 21, 1998 5:59 pm

MAP FINDINGS SUMMARY SHOWING ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		TP	NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	1	0	0	0	NR	1
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	1	0	6	NR	NR	7
UST		0.250	1	0	NR	NR	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	1	0	NR	NR	NR	1
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
WI Spills		TP	NR	NR	NR	NR	NR	0
Wisconsin WRRSER		TP	NR	NR	NR	NR	NR	0
WI ERP		TP	NR	NR	NR	NR	NR	0
WI WDS		0.500	0	0	2	NR	NR	2
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation | Site | Database(s) | EDR ID Number / EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1
West
< 1/8
Higher

HENTZEN COATINGS INC
6937 W MILL RD
MILWAUKEE, WI 53218

FINDS **1000423782**
RCRIS-LQG **WID023394158**
TRIS
CORRACTS
CERC-NFRAP
UST
WI WRRSER
LUST
WI ERP
WI Spills

CERCLIS-NFRAP Classification Data:
Site Incident Category: Not reported
Ownership Status: UNKNOWN
EPA Notes: Not reported
Federal Facility: NO
NPL Status: NOT ON NPL

CERCLIS-NFRAP Assessment History:
Assessment: DISCOVERY — Completed: 12/03/92
Assessment: PRELIMINARY ASSESSMENT — Completed: 03/03/93

CERCLIS-NFRAP Alias Name(s):
HENTZEN CHEMICAL COATINGS INC

CORRACTS Data:
Prioritization: Low
Status: Not reported

RCRIS:
Owner: HENTZEN HERBERT D
(312) 555-1212
Contact: STEVEN GRYZKEWICZ
(414) 353-4200
Record Date: 05/09/96
Classification: Large Quantity Generator

BIENNIAL REPORTS:
Last Biennial Reporting Year: 1995

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D001	40239.00	D002	19126.00
D007	2394.00	F005	857625.00

Used Oil Recyc: No

Violation Status: Violations exist

There are 1 compliance/violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection (CEI)	Generator-All Requirements	01/17/95
	Generator-All Requirements	01/17/95

HENTZEN COATINGS INC (Continued) **1000423782**

FINDS:
Other Pertinent Environmental Activity Identified at Site:
- Facility is monitored or permitted for air emissions under the Clean Air Act (under AFS/AIRS)

LUST:

Facility ID:	241017590	Link ID:	20079
Contact:	Not reported	Priority:	HIGH
Activity Name:	HENTZEN COATINGS		
Activity Number:	0341000024		
Respnsbl Party:	HENTZEN COATINGS/MILL RD CO LLC 6937 W MILL RD MILWAUKEE, WI 53218		

WRRSER:

Route/Concern:	Not reported		
Repair Action:	Not reported		
Added/Inventory:	Not reported	Added/HRS List:	Not reported
Scoring System:	Not reported		
Begin Date:	10/09/87	Site Priority:	HIGH

SPILL:

Facility ID:	Not reported	Contact:	Not reported
Fact Name:	6937 W MILL RD	Detail Number:	0441042315
1/4 Section:	Not reported	1/4 1/4 Section:	Not reported
Section:	Not reported	Township:	Not reported
Range:	Not reported	Priority:	Not reported
Substance:	Not reported	Sub. Comment:	Not reported
Impact:	Soil Contamination	Impact Comment:	SOIL
Action:	Notification		
Action Date:	09-OCT-87		
Action Comment:	Auto populated via migration process		
Responsible Party:			
Contact:	Not reported	Title:	Not reported
Telephone:	Not reported	Extention:	Not reported
Fax Number:	Not reported	Email:	Not reported
Company:	Not reported Not reported Not reported		
Mailing Addr:	Not reported Not reported		
Consultant:			
Contact:	Not reported	Title:	Not reported
Telephone:	Not reported	Extention:	Not reported
Fax Number:	Not reported	Email:	Not reported
Company:	Not reported Not reported Not reported		
Mailing Addr:	Not reported Not reported		

Facility ID:	Not reported	Contact:	Not reported
Fact Name:	6937 W MILL RD	Detail Number:	0441047036
1/4 Section:	Not reported	1/4 1/4 Section:	Not reported
Section:	Not reported	Township:	Not reported
Range:	Not reported	Priority:	Not reported
Substance:	Paint	Sub. Comment:	Not reported
Impact:	Contained/Recovered	Impact Comment:	CONTAINED/RECOVERED

HENTZEN COATINGS INC (Continued) **1000423782**

Action: Notification
Action Date: 23-APR-92
Action Comment: Auto populated via migration process
Responsible Party:

Contact:	Not reported	Title:	Not reported
Telephone:	Not reported	Extention:	Not reported
Fax Number:	Not reported	Email:	Not reported
Company:	BONCOSKY CO		
	1301 INDUSTRIAL DR		
	LAKE IN THE HILLS, IL 60102		
Mailing Addr:	Not reported		
	Not reported		

Consultant:

Contact:	Not reported	Title:	Not reported
Telephone:	Not reported	Extention:	Not reported
Fax Number:	Not reported	Email:	Not reported
Company:	Not reported		
	Not reported		
	Not reported		
Mailing Addr:	Not reported		
	Not reported		

Facility ID:	Not reported	Contact:	Not reported
Fact Name:	6937 W MILL RD	Detail Number:	0441051187
1/4 Section:	Not reported	1/4 1/4 Section:	Not reported
Section:	Not reported	Township:	Not reported
Range:	Not reported	Priority:	Not reported
Substance:	Other	Sub. Comment:	Not reported
Impact:	Soil Contamination	Impact Comment:	SOIL

Action: Notification
Action Date: 06-SEP-95
Action Comment: Auto populated via migration process
Responsible Party:

Contact:	Not reported	Title:	Not reported
Telephone:	Not reported	Extention:	Not reported
Fax Number:	Not reported	Email:	Not reported
Company:	MONTOGOMERY TANK LINES		
	3108 CENTRAL AVE.		
	PLANT CITY, FL 33567		
Mailing Addr:	Not reported		
	Not reported		

Consultant:

Contact:	Not reported	Title:	Not reported
Telephone:	Not reported	Extention:	Not reported
Fax Number:	Not reported	Email:	Not reported
Company:	Not reported		
	Not reported		
	Not reported		
Mailing Addr:	Not reported		
	Not reported		

HENTZEN COATINGS INC (Continued) **1000423782**

WI ERP:

Facility ID:	32779	Contact:	MARGARET M GRAEFE
Action Detail #:	0241000016	Act. Det. Name:	HENTZEN COATINGS INC
Action Name:	Not reported	FID:	241017590
Q Section:	Not reported	QQ Section:	Not reported
Range:	Not reported	Survey Section:	Not reported
Survey Twnshp:	Not reported	Survey Range:	Not reported
Start Date:	Not reported		
Substance:	Not reported		
Subst Comment:	Not reported		
Impact:	Groundwater Contamination		
Impact Comment:	Not reported		
Treatment Flag:	Not reported	Disposal Flag:	Not reported
Disposal City:	Not reported	Disposal State:	Not reported
Landfill Flag:	Not reported	Disposal Amount:	Not reported
Responsible Prty:	Not reported		
RP Contact:	HERBERT D HENTZEN	RP Title:	Not reported
RP Address:	6937 W MILL RD MILWAUKEE, WI 53218		
RP Telephone:	Not reported	RP Extension:	Not reported
RP Fax Number:	Not reported	RP E-MAIL:	Not reported
RP Mail Addr:	Not reported Not reported		
Consultant:	Not reported		
Cnslt Contact:	Not reported	Cnslt Title:	Not reported
Cnslt Address:	Not reported Not reported		
Cnslt Telephone:	Not reported	Cnslt Extension:	Not reported
Cnslt Fax Numb:	Not reported	Cnslt E-MAIL:	Not reported
Cnslt Mail Addr:	Not reported Not reported		

HENTZEN COATINGS INC (Continued) **1000423782**

UST:

Tank ID: 402003069
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: 00075650
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Chemical
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

Tank ID: 402003070
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003071
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

Tank ID: 402003072
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: 00107211
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Chemical
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003073
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 04/04/1988
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 12/26/1963
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Not Defined
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/27/1986
Overfill Prot: No
Spill Cont: No

Tank ID: 402003074
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 04/04/1988
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 12/26/1963
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003075
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 04/04/1988
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 12/26/1963
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Not Defined
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/27/1986
Overfill Prot: No
Spill Cont: No

Tank ID: 402003076
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 04/04/1988
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 12/26/1963
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Filled with Inert Material
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 2000
Contents: Sand/Gravel/Slurry
Site Assessment: Not reported
Last Inspection: 09/01/1988
Overfill Prot: No
Spill Cont: No

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003077
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 04/04/1988
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 12/26/1963
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Other
Site Assessment: Not reported
Last Inspection: 09/01/1988
Overfill Prot: No
Spill Cont: No

Tank ID: 402003078
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 11/16/1973
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: 01081011
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 5000
Contents: Chemical
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003079
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 11/16/1973
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 5000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

Tank ID: 402003080
Fed Regulated: No
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 1000
Contents: Empty
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003081
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: 01081011
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 2000
Contents: Chemical
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

Tank ID: 402003082
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 2000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003083
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: 00078933
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 2000
Contents: Chemical
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

Tank ID: 402003084
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 3000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003085
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Not Defined
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 3000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/27/1986
Overfill Prot: No
Spill Cont: No

Tank ID: 402003086
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: 00078933
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Chemical
Site Assessment: Not reported
Last Inspection: 09/01/1988
Overfill Prot: No
Spill Cont: No

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003087
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

Tank ID: 402003088
Fed Regulated: No
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 04/12/1966
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 4000
Contents: Empty
Site Assessment: Not reported
Last Inspection: 10/18/1995
Overfill Prot: N
Spill Cont: N

HENTZEN COATINGS INC (Continued) **1000423782**

Tank ID: 402003091
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/15/1987
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 11/16/1973
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Not Defined
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 5000
Contents: Other
Site Assessment: Not reported
Last Inspection: 10/27/1986
Overfill Prot: No
Spill Cont: No

Tank ID: 402003092
Fed Regulated: Yes
User Type: Industrial
Date Abandoned: 11/16/1973
Out of Serv Date: Not reported
Double Wall: No
Date Installed: 11/16/1973
Owner Name: HERBERT HENTZEN
Owner Address: 6937 W MILL RD
MILWAUKEE, WI 53218
Facility Status: Abandoned - Tank Removed
Construction Material: Coated Steel
Chemical CAS #: 00108383
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

Fire Dept Cover: City
Capacity: 5000
Contents: Chemical
Site Assessment: Not reported
Last Inspection: 09/01/1988
Overfill Prot: No
Spill Cont: No

A2 NE 1/4-1/2 Higher **MILWAUKEE CITY-NORTHWEST TRANSFER STN** **LUST** **S101710423**
6710 N INDUSTRIAL RD **N/A**
MILWAUKEE, WI

LUST:
Facility ID: 241208440
Contact: Not reported
Activity Name: SOLID WASTE TRANSFER STATION
Activity Number: 0341005101
Respnsbl Party: MILWAUKEE CTY
541 N BROADWAY
MILWAUKEE, WI 53202

Link ID: 32504
Priority: UNKNOWN

A3 NE 1/4-1/2 Higher **DUMP** **WI WDS** **S100748735**
NW NW S32 06N 22E **N/A**
MILWAUKEE, WI

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A4 NE 1/4-1/2 Higher	**DUMP** **SW SW S32 06N 22E** **MILWAUKEE, WI**	**WI WDS**	**S100748731** **N/A**
5 SE 1/4-1/2 Lower	**PARKER WELDING & MFG** **6242 N 64TH ST** **MILWAUKEE, WI**	**LUST**	**S102323205** **N/A**

LUST:
Facility ID: 241385980 Link ID: 108016
Contact: Not reported Priority: UNKNOWN
Activity Name: PARKER WELDING & MFG INC
Activity Number: 0341108016
Respnsbl Party: PARKER WELDING & MFG INC
6242 N 64TH ST
MILWAUKEE, WI 53218

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6 SE 1/4-1/2 Lower	**PHOENIX PRODUCTS CO INC** **6161 N 64TH ST** **MILWAUKEE, WI 53218**	**RCRIS-SQG** **FINDS** **CORRACTS** **CERC-NFRAP** **UST** **WI Spills**	**1000138813** **WID006082945**

CERCLIS-NFRAP Classification Data:
Site Incident Category: Not reported
Ownership Status: UNKNOWN
EPA Notes: Not reported
Federal Facility: NO
NPL Status: NOT ON NPL

CERCLIS-NFRAP Assessment History:

Assessment:	PRELIMINARY ASSESSMENT	Completed: 03/23/93
Assessment:	DISCOVERY	Completed: 10/23/92
Assessment:	ADMINISTRATIVE RECORD	Completed: Not reported
Assessment:	REMOVAL ACTION	Completed: Not reported

CERCLIS-NFRAP Alias Name(s):
OUTBOARD MARINE CORP EVINRUDE PLT 2

CORRACTS Data:
Prioritization: Low
Status: Not reported

RCRIS:
Owner: WORDINGHAM GEORGE
(312) 689-6200
Contact: ROBERT HOFFMEIER
(414) 438-1200
Record Date: 06/25/96
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: Violations exist

There are 1 compliance/violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection (CEI)	Generator-All Requirements	07/14/86

PHOENIX PRODUCTS CO INC (Continued) **1000138813**

FINDS:
Other Pertinent Environmental Activity Identified at Site:
- Facility is monitored or permitted for air emissions under the Clean Air Act (under AFS/AIRS)

UST:

Tank ID:	402001693	Fire Dept Cover:	City
Fed Regulated:	Yes	Capacity:	1900
User Type:	Industrial	Contents:	Other
Date Abandoned:	03/01/1988	Site Assessment:	Not reported
Out of Serv Date:	Not reported	Last Inspection:	09/08/1993
Double Wall:	No	Overfill Prot:	No
Date Installed:	01/01/1979	Spill Cont:	No

Owner Name: PHOENIX PRODUCTS CORP INC
Owner Address: 6161 N 84TH ST
MILWAUKEE, WI 53218
Facility Status: Abandoned - Filled with Inert Material
Construction Material: Other
Chemical CAS #: Not reported
Piping Type: Not Defined
Piping Construction: Unknown
Piping Leak Detect: Not Defined, Not Defined
Tank Leak Detect: Not Defined, Not Defined

---

7 West 1/4-1/2 Higher **STEGGEMAN TIRE** **LUST** **S102455294**
6401 N 76TH ST **N/A**
MILWAUKEE, WI

LUST:

Facility ID:	241912110	Link ID:	115321
Contact:	Not reported	Priority:	UNKNOWN
Activity Name:	STEGGEMAN TIRE		
Activity Number:	0341115321		
Respnsbl Party:	Not reported		
	529 MITCHELL TRAIL		
	COLGATE, WI 53017		

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8 West 1/4-1/2 Higher **QUIK MART #30503** **LUST** **S102558894**
6366 N 76TH ST **N/A**
MILWAUKEE, WI

B9 West 1/4-1/2 Higher **MARTIN'S AUTO SERVICE** **LUST** **S102323164**
6321 N 76TH ST **N/A**
MILWAUKEE, WI

LUST:

Facility ID:	241127590	Link ID:	95665
Contact:	Not reported	Priority:	LOW
Activity Name:	MARTIN'S AUTO SERVICE		
Activity Number:	0341095665		
Respnsbl Party:	MARTINS AUTOMOTIVE SERVICE INC		
	6321 N 76		
	MILWAUKEE, WI 53218		

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number

B10
West
1/4-1/2
Higher

ALL AMERICAN AUTOMOTIVE
6320 N 76TH ST
MILWAUKEE, WI

LUST

S101271198
N/A

LUST:
Facility ID: 241771090 Link ID: 31508
Contact: Not reported Priority: HIGH
Activity Name: ALL AMERICAN AUTOMOTIVE
Activity Number: 0341004082
Respnsbl Party: ALL AMERICAN AUTOMOTIVE
6320 N 76TH ST
MILWAUKEE, WI 53218

11
WSW
1/4-1/2
Higher

ENGINE & TRANSMISSION EXCHANGE
6300 N 76TH ST
MILWAUKEE, WI

LUST

S102453981
N/A

LUST:
Facility ID: 241274110 Link ID: 29577
Contact: Not reported Priority: HIGH
Activity Name: REDMOND COMMERCIAL DEVELOPMENT
Activity Number: 0341002339
Respnsbl Party: Not reported
1802 W FOREST HOME AVE
MILWAUKEE, WI 53204

12
East
1/2-1
Lower

COMMERCE INDUSTRIAL CHEMICALS INC
5611 WEST WOOLWORTH AVE
MILWAUKEE, WI 53218

FINDS
RCRIS-LQG
TRIS
RCRIS-TSD
CORRACTS
CERC-NFRAP

1000298062
WID980795181

CERCLIS-NFRAP Classification Data:
Site Incident Category: Not reported Federal Facility: NO
Ownership Status: UNKNOWN NPL Status: NOT ON NPL
EPA Notes: Not reported
CERCLIS-NFRAP Assessment History:
Assessment: DISCOVERY Completed: 01/08/92
Assessment: PRELIMINARY ASSESSMENT Completed: 03/16/93

CORRACTS Data:
Prioritization: Low
Status: Not reported

RCRIS:
Owner: DONALD MICHALSKI
(414) 774-8580

Contact: DONALD MICHALSKI
(414) 353-3630

Record Date: 02/04/93

Classification: Large Quantity Generator, Small Quantity Generator, TSDF, Hazardous Waste Transporter

COMMERCE INDUSTRIAL CHEMICALS INC (Continued) **1000298062**

Used Oil Recyc: No

TSDF Activities: accepts waste from off-site

Violation Status: Violations exist

There are 3 compliance/violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Financial Record Review (FRR)	TSD-Financial Responsibility Requirements	01/17/92
Compliance Evaluation Inspection (CEI)	TSD-Other Requirements	10/16/91
Other Evaluation	TSD-Other Requirements	

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
BROWN DEER	1000839785	ADVANCED WASTE SVCS INC	4600 W DDER RUN DR 201	53223	RCRIS-SQG, FINDS	
MILWAUKEE	S102454131	OLD FIRE STONE STORE	7700 W BROWN DEER RD /C		LUST, WI Spills	241135620
MILWAUKEE	1001128701	VISUAL IMPRESSIONS	6619 W CALUMET	53223	RCRIS-SQG	
MILWAUKEE	S102356239	CMC FORMER RAIL YARD	W CHERRY AT DR M L KING DR SEC		WI ERP	35794
MILWAUKEE	S102780301	BARREL PLATING SERVICE INC	301 E GLOVER AVE		WI ERP	
MILWAUKEE	S102455279	TEWS CO GARAGE	2001 W MOUNT VERNON AVE		LUST, WI ERP	241876690
MILWAUKEE	S100748741	WI DNR	W NW S32 06N 22E		WI WDS	
MILWAUKEE	S100331465	CARLSON/KOCEJA (MOBIL)	10721 W OLD BROWN DEER RD		WI WRRSER, LUST	241541190
MILWAUKEE	S100748638	HWY PAVERS	12125 W SIL. SP RD		WI WDS	
MILWAUKEE	S102585983	SPILL AT STUEBEN MIDDLE SCHOOL N 52ND	STUEBEN MIDDLE SCHOOL N. 52ND		WI Spills	

EPA Waste Codes Addendum

Code	Description
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D007	CHROMIUM
F005	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM RECORDS:

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA/NTIS
Telephone: 703-413-0223
CERCLIS: CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/01/97
Date Made Active at EDR: 11/28/97
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 10/01/97
Elapsed ASTM days: 58
Date of Last EDR Contact: 01/05/98

ERNS: Emergency Response Notification System
Source: EPA/NTIS
Telephone: 202-260-2342
ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/01/97
Date Made Active at EDR: 10/09/97
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 08/29/97
Elapsed ASTM days: 41
Date of Last EDR Contact: 12/01/97

NPL: National Priority List
Source: EPA
Telephone: 703-603-8852
NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 09/25/97
Date Made Active at EDR: 11/28/97
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 09/26/97
Elapsed ASTM days: 63
Date of Last EDR Contact: 01/02/98

RCRIS: Resource Conservation and Recovery Information System
Source: EPA/NTIS
Telephone: 800-424-9346
RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 07/01/97
Date Made Active at EDR: 11/28/97
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 09/13/97
Elapsed ASTM days: 76
Date of Last EDR Contact: 11/03/97

CORRACTS: Corrective Action Report
Source: EPA
Telephone: 800-424-9346
CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 10/01/97
Date Made Active at EDR: 12/05/97
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 11/06/97
Elapsed ASTM days: 29
Date of Last EDR Contact: 01/05/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDERAL NON-ASTM RECORDS:

BRS: Biennial Reporting System
Source: EPA/NTIS
Telephone: 800-424-9346
BRS: The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/95
Database Release Frequency: Biennially
Date of Last EDR Contact: 12/22/97
Date of Next Scheduled EDR Contact: 03/23/98

CONSENT: Superfund (CERCLA) Consent Decrees
Source: EPA Regional Offices
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies
Database Release Frequency: Varies
Date of Last EDR Contact: Varies
Date of Next Scheduled EDR Contact: N/A

FINDS: Facility Index System
Source: EPA/NTIS
Telephone: 703-908-2493
FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/01/97
Database Release Frequency: Quarterly
Date of Last EDR Contact: 09/29/97
Date of Next Scheduled EDR Contact: 01/05/98

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4526
HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/96
Database Release Frequency: Annually
Date of Last EDR Contact: 10/27/97
Date of Next Scheduled EDR Contact: 01/26/98

MLTS: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/28/97
Database Release Frequency: Quarterly
Date of Last EDR Contact: 01/12/98
Date of Next Scheduled EDR Contact: 04/13/98

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 205-564-4267
NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 11/24/97
Date of Next Scheduled EDR Contact: 02/23/98

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-260-3936
PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/27/97
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 11/17/97
Date of Next Scheduled EDR Contact: 02/16/98

RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104
RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 12/15/97
Date of Next Scheduled EDR Contact: 03/16/98

ROD: Records Of Decision
Source: NTIS
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/31/95
Database Release Frequency: Annually
Date of Last EDR Contact: 12/12/97
Date of Next Scheduled EDR Contact: 03/02/98

TRIS: Toxic Chemical Release Inventory System
Source: EPA/NTIS
Telephone: 202-260-1531
TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/95
Database Release Frequency: Annually
Date of Last EDR Contact: 12/23/97
Date of Next Scheduled EDR Contact: 03/30/98

TSCA: Toxic Substances Control Act
Source: EPA/NTIS
Telephone: 202-260-1444
TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 01/31/95
Database Release Frequency: Annually
Date of Last EDR Contact: 12/15/97
Date of Next Scheduled EDR Contact: 03/16/98

STATE OF WISCONSIN ASTM RECORDS:

LUST: L.U.S.T. Database
Source: Department of Natural Resources
Telephone: 608-264-6009
LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/01/97
Date Made Active at EDR: 08/11/97
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 05/16/97
Elapsed ASTM days: 87
Date of Last EDR Contact: 12/22/97

SHWS: Hazard Ranking List
Source: Department of Natural Resources
Telephone: 608-267-3532
SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 11/30/94
Date Made Active at EDR: 03/01/95
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 02/10/95
Elapsed ASTM days: 19
Date of Last EDR Contact: 11/07/97

LF: Landfills Currently Licensed
Source: Department of Natural Resources
Telephone: 608-267-7557
SWF/LF: Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/21/97
Date Made Active at EDR: 08/11/97
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 05/28/97
Elapsed ASTM days: 75
Date of Last EDR Contact: 11/20/97

UST: All Underground Storage Tanks Except for Fuel Oil
Source: Department of Industry, Labor & Human Resources
Telephone: 608-267-1384
UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 04/01/97
Date Made Active at EDR: 08/12/97
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 06/23/97
Elapsed ASTM days: 50
Date of Last EDR Contact: 10/20/97

STATE OF WISCONSIN NON-ASTM RECORDS:

ERP: Emergency Response Program Database
Source: Department of Natural Resources
Telephone: 608-267-3543
ERP: The list includes Superfund sites, hazardous substance spills, abandoned containers, waste disposal sites and solid and hazardous waste facilities.

Date of Government Version: 11/04/97
Database Release Frequency: Monthly
Date of Last EDR Contact: 11/10/97
Date of Next Scheduled EDR Contact: 02/09/98

SPILLS: Spills Database
Source: Department of Natural Resources
Telephone: 608-264-6009
SPILLS: Spill Response List.

Date of Government Version: 10/09/97
Database Release Frequency: Quarterly
Date of Last EDR Contact: 01/12/98
Date of Next Scheduled EDR Contact: 04/13/98

WDS: Registry of Waste Disposal Sites
Source: Department of Natural Resources
Telephone: 608-267-3532
WDS: The registry was created by the DNR to serve as a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited.

Date of Government Version: 06/01/96
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 11/07/97
Date of Next Scheduled EDR Contact: 02/02/98

WRRSER: Wisconsin Remedial Response Site Evaluation Report
Source: Department of Natural Resources
Telephone: 608-267-3532
WRRSER: The WRRSER provides information about location, status, and priority of sites or facilities in the state which are known to cause or have a high potential to cause environmental pollution.

Date of Government Version: 10/01/95
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 11/07/97
Date of Next Scheduled EDR Contact: 02/02/98

Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

DELISTED NPL: Delisted NPL Sites
Source: EPA
Telephone: 703-603-8769
DELISTED NPL: The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

NFRAP: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA/NTIS
Telephone: 703-413-0223
NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 06/01/97
Date Made Active at EDR: 08/09/97
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 07/14/97
Elapsed ASTM days: 26
Date of Last EDR Contact: 01/05/98

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1996 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

ATTACHMENT C

ENVIRONMENTAL ASSESSMENT REPORT

6815 WEST MILL ROAD
MILWAUKEE, WISCONSIN

PREPARED FOR:

M & I MARSHALL & ILSLEY BANK
MILWAUKEE, WISCONSIN

SUBMITTED BY:

FOX ENVIRONMENTAL SERVICES, INC.
MILWAUKEE, WISCONSIN

PROJECT: F-95780
SEPTEMBER, 1995

ENVIRONMENTAL ASSESSMENT REPORT

6815 WEST MILL ROAD

MILWAUKEE, WISCONSIN

Prepared for:

M & I MARSHALL & ILSLEY BANK

MILWAUKEE, WISCONSIN

Prepared by:

FOX ENVIRONMENTAL SERVICES, INC.

September, 1995

Gerald T. Frank
Environmental Assessor

Foster Johnston, REP, CHCM
Project Manager

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Environmental Assessment Report
6815 West Mill Road
Milwaukee, Wisconsin

Project No. 95780

INTRODUCTION

This report presents the findings of an environmental assessment conducted at 6815 West Mill Road in Milwaukee, Wisconsin. Fox Environmental Services, Inc. (FOX) has been retained by M & I Marshall & Ilsely Bank to conduct an environmental assessment of the property as described in the Scope of Work submitted to Mr. Phil Breunig dated August 9, 1995.

The purpose of this assessment is to assist M & I Marshall & Ilsely Bank in identifying real and potential environmental impairments, or risks of impairment that represent existing or potential financial and legal liabilities to responsible parties. The findings of this assessment are based on interviews and documents from the city of Milwaukee building inspection and assessor offices; Knight-Barry Title, Inc.; the Sanborn Map Company; the Wisconsin Department of Natural Resources (WDNR), the Department of Industry, Labor and Human Relations (DILHR), the review of aerial photographs, and the on-site inspection. Data received from the interviews, and the records reviewed are all assumed to be factual and accurate.

BACKGROUND

Property Location/Description

The subject property is located at 6815 West Mill Road (NW 1/4, S27, 8N, 21E) and consists of an irregular-shaped building, large parking lots, outside storage areas and grass-covered areas **(Figure 1).** The property is located on the south side of West Mill Road. The perimeter of the property is secured by a chain link fence and an entrance gate. Directly adjoining the property are the following:

South - vacant land, railroad track line and power company transmission and primary distribution lines;

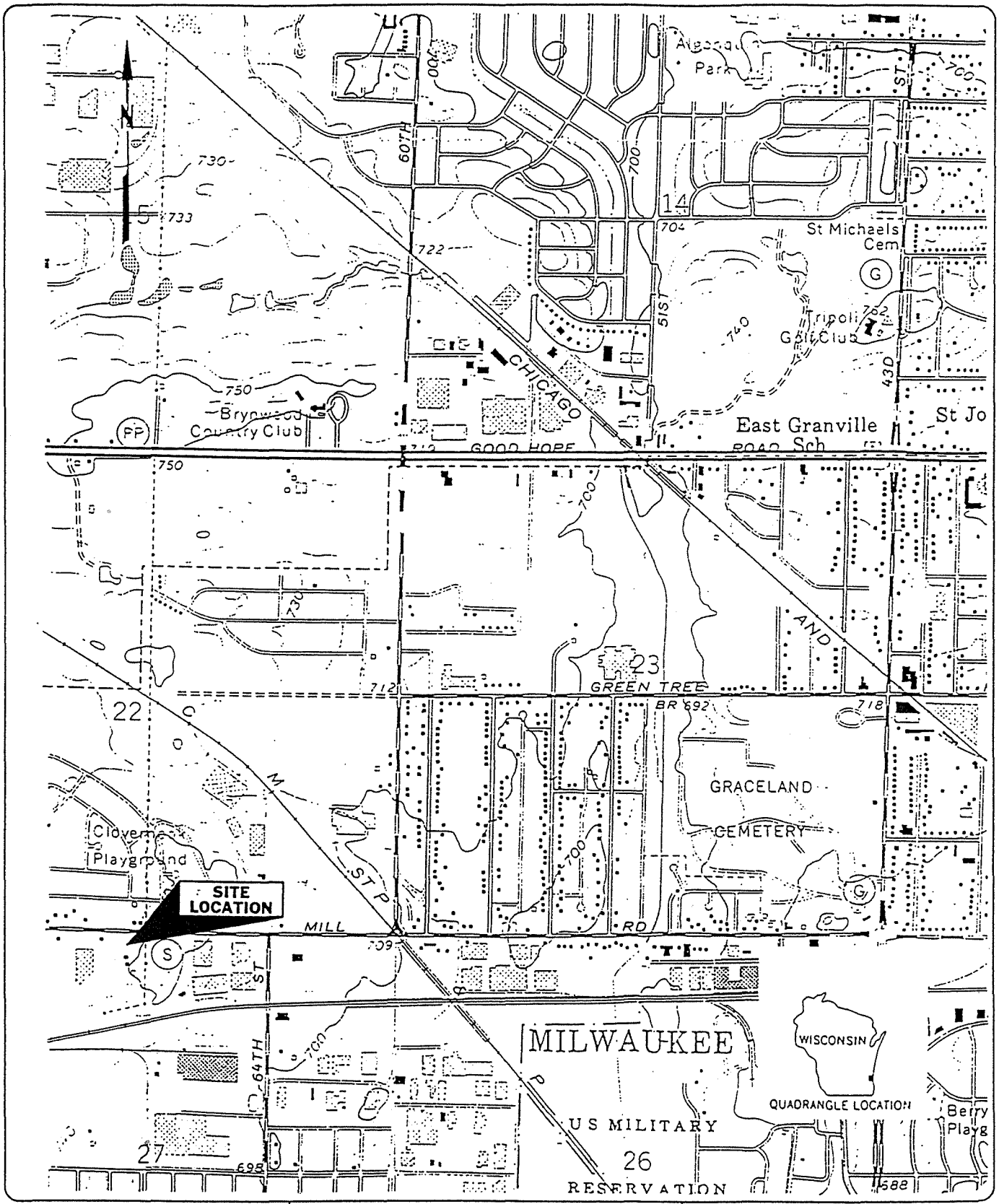
East - power company transmission lines and the Mill Run Business Center, an office complex;

North - across West Mill Road, residential development;

West - Hentzen Coatings, Inc.;

Property History

To determine previous ownership and use of the property a review was made of all available historical records. This included files from the city of Milwaukee building inspection and assessor offices, examination of aerial photographs and obtaining a history of land ownership from Knight-Barry Title, Inc.



fox environmental services, inc.

5150 North Port Washington Rd.
Suite 101
Milwaukee, Wisconsin 53217
(414) 332 - 5857

FIGURE 1

SITE LOCATION

PROJECT NO. 95780

AUGUST, 1995

Building Inspection Records

FOX reviewed available permits and letters of correspondence at the Milwaukee building inspection office. The significant permits and letters are as follows:

1942 - Memo on file dated 9/19/42 lists William & Lucille Wagner as owners of the property. Notes on the memo are as follows: 11/25/60, two-story barn (24 x 32 x 20) rotted out; 12/8/60 condemnation notice; 5/23/61, permit to wreck frame barn and shed is issued and 11/24/61, raze barn.

1957 - Plumbing permit # 112002 connect sanitary drain and install a septic tank with a 400 ft^2 bed.

1961 - Permit # 311946 raze two-story frame barn and one-story frame addition. Plumbing department memo: "No sewer or water was connected to the building that was razed at 6815 West Mill Road".

1976 - Plumbing plan # 94772 install six-inch sanitary sewer line and twelve-inch storm sewer line. A building inspection department "Order to Correct" to William and Lucille Wagner for the following work at the site: Connect building sanitary sewer to public sanitary sewer main and connect building to public water system.

1987 - A letter from the building inspector to P & G Bus Service, Inc. to correct the following conditions: Surface parking lots with asphalt or concrete , provide exit doors, enclose basement stairway and heating unit and repair beams in the basement.

1988 - Permit # 583766 provide standard exit doors, enclose basement & stairway and repair basement beams. Occupancy permit # 53320 issued to P & G Bus Service, Inc. to use the house as an office and an old garage for the maintenance of buses.

1990 - Plumbing survey dated 3/12/90 with instructions to connect all plumbing fixtures to the city sanitary sewer and municipal water system, connect all clear water wastes to the city storm sewer and properly seal the well and septic tank. Plumbing plan # 089919 seal septic tank. Permit # 635055 construct 30 x 48 vehicle storage garage. Permit # 636008 install exhaust duct in garage addition for ventilation (no fan). Permit # 620561 construct a 40 x 30 foot addition to be used as a "driver ready room".

1991 - Plumbing inspection notice dated 7/19/91, install manhole over a fourteen-inch storm sewer.

1993 - Permit # 686962 repair fire damage to employee lounge.

1994 - Zoning certificate dated 11/8/94 approved surface parking for ten (10) school buses.

Assessor Records

The assessor identifies the property by tax key number 154-9996-100-3 **(Appendix A).** A one-story building on the property is 1,009 ft^2 and was constructed in 1913. The current owner

of the subject property is William C. Pittman. The legal description of the property is as follows: Lands in the NW 1/4 Section 27, T8N, R21E, commencing 55 feet south of NE corner of said 1/4 section, then south 766.40 feet, then southwesterly 345.54 feet, then north 852.17 feet, then east 335 feet to the point of beginning.

Property Ownership

Property ownership, based on the legal description of the property and tax key number 154-9996-100-3 was traced by Knight-Barry Title, Inc. through a review of documents at the Milwaukee County Register of Deeds for the time frame of January 1, 1940 to the present **(Appendix B)** as follows:

Joseph Wagner	1940 - 1942
William & Lucille Wagner (hw)	1942 - 1988
William C. Pittman	1988 - present
Note: Judgement to Foreclose on subject property was recorded on June 20, 1994.	

Aerial Photographs

Historical land use was evaluated from low-altitude aerial photographs of the site. The photographs for the years 1963, 1967, 1970, 1975, 1980, 1985 & 1990 were obtained from the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

1963 - A long driveway off of Mill Road leads to a large building on the north half of the site. There are one or two small buildings on the south side of the structure. There appears to be a circular parking area around the perimeter of the large building. There is a small building on the adjoining property to the west and two or three small buildings on the adjoining property to the east. The properties to the north, across West Mill Road are residential. The property to the south, across the railroad tracks is undeveloped.

1967 - There are three (3) buildings on the site which are surrounded by dense tree growth. A large building has been constructed on the adjoining property to the west. The small buildings on the adjoining property to the east have been removed and there is evidence of soil surface excavation activity. Two (2) large buildings have been constructed on the property directly to the east, adjacent to North 64th Street.

1970 - The site and surrounding properties are unchanged.

1975 - The site is unchanged. Two (2) additional large buildings have been constructed on the property directly to the east.

1980 - No significant changes to the site. The facility on the adjoining property to the west has been enlarged. West Mill Road has been improved to a divided, four-lane roadway.

1985 - No significant changes to the site or surrounding properties.

1990 - Trees that were located around the buildings on the site have been removed. There are numerous large motor vehicles parked on the south half of the site. Surface vegetation on the southeast quadrant of the site has been removed or covered with gravel. Four (4) large buildings have been constructed on the adjoining property to the east. There are parking areas adjacent to each building.

Sanborn Maps

FOX requested the Sanborn Map Company in New York to complete a search for available historical maps of the site. No maps were ever developed for this portion of Milwaukee.

Topography/Drainage

According to the U.S. Geological Survey Topographic Quadrangle Map of the area (Thiensville, Wisconsin, 1958, photorevised 1971 & 1976), the site is approximately 750 feet above mean sea level **(Figure 1)**. The surface topography in the immediate area is relatively level but gently slopes downward to the southwest. Based on this information, it is anticipated that both surface water drainage and shallow or perched groundwater flow in the vicinity of the site would follow the natural contours of the land toward the southwest.

REGULATORY INFORMATION CONCERNING SITE & VICINITY

Wisconsin Department of Natural Resources (WDNR)

The Southeast District of the WDNR provided FOX with the following information:

Wisconsin Hazardous Waste Generators

The report of hazardous waste generators for 1993 does not list the subject property. Hentzen Coatings, Inc. at 6937 West Mill Road is listed as a large quantity hazardous waste generator. Hentzen Coatings adjoins the subject site on the west. Hazardous waste generated at the Hentzen Coatings site included paint, filters and rags (D001); paint, out of date products and waste, ignitable, various solvents, pigments & resins (D001); aqueous, caustic sludge from the cleaning of tote tanks, corrosive, potassium hydroxide (D002): ignitable sludge from cleaning out of 300 gallon spent wash solvent, tote tanks, mixture of xylene and toluene (F005); and ignitable spent solvent from the cleaning of production equipment, mixture of xylene, toluene and Methylethyl Ketone (F005) **Appendix C**. The hazardous waste was shipped to recycling and disposal facilities (RDF) within the state of Wisconsin.

Spill Reports for Milwaukee County

According to the statewide spills list, there have been no reported spills on the subject property in the last six (6) years. There has been one (1) reported spill on a site within 1/4 mile of the subject property. Seven (7) gallons of paint resin were spilled at 6937 West Mill Road (Boncosky Company) on 4/23/92. The WDNR took no action as a result of the paint resin spill. Based on distance, location and WDNR response there is no evidence that the spill has impacted the subject property.

Registry of Waste Disposal Sites in Wisconsin

According to the Wisconsin Department of Natural Resources (WDNR) Registry of Waste Disposal Sites in Wisconsin, there is no landfill on the subject property. There is one (1) landfill on a site within 1/2 mile of the subject property. The landfill is located in the NE 1/4 of the NE 1/4 Section 27, T8N, 21E which would place the landfill approximately 1/2-1 mile east of the subject site. According to information in the waste disposal registry, the landfill was identified through the review of a 1980 aerial photograph produced by the Southeastern Wisconsin Regional Plan Commission (SEWRPC). The name of the landfill is unavailable. Based on distance and location there is no evidence that the landfill has impacted the subject property.

Underground Storage Tank Removal, Investigation & Cleanup

According to the WDNR's computerized leaking underground storage tank (LUST) removal, investigation and cleanup list there are no tank projects on the subject property. There are five (5) tank projects on sites within 1/2 mile of the subject property. The identity, reporting date, location and approximate distance of the tank projects relative to the subject property are as follows:

All American Automotive - 6320 North 76th Street - reported 3/22/94 - seven (7) blocks west;

Hentzen Coatings - 6937 West Mill Road - reported 10/9/87 - adjoining property to the west;

Quick Mart # 30503 - 6366 North 76th Street - reported 12/5/94 - seven (7) blocks west;

Total Station # 2426 - 6829 North 76th Street - reported 10/20/92 - eleven (11) blocks northwest;

Verhoeven True Value Hardware - 6260 North 76th Street - reported 11/23/94 - site closed 6/7/95 - eight (8) blocks southwest;

The tank project at Hentzen Coatings is located on the adjoining property to the west. FOX contacted the WDNR southeast district office to obtain the current status of the tank project at the Hentzen Coatings site. According to Ms. Giselle Red, program assistant, WDNR southeast district, the tank project is open and has been assigned a high priority (3/31/94) with a site score of twenty-two (22). The site score is based upon several factors which includes contaminant concentration, permeability of the soil and subsequent danger to human health and the environment.

FOX reviewed the LUST file for Hentzen Coatings at the WDNR southeast district office in Milwaukee (**Appendix D**). Subsurface investigation activities have been conducted at the site by Radian Corporation and Environmental Resources Management-North Central, Inc. (ERM). Twenty-two (22) underground storage tanks (UST) were removed at the site in 1987. The USTs had contained a variety of solvents and other materials used in paint formulation by the facility. Seventeen (17) USTs were located on the south side of the facility and five (5) on the west side of the building.

Contaminated soil and groundwater was discovered at the site. The contaminants consisted of volatile organic compounds (VOC) due to leakage from the USTs that were removed at the site.

In 1989 Radian Corporation completed four (4) soil borings at the site which were subsequently converted to groundwater monitoring wells. Sample results from the monitoring wells showed low levels of VOCs from three wells and elevated levels from the fourth well. The elevated VOCs were detected in the well directly south of the USTs on the west side of the building. The elevated VOCs consisted of xylene, toluene and ethylbenzene. Based upon their review of the local topography, Radian determined that the direction of site groundwater flow would be to the east-southeast.

ERM conducted additional soil and groundwater investigations at the site in 1991, 1993 and 1994. According to a report dated May 16, 1991, two (2) water bearing units were encountered at the site. An uppermost unit at approximately 4.5 feet below ground surface (BGS) and a lower unit at approximately 20 feet BGS. Data suggested that the groundwater flow of the upper water bearing unit was to the west-northwest and south-southeast in the lower water bearing unit. The May, 1991 report concluded that based on analytical results soil contamination was present in a localized area immediately west of the Hentzen facility western property line. Based on analytical results no VOCs were detected in the groundwater beneath the Hentzen property. Low levels of VOCs were detected in the groundwater monitoring well located on the adjacent property along Hentzen's western boundary. The VOCs were below the enforcement standard (ES) established by NR 140 of the Wisconsin Administrative Code. ERM recommended two additional rounds of groundwater sampling at the site.

ERM completed additional Phase II field investigation activities at the site between December 10, 1993 and January 24, 1994. The work consisted of soil borings (3), groundwater monitoring well abandonment (4), installation of groundwater monitoring wells (2), collection of groundwater samples and collection of static water level measurements to determine groundwater flow direction and gradient in the uppermost water-bearing unit.

According to an ERM report entitled "Phase II Ground Water Investigation", groundwater samples were not collected due to the absence of water in the two (2) new wells. The uppermost water bearing unit was identified as a perched water table aquifer in the sand and gravel unit. Due to only two (2) wells being screened across the perched aquifer, the true groundwater flow direction and gradient could not be determined. However, the static water level measurements taken from the two (2) wells indicated an apparent flow direction toward the east.

The ERM report concluded that based on the results of soil borings and monitoring wells installed in the area to the west of the Hentzen building, the topographic low in the clay surface in this area inhibits the migration of contamination to the north and south and to some extent to the west. Concentrations of ethylbenzene, toluene and total xylenes exceeding the ESs of NR 140 exist within a "clay bowl" area to the west of the Hentzen building.

ERM recommended that the contamination in the uppermost water-bearing unit be remediated by using a groundwater extraction and treatment system. The results of the groundwater investigations performed at the site show that the only groundwater that contains contaminant concentrations above the ES is situated in the uppermost water-bearing unit. The results of the

soil screening and laboratory analysis suggest the contamination detected in the soil is the result of contaminant migration in the groundwater and capillary fringe.

FOX contacted Mr. Jim Delwiche, LUST Specialist, WDNR, southeast District to obtain information relative to current remediation activities at the Hentzen Coatings site. According to Mr. Delwiche, the Hentzen Coatings property is an Emergency Response and Repair (ERR) site which is under the jurisdiction of Ms. Margaret Graefe, Environmental Repair Project Manager. Mr. Delwiche informed FOX that the site is being remediated by an active groundwater "pump & treat system". The groundwater monitoring wells on the site are sampled for laboratory analysis at regular intervals.

With the exception of the tank project at Hentzen Coatings, none of the LUST sites are in close proximity to the subject property. Based on distance, location and a review of WDNR files there is currently no evidence that the tank project at Hentzen Coatings or the additional LUST sites within 1/2 mile have impacted the subject property.

Hazard Ranking List

The Hazard Ranking List (July 1994 Revision) does not identify the subject site or any sites within 1 mile of the site.

Inventory of Sites or Facilities Which May Cause or Threaten to Cause Environmental Pollution

The subject property and sites within 1 mile are not listed as facilities which may cause or threaten to cause environmental pollution.

Department of Industry, Labor & Human Relations (DILHR)

The computerized list of underground storage tanks maintained with DILHR shows no tanks are currently registered at the subject site. There is are twenty-nine (29) tanks registered at sites within the general vicinity of the subject property as follows:

Quick Mart # 30503 - 6366 North 76th Street - 8,000 gallon unleaded gasoline, installed 1973, tank is in use.

Citgo Quick Mart # 30503 - 6366 North 76th Street - 12,000 gallon unleaded gasoline, installed 1976, tank is in use.

Mill Road Car Care - 7323 West Mill Road - two (2) 8,000 gallon, installed 1967, closed and filled with inert material (sand and gravel slurry) 1975.

Hentzen Coatings - 6937 West Mill Road - Twenty-five (25) tanks are registered at this site. The tanks had contained fuel oil, chemicals, contents other, sand & gravel slurry and a few of the tanks were empty. The majority of the tanks were closed by removal in 1987 & 1988. A 5,000 gallon fuel oil, 8,000 fuel oil and 20,000 fuel oil tanks were closed and filled with inert material in 1989.

See **Appendix E** for copies of the DILHR underground storage tank registration forms.

United States Environmental Protection Agency

The list of all sites placed on the National Priorities List (Superfund sites) was reviewed. The subject property and sites within 1 mile were not found on the list.

OBSERVATIONS AND FINDINGS

On September 14, 1995, Mr. Gerald T. Frank, representing FOX, conducted an environmental assessment of 6815 West Mill Road in Milwaukee, Wisconsin. Mr. Jack Bracy provided FOX with access to the buildings and outside areas of the property. The property has been occupied by P & G Bus Service, Inc. since 1987-88 and used for the storage and maintenance of school buses.

The property is located on the south side of West Mill Road **(Figure 1).** The property consists of an irregular-shaped building, parking lots, security fence, landscaped areas, outside storage areas, storage shed and a long driveway for vehicular access. The far north end of the site is covered with grass and natural vegetation. The majority of the site is enclosed with a cyclone security fence. A driveway off of West Mill Road leads to a locked gate at the north end of the property. FOX entered the site through a small gate at the north end as directed by Mr. Bracy. The irregular-shaped building on the site consists of a residence, offices, drivers ready room, basement and two (2) garages. The residence is two-story and consists of a kitchen, bathroom bedrooms, porches and a basement.

A porch at the north end of the residence has interlocking ceiling tiles and 9" x 9" vinyl floor tiles which are damaged. The porch contains obsolete furniture and waste paper and cardboard. The residence has painted plaster walls and ceilings which are in poor condition. Several surfaces throughout the residence have chalking and peeling paint. The kitchen has a seamless vinyl floor and fluorescent and incandescent light fixtures. An additional porch at the east end of the residence has damaged vinyl floor tiles, paneled walls and contains waste paper, cardboard, small tools, bicycle and old furniture. A living room and bedroom have carpeted floors paneled and painted plaster walls, plaster ceilings and incandescent lighting. The bathroom has a linoleum floor, plastic tile and painted plaster walls and interlocking ceiling tiles.

A wood stairs off of the kitchen leads to the second floor. The second floor of the residence has painted plaster walls and ceilings throughout. The painted surfaces are in poor condition. A floor-level access hatch off of the second floor hallway provides access to insulated areas above the first floor ceilings. This area has Zonolite insulation between the ceiling joists. Broken sheets of fiberboard are scattered on top of the insulation.

A wood stairs off of the east porch leads to the basement. The basement has a concrete and dirt floor, stone and mortar walls and a wood beam ceiling. The residence has only a partial basement. The remaining areas consist of a crawl space with a dirt floor. The basement contains a forced-air fuel oil furnace, aboveground fuel oil tank, electric water heater, washer, dryer, concrete utility sinks, well water pressure tank, empty plastic bottles, cans of house paint and miscellaneous debris and garbage. The fuel oil tank is located in a cubby hole at the east end

of the basement (**Photograph # 1 Appendix F**). The area beneath the tank consists of damp and wet soil. The tank and its filter are in a deteriorated condition. FOX could not determine how much if any fuel oil is present in the tank. The fill and vent pipes for the fuel oil tank are located outside on the east side of the building (**Photo # 3**). The damp soil beneath the tank could be the result of fuel oil leakage or rain and surface water run-off around the pipes above the tank.

The furnace is also in a deteriorated condition and its ability to operate properly is unknown. There are several boxes of empty plastic bottles and additional debris at the west end of the basement (**Photo # 4**). A wood shelf contains an old electric motor and a few gallons of house paint. A well water holding tank is located next to the basement stairway (**Photo # 9**). The tank was installed on August 4, 1982 by Schaeffer Bros. Pump Company, Germantown, Wisconsin. The wellhead is located in a grassy area on the east side of the building (**Photo # 8**). The building is also connected to the city of Milwaukee water and sewer systems. The water supply lines are located at the west end of the basement.

A room directly south of the kitchen appears to have been used as an office. The room is filled with paper records, filling cabinets and miscellaneous debris. The walls and ceiling have deteriorated painted plaster surfaces. The are offices and a large open room to the south of the residence. The offices have painted concrete floors, suspended ceiling tiles, papered walls and recessed fluorescent lighting. There is fiberglass insulation above the suspended ceiling. A restroom at the south end of the offices has a seamless vinyl floor, gypsum ceiling tiles, fluorescent lighting and contains a small electric water heater.

An exterior door on the east side of the building leads into another group of offices. The offices have paneled walls, suspended ceiling tiles and flush-mounted fluorescent light fixtures. A door off of one office leads to a small garage at the southeast corner of the building. The garage has a concrete floor, paneled and fiberboard walls and a fiberboard ceiling. The garage contains obsolete and junked auto parts, waste automotive battery and several small containers of waste oil. A large area of the concrete floor is stained around a container of waste oil (**Photo # 2**). FOX observed a large crack in the floor within the stained area. A coffee can in the southeast corner of the garage contains waste oil.

A door off of the large office south of the residence leads to a second garage at the southwest corner of the building. A wood stairway leads down to the garage. There are cans of paint and boxes containing empty one-quart bottles of motor oil stored next to the stairway. The garage has a concrete floor, aluminum or steel sidewalls, metal ceiling and skylights. Replacement automotive parts are stored on shelves at the east end of the garage. At the time of the site inspection the garage contained three (3) school buses. There are two (2) storm sewers in the garage. The concrete around the storm sewers is stained. The storm sewers contain liquid approximately one (1) foot below the surface of the floor. FOX used a wood probe to investigate the contents of the storm sewers. Both storm sewers contain oily liquids which have a petroleum product odor (**Photos 5 & 6**). There are oil stains beneath the school buses due to leakage from engine and transmission parts. Several stains and pools of oil are in close proximity to the storm sewers.

A large open container next to the east wall of the garage contains waste oil and oily rags (**Photo # 7**). Thirty (30) gallon and a five (5) gallon cans contain used oil-dry compound. Two additional open cans contain antifreeze and waste oil. An automotive engine is stored on the

floor between two school buses. The engine has been placed on a large rubber tire. Additional automotive parts are stored along the west and north ends of the garage. There are tool cabinets and work benches along the west wall of the garage. A five (5) gallon pail next to two (2) drums at the southwest corner of the garage contains waste oil (**Photo # 10**). One fifty-five gallon drum contains waste oil and the contents of the second drum could not be determined (**Photo # 11**). There is staining on the floor around the drum of waste oil.

A bucket next to the west wall of the garage contains oily rags. A small storage room at the north end of the garage has a concrete floor and a plasterboard ceiling. The storage room contains spray solvents, paint and miscellaneous supplies used in the maintenance of motor vehicles. Materials stored on top of the storage room include radiator and heater hoses, cardboard and obsolete and damaged automotive parts. An automotive transmission is stored on a workbench at the north end of the garage.

The exterior of the building consists of stained wood siding and steel or aluminum siding. The building has a shingled roof. The large garage has a metal roof. There are a few waste automotive tires on the west side of the building, north of the large garage. There is stained soil and gravel around the waste tires. An aboveground tank is located on the west side to the large garage (**Photo # 20**). The tank is mounted on a steel platform and its contents are unknown. There is no surface staining beneath the tank.

There is a school bus parked at the southwest corner of the building. The school bus contains garbage, cardboard, tools, containerized materials and miscellaneous debris. FOX observed an automotive gasoline tank stored beneath the bus. Some areas beneath the bus are stained by liquids leaking from the vehicle's hoses, engine or transmission. There is a large pile of waste tires next to the front of the bus. A fifty-five (55) gallon drum stored next to the front of the bus is approximately one-third full. The drum's contents are unknown. Two (2) 55-gallon drums stored south of the garage's overhead doors appear to contain waste oil. There is stained gravel directly south of the overhead doors (**Photo # 24**). A 55-gallon drum stored next to the rear of the bus is approximately one-half full. The drum originally contained a coolant, however, its present contents are unknown.

There are junk motor vehicles, discarded auto parts, rear axles, automobile engine and waste tires stored outside along the west property boundary and on the northwest quadrant of the site (**Photos # 15 & 16**). FOX could not determine whether stained soils exist beneath the automobile engine. A storm sewer at the northwest corner of the site appears to have been filled with gravel. The west boundary of the site slopes downward significantly to the west, toward the Hentzen Coatings property.

There is a sanitary sewer manhole along the west property boundary, toward the north end of the site. Additional materials stored along the west boundary include an automobile gas tank, transmission and the rear end from a large vehicle. These materials are stored on the gravel surface. Additional junked motor vehicles are parked on the gravel area directly southwest of the buildings on the site. A junked pickup truck contains old and damaged automobile parts, fluorescent light ballasts and miscellaneous waste products. Moving to the south, along the west end of the site FOX observed bicycle tires, scrap lumber, automobile springs, waste tires and a 55-gallon drum with no cover. The drum appears to contain gravel and water. Some staining was observed on the soil and gravel around the waste products.

Further south at the west end, FOX encountered scrap automotive parts, automobile gas tank, steel trailer, rubber hoses, truck containing discarded fluorescent fixtures, oil filters and a discarded propane cylinder (**Photos # 21 & 22**). The discarded automobile parts are scattered over a large area at the west end of the property. Heavily stained soil was observed in a grassy area next to a tree stump at the west end of the property, south of the building (**Photo # 17**). The vegetation around the stained area has been killed off.

There are waste tires and wheels scattered on the ground at the far south end of the site, at the west end (**Photo # 23**). Small amounts of gravel and waste concrete are deposited on an embankment directly east of the waste tires. The vegetation at the southwest corner of the site is dense and approximately 8-10 feet tall. There is no evidence of dumping around the perimeter of the vegetation. The site slopes downward to the south from a 15-20 foot embankment along the south boundary of the property. A large portion of the south end of the property consists of a gravel parking area (**Photo # 18**). There are additional junked motor vehicles at the south end of the site (**Photo # 19**). FOX observed small amounts of broken glass from car windows along the south end of the parking area. Additional debris along the south end of the parking lot includes scrap lumber, car seats, fire extinguishers and waste tires.

There is a large burn pile at the south end of the parking lot that contains bottles, cans, oil filters and miscellaneous material (**Photo # 13**). An additional small burn pile is located on a grassy area directly west of the large burn pile. There is a five (5) gallon can of waste oil at the edge of the parking area, at the south end adjacent to natural vegetation (**Photo # 14**). A long cloth in the waste oil can is soaked with oil. There is staining on the gravel around the waste oil can.

Mr. William C. Pittman, the current owner of the property arrived at the site while FOX was inspecting the south end of the property. According to Mr. Pittman, the storm sewers in the large garage are equipped with traps to prevent the release of liquids to the sewer system. Mr. Pittman also informed FOX that a septic tank at the site was disconnected, abandoned and filled with expanding material. According to Mr. Pittman the waste oil on the site is to be picked up and recycled or disposed of. Mr. Pittman informed FOX that there are no underground storage tanks on the property.

There are waste tires, scrap wood, discarded automotive parts, two (2) 55-gallon drums and a five (5) gallon pail containing waste oil in a grassy area directly south of the garage and west of the parking lot (**Photo # 12**). The drums are lying on their sides. One drum appears to be empty and the second drum contains a small amount of unknown liquid. Two (2) additional drums at the north end of the grassy area are full of liquid. One drum appears to contain waste oil and the contents of the second drum could not be identified. A five-gallon pail in the grassy area contains waste oil. The waste oil has overflowed onto the soil below.

There are two (2) junked school buses on the northeast section of the site. The buses are filled with discarded automotive parts. There is an old stone foundation and wood enclosure east of the buildings. The foundation is probably leftover from the removal of the barn at the site in 1961. There is a large pile of scrap wood, tree limbs, tree trunks and cut up tree branches inside the wood enclosure. Materials stored inside the old barn foundation include waste tires, automobile engine, discarded tank of propane, automobile bumpers, car batteries and scrap lumber. There are seven (7) 55-gallon drums stored on the ground within the wood enclosure,

west of the barn foundation. Six (6) drums are full and one (1) is empty. Two (2) drum tops are covered with waste oil. The soil around several of the drums is heavily stained.

There is an outside storage area on the south side of the building, between the large and small garages. Materials stored at this location include seats from buses, 55-gallon drums, waste tires, snow plow, five-gallon pail of transmission fluid and car batteries. One drum is equipped with a manual pump and contains motor oil. The other two (2) drums appear to contain waste oil. The pail containing transmission fluid has no cover. A large area of the gravel within the storage area is stained.

There is a large aboveground storage tank resting on the gravel surface next to the southeast corner of the building. The tank is not labeled and its contents are unknown. A three-sided enclosure directly west of the tank contains five (5) 55-gallon drums. The drums contain unknown amounts of liquids which could not be identified.

There are two (2) additional drums stored next to a wood enclosure approximately 75 feet southeast of the building. One drum is full of an unknown liquid and the second is empty. An old 250 gallon fuel oil tank is resting on the ground next to the two drums. The tank is approximately one-third full and appears to contain waste oil. The soil beneath the tank is heavily stained.

There are two (2) junked pickup trucks and a wood storage shed on a grassy area, southeast of the building. FOX observed a dark fluid leaking out of one of the trucks, staining the soil below. The storage shed contains discarded windows, scrap lumber and yard tools. Materials stored around the outside of the shed include car batteries and scrap wood. There are old exhaust and tail pipes and waste tires on the grass along the east outside wall of the barn foundation.

An additional gravel parking area at the far northeast corner of the site contains a few waste car batteries and minor staining. The area between the cyclone fence and West Mill Road is grass-covered. The grassy area slopes downward to the north. There are two (2) piles of pea gravel on the west side to the driveway, next to the entrance gate. There is no staining on or around the pea gravel. There is a power company transmission line adjacent to the east boundary of the site. The transmission lines are mounted on steel towers.

POTENTIAL ENVIRONMENTAL LIABILITIES

Based on site history and the observations made during this environmental assessment there appears to be the following potential environmental liabilities:

- There are storm sewers that contain oily liquids.
- There are drums, tanks and pails that contain waste oil, transmission fluid, antifreeze and unknown liquids.
- There are stained soils and gravel on the outside areas of the property and stained floors in two garages.

- There is an aboveground fuel oil tank in the basement.
- There are two aboveground storage tanks outside on the property.
- There are two burn piles on the property.
- There are discarded automotive parts, tires, propane cylinders, light fixtures and miscellaneous debris on the site.
- There are various building materials which may contain asbestos.
- There are painted surfaces which could contain lead-based paint.
- There are waste lamps and bulbs that require proper disposal.
- There are fluorescent light ballasts that could contain PCBs.
- There are power company transmission and primary distribution lines adjacent to the east and south property boundaries.

SUMMARY AND RECOMMENDATIONS

In conclusion, based on the observations made and the information reviewed during the course of this environmental assessment, there appears to be the following real or potential environmental impairments, or risks to impairment that represent existing or potential financial and legal liabilities to responsible parties:

- Two (2) storm sewers in the large garage contain oily liquids. Oil and other products used in the maintenance of motor vehicles may have entered the storm sewers due to spills, leakage or careless practices. A wood probe inserted into the storm sewers became darkly stained and had a strong petroleum product odor. FOX observed oil on the concrete floor of the garage in close proximity to the sewers.

  FOX recommends that the oily liquid in the storm sewers be removed and properly disposed of according to current regulations. When empty, the sewers should be inspected for sludge, cracks or fissures. The sewers should be cleaned to remove any sludge or heavy deposits. Any cracks or damaged areas in the storm sewers should be promptly repaired.

- There are drums, aboveground tank, pails and cans on the property that contain waste oil, transmission fluid, antifreeze and unknown liquids. The containerized materials are located in both garages, three-sided enclosure at the south end of the building and outside on several areas of the property. Many of the waste containers are not covered and others have overflowed onto the soils and gravel below. The liquid wastes on the property should be identified and removed from the site for proper disposal and/or recycling according to current regulations.

- FOX observed staining on the floors of both garages and on the soil and gravel where containerized wastes have been stored. Additional outside areas have staining due to spills and/or careless disposal and maintenance activities. The small garage at the southeast corner of the building has a concrete floor with a large area of staining. At the time of the site inspection there was a container of waste oil at the center of the stained concrete. The concrete floor in the large garage has pools of oily liquid. Oily liquid was observed leaking from one of the school buses in the garage. Other areas of the garage floor were stained due to spills and maintenance activities. Soil and gravel staining was observed outside in the areas where liquid wastes have been stored. Additional stained soils were observed due to spills and dumping of liquid wastes.

  FOX recommends that the garages and outside areas of the property be reinspected following the removal of the containerized waste at the site. The concrete floors in both garages should be cleaned to remove staining from petroleum products. The stained areas in the garages should be inspected for cracks or joints to determine whether the underlying soils could have been contaminated. The stained soils and gravel on the site should be excavated, removed and properly disposed of according to current regulations. Soil samples may have to be collected and analyzed to determine whether additional excavation and remedial action activities are necessary.

- There is an aboveground fuel oil tank in the basement of the residence. The fuel oil tank is in a deteriorated condition and its integrity is unknown. The furnace connected to the fuel oil tank is deteriorated and its ability to operate properly is questionable. There is damp and wet soil beneath the tank. FOX could not determine whether the wet and damp soil is due to leakage of fuel oil or the infiltration of rain water through a wood closure around the vent and fill pipes above. The future need for the fuel oil tank should be determined. The tank should be removed and properly disposed of if it is no longer needed. If the tank is to remain in the basement FOX recommends that if be equipped with secondary containment to prevent the loss of product due to overfilling, leaks or spills. The secondary containment vessel should be constructed of impermeable material. In addition, FOX recommends that the soil below the tank be sampled and analyzed for diesel range organics (DRO) to verify that leaking fuel oil has not caused contamination.

- There are two (2) aboveground storage tanks (AST) on the property. One tank is located at the southeast corner of the building and the second at the northwest corner of the building. Neither tank is labeled to identify their contents. FOX recommends that the future need for the tanks at the site be determined. If no longer required for use the tanks should be removed and properly disposed of according to current regulations. If the tanks are to remain on the property two (2) changes need to be completed. The tanks should be labeled to identify their contents and secondary containment's should be constructed beneath each tank. The containment vessels should be constructed of impermeable material to prevent releases to the environment due to spills, overfilling or leakage.

- There are two (2) burn piles on the property. The burn piles are located at the south end of the site, one on the gravel parking area and a second on a grassy area directly to the west. The burn piles contain oil filters, bottles, cans, wood and miscellaneous materials. FOX recommends that the materials from the burn piles be removed and disposed of according to current regulations. Following cleanup activities, the soil and gravel beneath the burn

piles should be inspected to determine whether staining or evidence of contamination is present.

- The site is covered with discarded automotive parts, car batteries, tires, light fixtures, propane cylinders (2) and miscellaneous debris. The majority of the materials are located on the southern two-thirds of the property. FOX recommends that these materials be removed from the site for recycling or proper disposal according to current regulations.

- There are various building materials including ceiling tile, plaster, vinyl floor tile and/or mastic, ceramic tile and/or mastic, plasterboard joint compound, and roofing underlayment which could contain asbestos in the nonfriable form. These materials are assumed to contain asbestos until they are tested and a determination is made that they do not contain asbestos. **FOX does not do destructive sampling**, therefore, we recommend that building materials assumed to contain asbestos should be sampled prior to any sanding, drilling, demolition, remodeling or repairing.

- There are painted metal, plaster, wood, concrete and plasterboard surfaces throughout the building. The painted surfaces in the building are in poor condition. Several areas of the painted surfaces are peeling and in a deteriorated condition. Painted surfaces in buildings constructed prior to 1978 may contain lead-based paint. Due to the age of the building a high probability exists that lead-based paints were used in the past.

  FOX recommends that an operations and maintenance program be developed. The program should document the location of chipping, peeling, or "chalking" paint, designate either repair or removal for specific areas, periodically inspect the painted surfaces for additional damage, and have a plan for maintenance work involved in removing the paint.

- Waste fluorescent lamps and incandescent bulbs are generated at the site through replacement activity. FOX assumes that the waste fluorescent lamps and incandescent bulbs are placed in the trash dumpster for disposal. Fluorescent lamps contain mercury to aid in the illumination process and incandescent bulbs may contain lead solder. The WDNR has issued a memorandum which sets the guidelines and requirements for the proper disposal of waste lamps and bulbs by businesses in the state of Wisconsin (**Appendix G**). The guidance memorandum does not permit businesses to dispose of waste lamps and bulbs in a sanitary landfill. FOX recommends that the waste lamps and bulbs be disposed of according to the guidelines and requirements listed in the WDNR memorandum.

- There are fluorescent light fixtures in the building that due to their age could have ballasts that contain polychlorinated biphenyls (PCBs). Most manufacturers used PCBs in ballasts prior to 1979. State regulations do not require their removal simply due to that discovery. This is a potential environmental financial burden, because removal of these lights (i.e. for remodeling purposes, demolition, etc.) in the state of Wisconsin requires that the ballasts be disposed of in accordance with NR 157 and its guidelines. FOX recommends that the ballasts be inspected prior to disposal to determine whether they contain PCBs.

- Wisconsin Electric Power Company transmission lines extend along the east boundary of the site. The transmission lines are mounted on steel towers. There are transmission lines

and primary distribution lines adjacent to the south boundary. The power lines can create electromagnetic (electric and magnetic) fields (EMF). Electric fields are created by voltage and magnetic fields are created by current. EMF is an invisible area of energy. EMF occurs around power lines, appliances, light fixtures and electric wiring. Electric fields occur even when voltage is present but electrical current is not flowing. Magnetic fields are present only when current is flowing. It has been reported in recent years that EMF may be potentially harmful to humans. There is no known corrective action except to move away from the source of EMF or to have the lines carrying electricity configured differently. FOX makes no recommendation. Mr. Noel J. Cutright, Senior Terrestrial Ecologist, Environmental Department, Milwaukee, Wisconsin, is available for additional information relative to on-site measurements of magnetic fields and the characteristics of EMF.

LIMITATIONS

Fox Environmental Services, Inc.'s site assessment was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area and FOX observed that the degree of care and skill generally exercised by other consultants under the same circumstances and conditions. Fox's findings and conclusions must not be considered as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the preliminary environmental site assessment. No other warranty, expressed or implied is made. Specifically, Fox does not and cannot represent that the site contains no hazardous material, oil or other latent condition beyond that observed by Fox during its site assessment.

The conclusions presented in this report are professional opinions based solely upon visual observations. Our interpretation of the available historical information and documents reviewed, as described in this report, were considered in the conclusions. This report is intended for the sole use of M & I Marshall & Ilsely Bank.

The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, conclusions, or recommendations is at the risk of the said user.

APPENDIX A

Assessor Records

PREMISE 06815 06815 W MILL RD OWNERS NAME & MAIL ADDRESS
KEY-NO 154-9996-100-3-S/A 0 YR 1995 PLAT 154-01 WILLIAM C PITTMAN

CURRENT	MER	CLASS SYMBOL	PREVIOUS	MER		
	124,500	LAND	124,500		6815 W MILL RD	
	38,400	IMPRV	38,400		MILWAUKEE WI	532180000
	162,900	TOTAL	162,900		CON 05 88 WD 283.50	DROP 00000
	00	EXM TYPE		00	REASON	RATE 01
0.0000	0	EXM LAND		0	VALUE 02/25/94	NAME 08/18/88
0.0000	0	EXM IMPRV		0	CHANGE J00001	DIVISION 60074
	0	EXM TOTAL		0	EXM ACRE .00	NEIGH 6208 -

BLDGTYPE	C092	STORIES	1.0	BSMT		ATTIC		UNITS	0
SQFTBLD	1009	EFFAGE		AIRC		SWMPL		FRPL	
1ST FLR	0	TTLRMS	0000	BDRMS	0	BATHS	0	FWDRMS	0
LOTSZ	271110	ZNG	ID40	CENTR	13	PRKNG	0	GARTP	
LAND USE	4151	YRBLT	1913	YRRMDL	0	DATE 08/21/95		TIME 14.09	

LEGALS LANDS IN NW 1/4 SEC 27-8-21
DESCRIPTION COM 55' S OF NE COR SD 1/4 SEC-TH S 766.40'-TH SWLY 345.54'
-TH N 852.17'-TH E 335' TO BEG

APPENDIX B

Chain of Title Report

KNIGHT-BARRY TITLE, INC.

835 WISCONSIN AVENUE, P.O. BOX 98, RACINE, WI 53401 WI TOLL FREE 1/800/242-3151
METRO: 765-9440 PHONE: 414/633-2479

August 24, 1995

Mr. Jerry Frank
Fox Environmental Services, Inc.
5150 N. Port Washington Road, Suite 250
Milwaukee, WI 53217

JOB NO.: 95-780
ORDER NO.: M-211,597

CHAIN OF TITLE REPORT

In accordance with your request, we have made an examination of the records and files in the Office of the Register of Deeds of Milwaukee County, since January 1, 1940 at 8:00 A.M. to July 3, 1995 at 8:00 A.M., the effective date of this report, and find the following of record affecting the below-referenced premises:

PROPERTY ADDRESS: 6815 W. Mill Road

1940 Property owned by Joseph Wagner.

1942 Warranty Deed executed by Paul Wagner, as executor under the Last Will and Testament of Joseph Wagner, sometimes written Joesef Wagner, Deceased to William Wagner and Lucille Wagner, husband and wife, dated September 17, 1942 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on September 19, 1942 in Volume 1820 of Deeds, at page 115, as Document No. 2392203.

1988 Warranty Deed executed by William Wagner and Lucille Wagner, husband and wife to William C. Pittman, dated May 18, 1988 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on May 24, 1988 in Reel 2214, Image 487, as Document No. 6173019.

NOTE: Judgment to Foreclose on subject property recorded on June 20, 1994.

(continued)

This examination does not include judgments, federal tax liens or state tax liens, mortgages, construction or maintenance liens, restrictions, easements, special assessments, general taxes or assessments, laws, zoning and other ordinances unrecorded, regulating and restricting the use of said premises.

Very truly yours,

KNIGHT-BARRY TITLE, INC.

BY: Richard W. Wosilait
Richard W. Wosilait
Title Examiner

APPENDIX C

Hazardous Waste Generator - 1993

EPA ID# / DNR FAC ID# | FACILITY NAME & LOCATION ADDRESS | HW CONTACT PERSON, MAILING ADDRESS, & TELEPHONE | SIC CODE(S) / HAZ WASTE ACTIVITY (A=ACTIVE I=INACTIVE) / COUNTY & DISTRICT ABBRV

WASTE INFO INCLUDING: WASTE CODE, DESCRIPTION, AMT GENERATED, UNIT, AMT GEN IN LBS, & TOTAL LBS SHIPPED TO ID#S LISTED

WID988575379 HELWIG CARBON PRODUCTS INC | HARVEY A KROENING DIR PURCH 414/362-6242 | 3624
241370140 8900 W TOWER AVE | PO BOX 24400 | HW GENERATOR - LARGE (A)
MILWAUKEE WI 53224 | MILWAUKEE WI 53224 0400 | MILWAUKEE SE

D008 CUTTING AND MACHINING OF CARBON/GRAPHITE PLATES
AMT_GEN: 150,000 LBS LBS_GEN: 150,000 LBS_SHIPPED: 150,000 SHIPPED TO: ILD000805812

WID066867060 HENKEL CORP KEPEC PRODUCTS DIV | VOLKER LORENZ SITE MGR 414/764-3200 | 2899
241232310 7760 S 6TH ST | 7760 S 6TH ST | HW GENERATOR - LARGE (A)
OAK CREEK WI 53154 | OAK CREEK WI 53154 | MILWAUKEE SE

D007 MIXTURE OF POWDERED PIGMENTS FROM PIGMENT BLENDING OPERATION, CONTAINING LEAD CHROMATE PIGMENTS.
AMT_GEN: 675 LBS LBS_GEN: 675 LBS_SHIPPED: . SHIPPED TO:

F005 FLAMMABLE SPENT SOLVENTS, LATEX & EMULSION WASTE, & PIGMENTS CONTAINING LEAD. CONTAINS TOLUENE, N-B
AMT_GEN: 23,193 LBS LBS_GEN: 23,193 LBS_SHIPPED: 24,543 SHIPPED TO: MID980615298

WID023204795 HENNESSEY MOTORS INC | WILLIAM R HENNESSEY PRES 608/935-3326 | 3523
125024020 RTE 1 HWY 23 N | RTE 1 HWY 23 N | HW GENERATOR - SMALL (A)
DODGEVILLE WI 53533 | DODGEVILLE WI 53533 | IOWA SD

F001 IGNITABLE SPENT SOLVENT FROM LINE FLUSHING AND CLEANING
AMT_GEN: 3,031 LBS LBS_GEN: 3,031 LBS_SHIPPED: 3,031 SHIPPED TO: WID980896633

WID023394158 HENTZEN COATINGS INC | STEVEN W GRYZKEWICZ ENV 414/353-4200 | 2851
241017590 6937 W MILL RD | 6937 W MILL RD | HW GENERATOR - LARGE (A)
MILWAUKEE WI 53218 | MILWAUKEE WI 53218 | MILWAUKEE SE

D001 PAINT, FILTERS AND RAGS. IGNITABLE AND NON-IGNITABLE, USED FOR FILTERING PAINT AND RAGS USED FOR CL
AMT_GEN: 30,522 LBS LBS_GEN: 30,522 LBS_SHIPPED: 30,522 SHIPPED TO: WID023350192

D001 PAINT, OUT-OF-DATE PRODUCTS AND WASTE, IGNITABLE, VAROIUS SOLVENTS, PIGMENTS & RESINS.
AMT_GEN: 54,242 LBS LBS_GEN: 54,242 LBS_SHIPPED: 54,242 SHIPPED TO: WID990829475

D002 AQUEOUS, CAUSTIC SLUDGE FROM THE CLEANING OF TOTE TANKS, CORROSIVE, POTASSIUM HYDROXIDE.
AMT_GEN: 14,109 LBS LBS_GEN: 14,109 LBS_SHIPPED: . SHIPPED TO:

F005 IGNITABLE SPENT SOLVENT FROM THE CLEANING OF PRODUCTION EQUIPMENT; MIXTURE OF XYLENE, TOLUENE, MEK,
AMT_GEN: 685,847 LBS LBS_GEN: 685,847 LBS_SHIPPED: 685,842 SHIPPED TO: WID990829475

F005 IGNITABLE SLUDGE FROM CLEANING OUT OF 300 GL., SPENT WASH SOLVENT, TOTE TANKS, MIXTURE OF XYLENE, T
AMT_GEN: 18,229 LBS LBS_GEN: 18,229 LBS_SHIPPED: 18,229 SHIPPED TO: WID023350192

APPENDIX D

WDNR LUST Project - Hentzen Coatings, Inc.

State of Wisconsin
Department of Natural Resources

TOXIC AND HAZARDOUS SPILL REPORT

Form 4400-91 Rev. 6-86

State Div. Emergency Gov't. (608) 266-3232
U.S. Nat'l. Response Center (800) 424-8802
Chemtrec/Pesticides/Chlorine (800) 424-9300

Spill ID Number
Y Y M M D D 0-99

Date of Incident	Day of Week	Time of Incident	Reported By (Name)	Telephone Number
10/09/87	Friday	☐ A.M. ☐ P.M.	Dana Haugla	(414) 643-2748
Date Reported	**Day of Week**	**Time Reported**	**Agency or Firm Reporting**	**Reported thru Div. Emergen. Gov't.**
10/09/87	Friday	2:00 ☐ A.M. ☒ P.M.	Radian Co.	☒ Yes ☐ No

Substance Involved	Quantity	Units	Person or Firm Responsible	
Chemical contaminants	Unknown		Hentsen Coatings	Al Wohlferd
Substance Involved	**Quantity**	**Units**	**Contact Name**	**Telephone Number**
				(414) 353-420

Physical Characteristics

☐ Solid ☐ Liquid Color ____
☐ Semi-solid ☐ Gas Odor ____

Address — Street or Route: 6937 W. Mill Road

City, State, Zip Code: Milwaukee, WI 53218

Cause of Incident
Tank removed, contaminants were found in hole

Exact Location Description (intersection, mileage, etc.)
6937 W. Mill Rd., Milwaukee, WI

County Location	¼¼, ¼, Section, Town, Range	DNR Dist	DNR Area
Milwaukee	___, ___, ___, T___N, R___		

Groundwaters Affected: ☒ Yes ☐ No ☐ Potential

Surface Waters Affected: ☐ Yes ☐ No ☐ Potential

Name of Surface Water:

Date District Notified	Day of Week	Time District Notified
10/09/87	FRiday	2:05 ☐ A.M. ☒ P.M.

District Person Notified	Telephone Number
Phyllis Shanks	(414) 562-9615

Date Investigated	Day of Week	Time Investigated
		☐ A.M. ☐ P.M.

Person Investigating: Telephone Number ( )

Action Taken By DNR

☐ No Action Taken ☐ Investigation ☐ Supervise/Conduct Cleanup
☐ Spiller Required To Take Action; Type ____
☐ Contractor Hired By DNR; Name ____
☐ Amount Recovered ____
☐ 29.29 Enforcement

Other Agencies on Scene

Local ____
State ____
Federal ____

Action Taken By Spiller

☐ No Action Taken ☐ No Notification ☐ Investigate
☐ Containment; Type ____
☐ Cleanup; Method ____
☐ Amount Recovered ____
☐ Monitor ____
☐ Contractor Hired; Name ____
☐ Other Action ____

Spill Location

☐ Industrial Facility/Paper Mill/Chem. Co.
☐ Gas/Service Station/Garage, Auto Dealer, Repair Shop
☐ Ag Coop/Facility/Cheese Factory/Creamery
☐ Other Small Business (bank, grocery, insurance co., etc.)
☐ Public Property (city, county, state, church, school, etc.)
☐ Utility Co., Power Generating/Transfer Facility
☐ Private Property (home/farm)
☐ Pipeline, Terminal, Tank Farm, Oil Jobber/Wholesaler
☐ Transportation Accident, Fuel Supply Tank Spill
☐ Transportation Accident, Load Spill
☐ Construction, Excavation, Wrecking, Quarry, Mine
☐ Other ____

Spilled Substance Destination

☐ Air
☐ Soil
☐ Groundwater
☐ Surface Water
☐ Storm Sewer
☐ Sanitary Sewer
☐ Contained/Recovered
☐ Other ____

Person Filing This Report (print name)

Signature	Date Signed

Additional Comments:
Radian Co. was at Hentsen Coatings to remove an underground tank. When the tank was removed, there was an unknown amount of chemical contaminants remaining in the hole. Tests were taken to determine that the chemicals were contaminants.

State of Wisconsin
Department of Natural Resources

TOXIC AND HAZARDOUS SPILL REPORT

Form 4400-91 Rev. 6-86

State Div. Emergency Gov't. (608) 266-3232
U.S. Nat'l. Response Center (800) 424-8802
Chemtrec/Pesticides/Chlorine (800) 424-9300

Spill ID Number
Y Y M M D D 0-99

Date of Incident	Day of Week	Time of Incident	Reported By (Name)	Telephone Number
10-09-87	Friday	Unknown ☐ A.M. ☐ P.M.	Karen (DNR MADISON)	( )
Date Reported	**Day of Week**	**Time Reported**	**Agency or Firm Reporting**	**Reported thru Div. Emergen. Gov't.**
10-09-87	Friday	2:00 ☐ A.M. ☒ P.M.	Radin Company(Dana Haugla)	☐ Yes ☒ No

Substance Involved	Quantity	Units	Person or Firm Responsible
Chemical contaminants	Unknown		Hentsen Coatings Inc.
Substance Involved	**Quantity**	**Units**	**Contact Name / Telephone Number**
			( )

Physical Characteristics

☐ Solid ☐ Liquid Color ____
☐ Semisolid ☐ Gas Odor ____

Address — Street or Route: 6937 West Mill Road Avenue
City, State, Zip Code: Milwaukee, Wi

Cause of Incident: Unknown

Exact Location Description (intersection, mileage, etc.): 6937 W. Mill Road

County Location	¼¼, ¼, Section, Town, Range	DNR Dist	DNR Area
Milwaukee	___, ___, ___, T___ N, R___	SED	

Groundwaters Affected: ☒ Yes ☐ No ☐ Potential

Surface Waters Affected: ☐ Yes ☐ No ☐ Potential
Name of Surface Water:

Date District Notified	Day of Week	Time District Notified
10-09-87	Friday	2:05 ☐ A.M. ☒ P.M.

District Person Notified: Phyllis Shanks
Telephone Number: (414) 562-9696

Date Investigated	Day of Week	Time Investigated
		☐ A.M. ☐ P.M.

Person Investigating:
Telephone Number: ( )

Action Taken By DNR

☐ No Action Taken ☒ Investigation ☐ Supervise/Conduct Cleanup
☒ Spiller Required To Take Action; Type SCOPE OF WORK referred to Jim Schmidt.
☐ Contractor Hired By DNR; Name ____
☐ Amount Recovered ____
☐ 29.29 Enforcement

Other Agencies on Scene

Local ____
State ____
Federal ____

Action Taken By Spiller

☐ No Action Taken ☐ No Notification ☐ Investigate
☐ Containment; Type ____
☐ Cleanup; Method ____
☐ Amount Recovered ____
☐ Monitor ____
☒ Contractor Hired; Name Radin Company
☐ Other Action ____

Spill Location

☐ Industrial Facility/Paper Mill/Chem. Co.
☐ Gas/Service Station/Garage, Auto Dealer, Repair Shop
☐ Ag Coop/Facility/Cheese Factory/Creamery
☐ Other Small Business (bank, grocery, insurance co., etc.)
☐ Public Property (city, county, state, church, school, etc.)
☐ Utility Co., Power Generating/Transfer Facility
☐ Private Property (home/farm)
☐ Pipeline, Terminal, Tank Farm, Oil Jobber/Wholesaler
☐ Transportation Accident, Fuel Supply Tank Spill
☐ Transportation Accident, Load Spill
☐ Construction, Excavation, Wrecking, Quarry, Mine
☒ Other ____

Spilled Substance Destination

☐ Air
☒ Soil
☒ Groundwater
☐ Surface Water
☐ Storm Sewer
☐ Sanitary Sewer
☐ Contained/Recovered
☐ Other ____

3 will be large clean-up.

Person Filing This Report (print name)

Signature | **Date Signed**

Additional Comments:

While the Radin Comp was inspecting the removal of underground tanks at the Hentsen Coating Company they noticed underground chemical contaminants. Amount unknown. The person who

farm

HENTZEN COATINGS, INC.

TANK FARM AREA REMEDIATION

WORK PLAN

Hentzen Coatings, Inc.
6937 W. Mill Road
Milwaukee, Wisconsin 53218

October, 1987

INTRODUCTION:

Hentzen Coatings, Inc. is in the process of eliminating underground storage of solvents used in the production process and converting to state-of-the-art, aboveground storage at the Mill Road facility. This conversion includes the excavation and removal of 22 storage tanks. Tank integrity testing performed in 1986 indicated that seven tanks may be leaking. Initial excavation and removal operations have indicated that native soil and fill material in the immediate area contains measurable quantities of volatile organic compounds (VOC), notably toluene. Free liquid removed from the excavation also contained measurable quantities of VOC.

The following work plan has been prepared for excavation and removal of the remaining underground tanks.

RADIAN
CORPORATION

291-056-30-00

WORK PLAN FOR GROUND-WATER MONITORING AT THE HENTZEN COATINGS FACILITY, MILWAUKEE, WISCONSIN

Prepared for:

Hentzen Coatings, Inc.
6937 West Mill Road
Milwaukee, Wisconsin

Prepared by:

Radian Corporation
Milwaukee, Wisconsin

May 1988

8501 Mo-Pac Blvd./P.O. Box 201088/Austin, TX 78720-1088/(512) 454-4797

2.0 GENERAL ON-SITE CONDITIONS

The Hentzen Coatings property includes approximately 8.5 acres in north central Milwaukee County. The site is located in Section 27, T. 8 N, R. 21 E in an area zoned for heavy industrial land use. It is bordered to the north and south by Mill Road and the Chicago and North Western rail lines, respectively.

Following a brief description of project background, the regional and local environmental conditions, as determined through review of existing information, are presented.

2.1 Background

Hentzen Coatings, Inc. has operated the paint manufacturing facility at 6937 West Mill Road in Milwaukee since 1963. The facility includes laboratory and office space, in addition to manufacturing and warehouse areas. Prior to 1987, a variety of solvents and other materials used in paint formulation were stored in 22 underground tanks. The tanks were located on the south and west sides of the plant, as shown on Figure 2-1.

Tank integrity testing conducted in 1986 revealed that at least seven of the underground tanks might be leaking. In response, Hentzen Coatings contracted Radian Corporation to develop a plan for and to supervise excavation and removal of all underground storage tanks. (Hentzen has subsequently converted to above-ground storage of all raw materials.)

During tank excavation and removal, measurable concentrations of solvents were identified in the native soil and fill surrounding the tanks, and in water associated with the fill. A variety of activities, some of which are ongoing, were initiated to remediate the identified contamination.

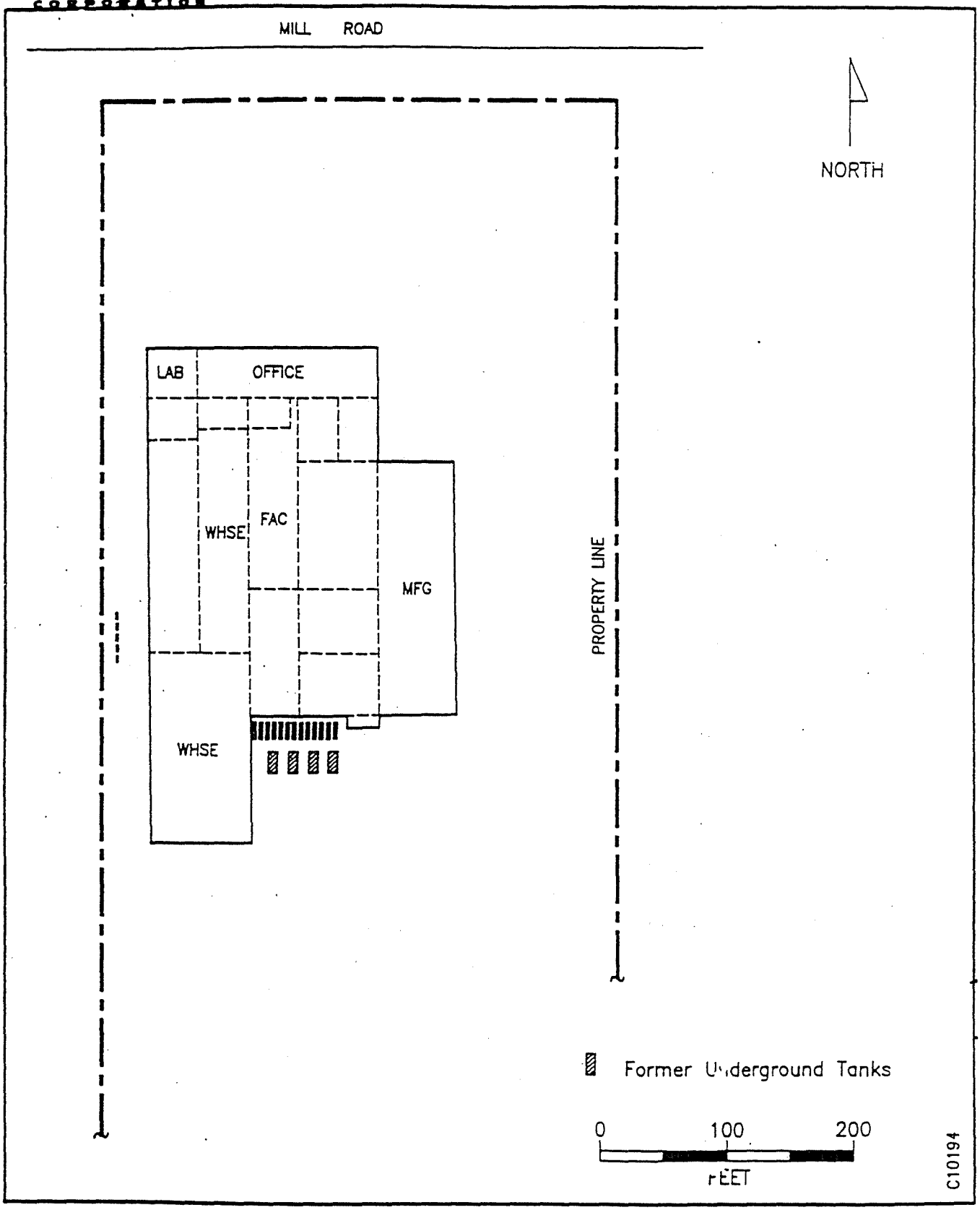


Figure 2-1. Former Locations of Underground Solvent Storage Tanks

PHASE II
SOIL AND GROUND WATER INVESTIGATION
HENTZEN COATINGS, INC.
MILWAUKEE, WISCONSIN

MAY 16, 1991

PREPARED FOR:

HENTZEN COATINGS, INC.
6937 WEST MILL ROAD
MILWAUKEE, WISCONSIN 53218

PREPARED BY:

ENVIRONMENTAL RESOURCES MANAGEMENT-NORTH CENTRAL, INC.
1110 NORTH THIRD STREET, SUITE 660
MILWAUKEE, WISCONSIN 53203

ERM PROJECT NO. 0158

PHASE II SOIL AND GROUND WATER INVESTIGATION
HENTZEN COATINGS, INC.
MILWAUKEE, WISCONSIN

1.0 INTRODUCTION

1.1 Purpose of the Investigation

This report summarizes the results of the Phase II Soil and Ground Water Investigation conducted by ERM-North Central, Inc. (ERM) at the Hentzen Coatings, Inc. (Hentzen) facility located at 6937 West Mill Road, Milwaukee, Wisconsin (Figure 1). The purpose of this investigation was to determine the degree and extent of the suspected soil contamination in the area immediately west of Hentzen's western property boundary, and to identify any potentially contaminated ground water beneath the site. The results of the investigation were used to make recommendations for additional investigative or remedial activities.

The Phase II Soil and Ground Water Investigation Work Plan, dated September 24, 1990, was developed by ERM and submitted and approved by the Wisconsin Department of Natural Resources (WDNR). Field work at the site consisted of a soil gas survey and a soil boring/monitoring well installation program, which began on December 5, 1990 and March 12, 1991, respectively.

1.2 Background

The Hentzen facility prepares various types of surface coatings through the blending of a variety of non-chlorinated organic solvents. In 1988, Hentzen closed two underground tank farms at the site and converted its raw material storage to a series of indoor, aboveground tanks (Figure 2). During the closure of 23 underground storage tanks in the two tank farms, it became apparent that soil contamination and possible ground water contamination had resulted from past releases of organic solvents from the storage tanks and/or connecting piping. As a result, Hentzen submitted a Notification of Potential Release to the WDNR.

Although a significant quantity of contaminated soil was excavated and treated on site during the closure of the tank farms, the extent of excavation was limited by the close proximity of facility buildings. As a result, the WDNR approved Hentzen's request to stop the removal of contaminated soil and to backfill the excavations with the stipulation that further investigations would be conducted to determine the degree and extent of soil and ground water contamination.

1.3 Previous Investigations

Radian Corporation (Radian) was subsequently retained by Hentzen to perform a Phase I Soil and Ground Water Investigation which is documented in a report dated May 1989.

During the Phase I Investigation, Radian completed four soil borings that were subsequently converted into four on-site monitoring wells (Figure 3). After the wells were installed and developed, ground water samples were collected from each well and submitted to a Radian laboratory for analysis of volatile organic compounds (VOCs). Based on the laboratory analytical results, Radian concluded that low levels of benzene, ethylbenzene, toluene and xylene (BETX) were found in monitoring wells MW-1A, MW-3A and MW-4A. Although detectable levels of VOCs were found in these wells, these levels are below the Ground Water Enforcement Standards for the State of Wisconsin. Elevated levels of xylene, toluene and ethylbenzene were found in monitoring well MW-2A just south of the tank farm on the western side of the property.

Radian also concluded that their appears to be little hydrogeologic connection between any of the monitored water-bearing units and that a number of perched water zones existed. Based upon their review of the local topography, Radian determined that the direction of site ground water flow would be toward the east-southeast.

2.0 INVESTIGATIVE METHODS

The methods of investigation used during this Phase II Soil and Ground Water Investigation followed the approved Work Plan, except as modified in response to actual field conditions. The following subsections describe the procedures implemented during the soil gas survey, subsurface soil sampling, installation of monitoring wells and ground water sampling.

2.1 Soil Gas Survey Methodology

The soil gas survey was conducted from December 5 through 7, 1990 on the adjacent property located next to Hentzen's western property line (Figure 4). Samples were collected and analyzed from a total of eighteen points, located on an approximate 25-foot by 25-foot grid along Hentzen's western property line. At each location, a 2-inch diameter hole was drilled through the asphalt pavement to allow the sampling probe to be driven to a depth of 2.5 feet. A vacuum pump was connected to the probe with Teflon tubing (Figure 5). A rotometer was then used to measure the air flow through the sampling train. The rotometer was set to obtain a reading of approximately 100 to 140, which corresponds to approximately 0.42 to 0.58 liters per minute (l/min). Because the volume of the sampling probe and train is approximately 1.5 liters, an ample air flow was available to purge the probe prior to sampling. After the system was purged, the sampling train was closed, the pump shut off, and the probe of an HNu photoionization detector (PID), equipped with an 11.7 eV lamp, was inserted into the sampling train to measure VOC levels in the soil gas. All of the screening results are shown in Table 1. The soil gas probe was cleaned between each sampling location by using a trisodium phosphate (TSP) wash followed by a distilled water rinse.

As shown in Figure 6, a "hot spot" (PID reading >200 Vppm) was identified at Sampling Point No. 3. The area of elevated soil gas readings (PID reading >10 Vppm) is relatively small and does not extend much beyond the Hentzen facility's western property line.

2.2 Soil Sampling

The soil investigation, which was conducted on March 12, 1991, was developed based on the results of the soil gas survey. Four soil borings, designated SB-1 through SB-4, were drilled and sampled to evaluate the vertical and lateral extent of soil contamination in the areas with elevated PID readings (Figure 7). The borings were advanced by Midwest Engineering Services, Inc. (MES) of Waukesha, Wisconsin by using a truck-mounted Diedrich 120 drill rig equipped with 4.25-inch I.D., hollow-stem augers.

Soil samples were collected from each boring with a 2-foot long, 2-inch diameter split-spoon sampler with a spring retainer. Continuous split-spoon samples were collected at 2-foot intervals at each boring location. Soil from each split spoon was composited and field screened for the presence of VOCs by using a PID and the headspace technique, visual observations, and the presence or absence of any odors. The headspace technique involves placing a representative portion of the split-spoon sample in a clean glass jar, agitating the sample and allowing it to equilibrate to ambient air temperatures. The PID detector is then used to screen the headspace above the soil sample. The PID measures total VOC concentrations in parts per million (Vppm) of isobutylene equivalents. All of the screening results, along with a lithologic description of the soil were recorded by an ERM geologist on the soil boring logs (Appendix A). A representative portion of each split-spoon sample was collected, placed in containers and kept on ice in a cooler until the sample was either sent to the laboratory for analysis or discarded.

Ground water was encountered at approximately 4.5 feet below ground surface (BGS). Based on field screening data, sampling intervals at or below the ground water interface contain the highest VOC concentration. Therefore, a soil sample was collected from the interval just above the ground water (2 to 4 feet BGS) and submitted for laboratory analysis of VOCs (Table 2). The samples were refrigerated overnight, picked up the next day by a CBC Environmental Laboratory courier, and transported to the CBC lab in Oak Creek, Wisconsin following standard chain-of-custody protocols.

All borings not converted to monitoring wells (SB-2 through SB-4) were abandoned in accordance with Chapter NR 141 of the Wisconsin Administrative Code (WAC). See Appendix B for soil boring abandonment records.

All sampling equipment was decontaminated prior to use and between samples to avoid cross contamination. Split-spoon samplers were scrubbed with Alconox detergent and rinsed with water. Clean augers, rods and other drilling equipment were used for each boring and all drill cuttings were contained in sealed 55-gallon drums and left at the investigation site. Proper disposal of the contents of these drums will occur after laboratory analysis.

2.3 Monitoring Well Installation

Because of the relatively small area of soil contamination identified during the soil gas survey, a single monitoring well was installed in the "hot spot" area identified at Sampling Point No. 3 during the soil gas survey (Figure 8). The monitoring well was used to secure

data to characterize the ground water quality beneath this area. The monitoring well was installed by MES on March 12, 1991 by using the same drilling equipment described in the soil boring program (See Section 2.2). The monitoring well was constructed in accordance with Chapter NR 141 of the WAC with a 2-inch, Schedule 40 PVC riser and a 10-foot section of Schedule 40 PVC screen equipped with a 10-slot opening (Appendix C). The well was positioned to straddle the water table interface of the uppermost aquifer, which occurred at approximately 4.5 feet BGS. Because a very shallow ground water table was encountered at the site, the monitoring well installation procedures described in the approved Work Plan required modification. The filter pack and sealing requirement lengths for the well were adjusted to provide sufficient sealing of the monitoring well casing. A filter pack composed of sand was placed in the annular space around the screen to approximately 6 inches above the top of the screen. Because of the presence of high ground water, the fine-grained silica sand was eliminated to allow for a better seal above the screen. The remaining well annulus was filled with bentonite chips to approximately 1 foot BGS. The well was fitted with a locked, flush-mounted protective pipe and concreted in place.

2.4 Ground Water Sampling

The new well was developed to provide low turbidity ground water samples representative of ambient ground water conditions in accordance with Chapter NR 141 of the WAC. The required documentation for the development of the well is included in Appendix C. Although the well was purged dry, ground water recovery allowed the use of a Teflon bailer to surge and purge the well. Approximately 15 gallons of water were removed during the development of the monitoring well. In addition to the development of monitoring well MW-5, the four existing on-site monitoring wells (MW-1A though MW-4A) were redeveloped to try and eliminate some of the turbid water found in the wells during the Phase I Investigation. Approximately 10 to 15 additional gallons were purged from those wells prior to the collection of ground water samples. All development waters were contained in sealed 55-gallon drums which are being stored at the investigation site. Proper disposal of the drummed water will occur after laboratory analysis.

Ground water samples were collected from all monitoring wells according to the procedures outlined below:

- The water level and total depth of each well were measured to the nearest 0.01 foot with respect to the established survey point on the top of the well casing. These well measurements were collected by using an electronic water level indicator.

- Water was purged using a dedicated Teflon bailer (MW-4A and MW-5A were sampled using the same bailer which included proper cleaning procedures between each sample) until at least three volumes of well water were removed and consistent conductivity and temperature values were obtained. The meter used to measure the pH of purged water during monitoring well development malfunctioned due to cold weather

- Water samples were collected using a Teflon bailer and immediately transferred to the laboratory-supplied sample containers. All ground water samples were analyzed for the VOCs shown in Table 2.

- All samples were placed on ice in a cooler and maintained at a temperature of 4 °C following collection.

- A new pair of sampling gloves was used for the collection of each ground water sample.

- Ground water samples were picked up the next day by a CBC Environmental Laboratory courier and delivered to their laboratory located in Oak Creek, Wisconsin in accordance with standard chain-of-custody protocols. A field blank was collected prior to sampling monitoring well MW-4A by dispensing distilled water through a decontaminated bailer (used to collect the ground water samples from monitoring wells MW-4A and MW-5) and placing the sample in an appropriate container. The field blank was analyzed for VOCs.

ERM retained Nienow Engineering Associates, Inc. as a subcontractor to amend an existing survey plat map of the site to include the newly installed monitoring well, in accordance with Chapter NR 141 of the WAC. The elevation of the ground surface, top of the well casing, and top of the protective cover was determined to an accuracy of ±0.01 feet and referenced to the National Geodetic Survey Datum Mean Sea Level (MSL) for each monitoring well. The survey plat map has been reproduced on Figures 4 and 5 and data related to monitoring well elevations are included in Table 3.

3.0 INVESTIGATION DATA

3.1 Site Specific Hydrogeology

The shallow geology at the site consists of fine-to-medium grained sandy, silty clay with variable gravel. There is a color change from reddish brown to brownish grey with depth where the soils become moist.

Two water bearing units were encountered at the site: an uppermost unit at approximately 4.5 feet BGS, and a lower unit at approximately 20 feet BGS. The saturated thickness of each of these water bearing units was not determined as part of this investigation. Because of the different ground water flow directions for the two water bearing zones, it does not appear that the two water bearing units are hydraulically connected as shown in Figure 9. The data suggests that the flow direction of the upper and lower water bearing units are toward the west-northwest and the south-southeast, respectively.

3.2 Soil Investigation Results

The soil gas survey results indicate the presence of VOCs in the area west of the Hentzen facility's western property line (Figure 6). PID readings from the soil gas survey range from less than 2.0 to 200.0 Vppm. The analytical data obtained during the soil boring program (Table 4) show that soils located above the uppermost water bearing zone (approximately 4.5 feet BGS) contain detectable levels of acetone, ethylbenzene, 2-butanone, methylene chloride, toluene, and xylene. Because the method blank analytical result indicated the presence of acetone and methylene chloride at concentrations ranging from 10 to 16 ug/kg, a portion or all of these compounds may be considered a laboratory artifact not related to site soil conditions. The complete laboratory report is included with this report as Appendix D.

3.3 Ground Water Investigation Results

During the Phase I Investigation completed by Radian, detectable levels of VOCs were found in two of the four monitoring wells (MW-1A and MW-3A), which are completed in the lower water bearing unit. In addition, elevated levels of xylene, toluene and ethylbenzene were detected in monitoring well MW-2A, which is located in the uppermost water bearing unit. Based on Radian's Phase I Investigation results and because the water bearing units do not appear to be hydraulically connected, all five wells were sampled to assess the contamination found on site.

Ground water analytical data from the second round (Phase II) of sampling did not indicate the presence of VOCs in any of the existing on-site wells (MW-1A through MW-4A). The VOCs acetone, 2-butanone, ethylbenzene, 4-methyl-2-pentanone, methylene chloride, toluene and xylene were detected in the newly installed monitoring well (MW-5) at the concentrations shown in Table 5. Because the method blank analytical result indicated the presence of acetone at a concentration of 16 ug/l, a portion or all of the acetone in monitoring well MW-5 (29 ug/l) may be considered a laboratory artifact not related to site ground water conditions. Because methylene chloride is commonly used to clean laboratory glassware and there is no record of usage of this material at the facility, a portion or all of the methylene chloride in monitoring well MW-5 (94 ug/l) may be considered a laboratory artifact not related to site ground water conditions. The complete laboratory report the for ground water investigation is included with this report as Appendix E.

4.0 CONCLUSIONS

Based on soil analytical results obtained during this investigation, soil contamination is present in a localized area immediately west of the Hentzen facility western property line. ERM believes that this soil contamination may be the result of surface spillage in the area of the nearby tank farm on the Hentzen facility property. Subsequently, the tank farm has undergone WDNR approved closure and the asphalt paving capping the area has been restored. Based on ground water analytical results obtained during this investigation, no VOCs were detected in the ground water beneath the Hentzen property. However,

monitoring well MW-5, located on the adjacent property along Hentzen's western property line, does contain detectable levels of acetone, 2-butanone, 4-methyl-2-pentanone, methylene chloride, toluene and xylene. Although methylene chloride, toluene and xylene were detected in monitoring well MW-5, these compounds were found to be below the Ground Water Enforcement Standards (150 ug/l, 343 ug/l and 620 ug/l) for the State of Wisconsin. Currently the State of Wisconsin Ground Water Enforcement Standards do not address the compounds: acetone, 2-butanone and 4-methyl-2-pentanone.

Because monitoring well MW-5 is screened in the upper water bearing unit, which does not appear to be hydraulically connected to lower units, ERM does not believe that there is any immediate environmental concern. Because the VOCs found in monitoring well MW-5 were either below the State of Wisconsin Ground Water Enforcement Standards or have not had water quality standards established to date, further site remediation is not warranted.

5.0 RECOMMENDATIONS

Because the reason for the decrease of VOC concentrations between the Phase I and II Investigations in the on-site monitoring wells is not apparent in the data, ERM recommends that further monitoring of site ground water be used to record any further changes in contaminant levels. The proposed monitoring program would consist of the collection of samples from all on-site and off-site wells in two sampling rounds separated by 60 days. All ground water samples will be analyzed for the volatile organic compounds listed on Table 2 of this report. The data developed in this proposed program will be used to evaluate whether an environmental concern associated with the past storage and use of volatile organic compounds at the site still exists.

The first sampling round of the proposed program can be completed within one week of WDNR approval. Ground water analytical results can be available within four weeks of the completion of second round sampling, and a report presenting an evaluation of this data three weeks later. This schedule does not contain time allowances for delays resulting from bad weather, unusual site conditions or any other factors that may cause unanticipated delays.

GROUND WATER INVESTIGATION REPORT
HENTZEN COATINGS, INC.
MILWAUKEE, WISCONSIN

NOVEMBER 22, 1993

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GROUND WATER INVESTIGATION REPORT
HENTZEN COATINGS, INC.
MILWAUKEE, WISCONSIN

1.0 INTRODUCTION

This report summarizes the results of a ground water investigation conducted at the Hentzen Coatings, Inc. (Hentzen) facility located at 6937 West Mill Road in Milwaukee, Wisconsin (Figure 1). Environmental Resources Management-North Central, Inc. (ERM-North Central) was retained by Hentzen to perform this investigation to further evaluate the ground water contamination that was identified during 1987 tank removal operations and studied during subsequent investigations conducted from 1989 to 1991.

The objectives of this investigation were to: (1) assess the current ground water quality in the area of the site, and (2) evaluate, if possible, the extent of ground water contamination resulting from the former operation of underground storage tanks (USTs) at the site.

1.1 Background

The Hentzen facility prepares various types of surface coatings. The primary carriers for these coatings are a variety of nonchlorinated organic solvents. Until 1987, the solvents were stored in two raw material UST farms, one located to the west of the on-site building and one located near the southeast end of the on-site building (see Figure 2). In 1987, Hentzen removed the USTs from the site and installed a series of indoor aboveground storage tanks. Radian Corporation (Radian) of Milwaukee, Wisconsin,

supervised the excavation and removal of the USTs. During the closure of the USTs, Radian reported the presence of soil contamination and possible ground water contamination caused by past releases from the USTs and/or the associated piping. At that time, Hentzen submitted a notice of potential release to the Wisconsin Department of Natural Resources (WDNR).

During the closure of the tank farms, Radian also supervised the excavation and on-site treatment of contaminated soil. The extent of the excavations was limited by the close proximity of the tank farms to the Hentzen building and the fencing on the western property boundary. As a result, Hentzen submitted a request to the WDNR to stop the removal of contaminated soil and to backfill the excavations. The WDNR approved the request with the condition that further investigations be conducted to determine the degree and extent of ground water contamination. Following receipt of the WDNR's approval to backfill the tank farms, Hentzen extended the southeast section of the on-site building over the location of the former tank farm (see Figure 2).

Subsequent to the removal of the tank farms, Hentzen retained Radian to perform a soil and ground water investigation. In January 1989, Radian advanced and sampled four soil borings that were subsequently completed as monitoring wells (MW-1A to MW-4A on Figure 3). A single round of ground water samples was collected by Radian in January 1989, and the results of this investigation are documented in a report entitled "Interim Report, Soil and Ground Water Study, Hentzen Coatings, Inc.," dated May 1989.

ERM-North Central was retained by Hentzen in 1990 to conduct a second soil and ground water investigation. ERM-North Central conducted a soil gas survey, installed an additional monitoring well (MW-5 on Figure 3), and collected one round of ground water samples from all of the existing wells. The results of that investigation are

summarized in the report entitled "Phase II Soil and Ground Water Investigation, Hentzen Coatings, Inc.," dated May 19, 1991.

The results of these previous investigations are summarized on Table 1. Based on these results, the ground water contamination was greatest along the western side of the Hentzen property, adjacent to the former UST tank farms, and the constituents present are consistent with the contents of the tanks.

1.2 Scope of Work

ERM-North Central conducted a field investigation between August 12 and October 6, 1993. This investigation was a phased program consisting of the following tasks:

- An initial round of ground water sampling.
- Advancement and sampling of two soil borings to provide additional information about the geology of the site.
- Replacement of an existing, damaged monitoring well with a well pair.
- Installation of an additional monitoring well; and
- A second round of ground water sampling.

ERM-North Central conducted the first round of ground water sampling on August 12, 1993. Ground water samples were collected from all of the existing wells and submitted for analysis of volatile organic compounds (VOCs).

During this round of sampling, the flush-mounted protective cover of MW-5 was observed to be damaged. On September 22, 1993, Michael Simpson, Esquire, acting attorney for Hentzen, submitted a letter to the WDNR proposing to install two additional shallow wells, one to replace the damaged MW-5, and one to provide additional information on the quality of the ground water to the west of MW-5. The WDNR approved this proposal with the requirement that a well pair be installed to replace MW-5. Between October 1 and October 4, 1993, soil borings were advanced to investigate the subsurface geology and to install three new monitoring wells. Subsequently, ground water samples were collected from all of the new and existing monitoring wells on October 6, 1993. The damaged monitoring well, MW-5, was abandoned as proposed in Mr. Simpson's letter to the WDNR.

2.0 INVESTIGATIVE METHODS

2.1 Soil Borings

The soil boring program consisted of the advancement of two borings to the west of Hentzen's western property boundary on the Leo Leiberman, Inc. property. Soil boring MW-6B was installed to investigate the geology and hydrogeology to a depth of 35 feet below ground surface (BGS) in the area where the monitoring well pair (MW-6A and MW-6B) was to be installed. Soil boring MW-6B was drilled beyond the saturated interval to be screened by the deep well of the pair and was, therefore, abandoned after advancement to total depth as described in Section 2.2. Soil samples were also collected during the installation of MW-7 to provide additional information about the geology to the west of soil boring MW-6B. This boring was later completed as a monitoring well as described in Section 2.2. Soil borings MW-6B and MW-7A were advanced and sampled in accordance with Mr. Simpson's September 22, 1993 letter to the WDNR and

the WDNR's comments. A truck-mounted drill rig equipped with hollow-stem augers was used to advance the borings.

Soil boring MW-6B, was drilled 6 feet to the south of the existing monitoring well MW-5, to a total depth of 35 feet BGS. The boring was sampled continuously by advancing a 2-foot-long by 2-inch-diameter, split-spoon through a 3.25-inch inside-diameter (ID), hollow-stem auger. A representative portion of each split-spoon sample was field screened for the presence of VOCs by using the headspace technique. The headspace technique involves placing a representative portion of the split-spoon sample in a clean glass jar, agitating the sample, and allowing it to equilibrate to the ambient air temperature. An HNu photoionization detector (PID) equipped with a 11.7 eV lamp is then used to screen the headspace above the soil sample. The PID measures total VOC concentrations in parts per million by volume (Vppm) of isobutylene equivalents. The screening results along with a lithological description of each interval were recorded in a field notebook by an ERM-North Central geologist. After advancement to total depth, the boring was abandoned in accordance with Chapter NR 141 of the Wisconsin Administrative Code (WAC). The soil boring log is included in Appendix A, and the soil boring abandonment form is included in Appendix B.

A 4.25-inch ID, hollow-stem auger was used to advance soil boring MW-7A at a location approximately 55 feet to the west of soil boring MW-6B (Figure 3). Continuous split-spoon samples were collected at 2-foot intervals, and a representative sample collected from each interval was field screened for VOCs by using the headspace technique. An ERM-North Central geologist recorded the lithologic description of each sample in the field notebook, and this information was used to prepare a boring log (Appendix A). The boring was advanced to a total depth of 16 feet. This boring was subsequently converted into a monitoring well, as described in Section 2.2.

All of the drilling equipment was steam cleaned prior to use and between each soil boring. All of the soil sampling equipment was washed with trisodium phosphate (TSP) and rinsed with distilled water between the collection of each sample. Decontamination water and soil cuttings were placed in 55-gallon drums approved by the U.S Department of Transportation (DOT). The drums were dated, labeled, and transferred to the Hentzen site for future management.

2.2 Monitoring Well Installation and Development

Monitoring wells MW-6A and MW-6B were blind drilled and installed within 12 feet of the abandoned soil boring MW-6B. Two apparently discrete, saturated intervals were identified in soil boring MW-6B. Therefore, surface casing was installed as part of the deep well to isolate the upper saturated interval from the deeper zone. A 12.25-inch ID, hollow-stem auger was used to install the surface casing for the deep monitoring well. An 8-inch-diameter, Schedule 40 polyvinyl chloride (PVC) casing was placed to a depth of 13 feet BGS (6 inches into the clay layer) and then tremie grouted in place to seal off the upper saturated interval. After three days, a 4.25-inch ID, hollow-stem auger was used to advance the borehole to a total depth of 22 feet. A 4.25-inch ID, hollow-stem auger was used to install monitoring well MW-6A. No soil samples were collected from the borings for monitoring wells MW-6A or MW-6B.

The monitoring wells MW-6A, MW-6B, and MW-7A were constructed in accordance with Chapter NR 141 of the WAC and Mr. Simpson's September 22, 1993 letter to the WDNR, except that the well pair (MW-6A and MW-6B) was installed to the south of MW-5 instead of to the north.. The monitoring wells were constructed using 2-inch-diameter, Schedule 40 PVC riser pipe and Schedule 40, 2-inch-diameter 0.010-inch slotted, PVC screens. Number 30 sand was used for the filter pack. All of the new wells are protected by flush-mounted, locking covers.

Monitoring wells MW-6A and MW-7A were constructed so that the screened interval of each well straddles the water table of the uppermost water-bearing unit. A 5-foot-long screen was installed from 6 to 11 feet BGS at MW-6A, and a 10-foot-long screen was installed from 4 to 14 feet BGS at MW-7A. The 5-foot-long screen was installed in MW-6A instead of a 10-foot-long screen to enable placement of a sand pack, a bentonite seal, and the appropriate surface seal for the monitoring well. Deep monitoring well MW-6B was constructed to screen the interval from 16 to 21 feet BGS and to intercept the silty clay unit encountered from 17 to 19 feet BGS in soil boring MW-6B. The monitoring well construction reports are included in Appendix C.

Twenty-four hours after the monitoring wells were installed, the wells were developed by a series of surge-and-purge steps using a hand-operated, positive-displacement pump. These surge-and-purge steps were repeated until: (1) a volume of ground water was removed that was equal to or greater than 10 times the wet casing and filter pack volume, or (2) sediment-free water was produced. Development water was placed in DOT-approved 55-gallon drums, dated, labeled, and transferred to the Hentzen site for future management. The monitoring well development reports are also included in Appendix C.

All of the drilling equipment was steam cleaned prior to use and between each well location. All of the development equipment was washed with TSP and rinsed with distilled water prior to and between each well location. Decontamination water and soil cuttings were placed in 55-gallon drums approved by the DOT. The drums were dated, labeled, and transferred to the Hentzen site for future management.

In accordance with Chapter NR 141 of the WAC, the wells were surveyed to the State Plane Coordinate System by Land Information Services, Inc. of Milwaukee, Wisconsin on October 11, 1993. In addition, the elevation of the ground surface, top of well casing,

and top of the protective cover were measured relative to mean sea level (MSL) to an accuracy of ± 0.01 foot in reference to the nearest known geodetic survey datum.

2.3 Monitoring Well Abandonment

The protective cap and flush-mount cover of monitoring well MW-5 were found to be damaged at the time of the first round of ground water sampling. MW-5 was sampled during the first round of ground water sampling, but it was subsequently abandoned on October 4, 1993 in accordance with Chapter NR 141 of the WAC. The well was removed, and a bentonite grout slurry was placed into the borehole up to the ground surface. A WDNR well abandonment form is included in Appendix B.

2.4 Ground Water Sampling

Ground water samples were collected from all of the existing and new monitoring wells 24 hours after development according to the following procedures:

- Using an electronic water level indicator, the water level and total depth of each well were measured to the nearest 0.01 foot with respect to the surveyed point on the top of the well casing.

- Water was purged from each well by using a dedicated Teflon bailer until: (1) at least three well volumes of water were removed, and (2) consistent conductivity, pH, and temperature values were obtained for three consecutive samples.

- Ground water samples were collected by pouring water from a Teflon bailer into laboratory-supplied vials. The vials were filled until no headspace existed in the vials.

- All of the samples were placed on ice in a cooler.

- For each round of ground water sampling, a field blank was collected by dispensing distilled water through a decontaminated bailer and placing the sample in an appropriate laboratory-supplied container. In addition, during each round of sampling, one field duplicate and one trip blank prepared by the laboratory were submitted for analysis. One matrix spike/matrix spike duplicate sample was collected during the October 6, 1993 sampling event.

- A new pair of sampling gloves was used for the collection of each ground water sample. All sampling equipment was cleaned prior to use and between each sampling location by washing with TSP and rinsing with distilled water. Decontamination water was placed in DOT-approved 55-gallon drums, dated, labeled, and transported to the Hentzen site for future management.

- Ground water samples were shipped via overnight courier to Great Lakes Analytical Laboratory (Great Lakes) of Buffalo Grove, Illinois, under standard chain-of-custody protocols. All of the samples were submitted for analysis of VOCs by using the U.S. Environmental Protection Agency's

(USEPA's) SW-846 Method 8240 (Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, USEPA, SW-846, 3rd Edition, 1987).

3.0 INVESTIGATION RESULTS

3.1 Site Geology and Hydrogeology

The site-specific geology and hydrogeology were interpreted from:

- Four borings completed by Radian in 1988 (MW-1A through MW-4A),
- One boring completed by ERM-North Central in 1991 (MW-5), and
- Two borings completed by ERM-North Central in 1993 (MW-6B and MW-7A).

ERM-North Central's boring logs for MW-5 (SB-01), MW-6B, and MW-7A as well as copies of Radian's boring logs for MW-1A through MW-4A, are included in Appendix A. It should be noted that the soil borings advanced by ERM-North Central (MW-6B, MW-7A, and SB-01) were sampled continuously using split-spoon samplers. The earlier Radian borings were logged by collecting grab samples from the auger cuttings at 5-foot intervals.

The near surface geology of the Hentzen site is a complex mixture of clay, silt, sand, and gravel. The units are discontinuous and appear to be glacial and/or fluvial in origin. Geological cross sections developed from the site soil boring data are included as Figures 4 and 5.

The deepest unit encountered at the site was a moist to wet gravelly silt encountered in MW-6B at 29.4 feet BGS. A wet, sandy clay was encountered at MW-1A and MW-3A below depths of 15 and 20 feet BGS, respectively. The silt and sandy clay units are overlain or interbedded with a clay to silty clay unit that appears to be continuous beneath the site. The upper contact of this clay to silty clay layer is irregular with an apparent low area in the area of MW-6B and MW-2A. Overlying this unit are discontinuous lenses or layers of clay, silt, sand, and gravel.

The deepest water-bearing unit encountered at the site is a wet, sandy clay interval encountered below a depth of 25 feet BGS in borings MW-1A and MW-3A. This unit was not found in soil boring MW-6B, which was also advanced to below 25 feet BGS. Two intermediate saturated intervals were encountered at the site: (1) a silty clay interval in soil borings MW-6B and MW-2A at 17 and 19 feet BGS, respectively; and (2) a sandy clay unit within the silty clay in MW-4A at 12 feet BGS. The saturated interval in MW-4A was not encountered in any other borings. The uppermost saturated unit found at the site is a water table aquifer in the shallow, gravelly sands and silts. This unit was encountered in soil borings MW-2A, MW-5, MW-6A, and MW-7A.

The ground water elevations measured on October 6, 1993 are shown on the geologic cross sections (Figures 4 and 5). The discontinuous nature of the deep and intermediate water-bearing units within the clay, is evident in the variations in the static ground water elevations contained in each of the deeper and intermediate saturated zones. In addition, the direction of the ground water flow in the water table unit (i.e., the uppermost unit)

cannot be determined at this time because only MW-6A and MW-7A are screened across this interval.

3.2 Ground Water Sampling Results

Two rounds of ground water sampling were conducted during this investigation to assess the degree and extent of ground water contamination at the site. The analytical results of both rounds were compared to the State of Wisconsin ground water Enforcement Standards (ESs) and Preventive Action Limits (PALs) established in Chapter NR 140 of the WAC. During the first round of sampling, conducted on August 12, 1993, monitoring wells MW-1A through MW-5 were sampled for VOCs. As shown on Table 2, the only sample with detectable concentrations was collected from MW-5. The sample collected from MW-5 exceeded the ESs for ethyl benzene, vinyl chloride, and total xylene and the PALs for benzene and toluene.

The second round of sampling, conducted on October 6, 1993, again showed no detectable concentrations of any VOCs in monitoring wells MW-1A to MW-4A. As shown on Table 3, the new shallow wells MW-6A (replacement for MW-5) and MW-7A contained VOCs at concentrations exceeding the ESs. The sample from MW-6A exceeded the ESs for ethyl benzene, toluene, and total xylenes, and the sample from MW-7A exceeded the ESs for ethyl benzene and total xylene. Although ethyl benzene, toluene, and total xylenes were also detected in the sample from MW-6B, the concentrations were below the respective ESs and PALs.

A summary of the ground water sampling results is included as Figure 6, and copies of the laboratory reports are presented in Appendix D.

4.0 CONCLUSIONS

The following conclusions are based on a review of previous site investigations, as well as the results of the current program:

- The deeper water-bearing units monitored by wells MW-1A through MW-4A have not been impacted by operations at the site.

- Ground water contamination appears to be concentrated in the immediate vicinity of the former UST farm located to the west of the on-site building.

- The apparent low area in the top of the clay confining unit at the base of the upper water-bearing unit may influence or control the extent of contamination.

- The samples from MW-6A exceeded the ESs for ethyl benzene, toluene, and total xylenes; and the samples from MW-7A exceeded the ESs for ethyl benzene and total xylenes.

The direction of ground water flow in the uppermost water-bearing unit could not be determined because only two monitoring wells are screened in this unit (MW-6A and MW-7A).

PHASE II GROUND WATER INVESTIGATION
HENTZEN COATINGS, INC.
MILWAUKEE, WISCONSIN

1.0 INTRODUCTION

This report summarizes the results of the Phase II Ground Water Investigation conducted at the Hentzen Coatings, Inc. (Hentzen) facility located at 6937 West Mill Road in Milwaukee, Wisconsin (Figure 1). Environmental Resources Management-North Central, Inc (ERM-North Central) was retained by Hentzen to perform this Phase II investigation to further evaluate the ground water contamination that was identified during the 1987 tank removal operations and studied during subsequent investigations conducted from 1989 to 1993. The site background and the results of the previous investigations are presented in the following reports:

- "Interim Report, Soil and Ground Water Study, Hentzen Coatings, Inc.," prepared by Radian Corporation, May 1989.

- "Phase II Soil and Ground Water Investigation, Hentzen Coatings, Inc., Milwaukee, Wisconsin," prepared by ERM-North Central, May 19, 1991.

- "Ground Water Investigation Report, Hentzen Coatings, Inc., Milwaukee, Wisconsin," prepared by ERM-North Central, November 22, 1993.

The objectives of the Phase II ground water investigation, as proposed in the November 22, 1993 Ground Water Investigation Report, were to: (1) determine the ground water flow direction, migration pathways, and extent of contaminant impact in the uppermost water-bearing unit in the vicinity of the site; and (2) provide sufficient data to develop conceptual alternatives for remediation activities that may be implemented at the site.

The results of this Phase II ground water investigation achieved the proposed objectives, and therefore, a conceptual plan for remediating the ground water contamination at the site is also presented in this report.

2.0 INVESTIGATIVE METHODS

ERM-North Central conducted the Phase II field investigation activities between December 10, 1993 and January 24, 1994. The investigation was a phased program consisting of the following tasks:

- Advancement of three soil borings, designated SB-8 through SB-10, to provide additional information regarding the site hydrogeology and contaminant impact.

- Abandonment of existing monitoring wells MW-1A, MW-2A, MW-3A, and MW-4A because these wells were not screened in the contaminated water-bearing unit and have shown no detectable contamination during the past three rounds of sampling.

- Installation of two additional monitoring wells, designated as MW-11 and MW-12, to define the northern and southern extent of the ground water contamination in the uppermost water-bearing unit.

- Collection of ground water samples from all of the remaining monitoring wells to reevaluate the nature and extent of the ground water contamination.

- Collection of static water level measurements from all monitoring wells to determine the ground water flow direction and gradient in the uppermost water-bearing unit.

The methodology utilized for this investigation is described in the following subsections.

2.1 Soil Borings

The soil boring program consisted of the advancement of three borings to the west of the Hentzen building at the locations shown in Figure 2. Soil borings SB-8, SB-9, and SB-10 were advanced to investigate the stratigraphy and to confirm the depth to a continuous clay layer encountered in other previously advanced soil borings. The presence of this clay layer is important in determining the thickness of the uppermost water-bearing unit at the site.

The soil borings were sampled continuously to total depths ranging from 9 to 14 feet below ground surface (BGS) by inserting a 2-foot-long by 2-inch-diameter, split-spoon sampler through a 3.25-inch inside-diameter (ID), hollow-stem auger and advancing the split spoon sampler two feet beyond the bottom of the auger with a 140 pound hammer. Soil from

each split spoon was logged by an ERM-North Central geologist and classified according to grain size, sorting, moisture content, and color. A representative portion of each split-spoon sample collected from above the water table was field screened for the presence of volatile organic compounds (VOCs) by using the headspace technique. The headspace technique involves placing a representative portion of the split-spoon sample in a clean glass jar, agitating the sample, and allowing it to equilibrate to 70° F or the ambient air temperature, if higher. An HNu photoionization detector (PID) equipped with a 11.7 eV lamp is then used to screen the headspace above the soil sample. The PID measures total VOC concentrations in parts per million by volume (Vppm) of isobutylene equivalents. The screening results, along with a lithological description of each sample interval, were recorded in a field notebook by the ERM-North Central geologist. After advancement to total depth, each of the borings was abandoned in accordance with Chapter NR 141 of the Wisconsin Administrative Code (WAC). The soil boring logs prepared from the field notes and the soil boring abandonment forms are included as Appendix A and B, respectively.

Soil samples were collected from each split-spoon interval of the three borings and placed in clean 4-ounce jars in anticipation of submitting these samples for analysis of VOCs. The soil sample from the interval that exhibited the highest headspace reading above the water table in each boring was submitted to Great Lakes Analytical Laboratory (Great Lakes) of Buffalo Grove, Illinois. The following soil samples were submitted for laboratory analysis: SB-8C (5 to 7 foot BGS in SB-8), SB-9B (3 to 5 feet BGS in SB-9), and SB-10C (5 to 7 foot BGS in SB-10). The remaining samples were combined with the soil cuttings for future management. The samples were shipped to the laboratory via courier and under standard chain-of-custody protocols. All of the samples were analyzed for VOCs by using the U.S. Environmental Protection Agency's (USEPA's) SW-846 Method 8240.

All of the drilling equipment was steam cleaned prior to use and between each soil boring. All of the soil sampling equipment was decontaminated with a trisodium phosphate (TSP)

wash and a distilled water rinse prior to and between the collection of each soil sample. Decontamination water and soil cuttings were placed in 55-gallon drums approved by the U.S. Department of Transportation (DOT). The drums were dated, labeled, and transferred to the Hentzen site for future management.

2.2 Monitoring Well Abandonment

Monitoring wells MW-1A, MW-2A, MW-3A, and MW-4A were abandoned on January 13, 1994 in accordance with Chapter NR 141 of the WAC. The locations of the abandoned monitoring wells are shown on Figure 3. Three of the monitoring wells (i.e., MW-1A, MW-3A, and MW-4A) were removed, and bentonite chips were placed into the boreholes up to the ground surface. One of the monitoring wells (i.e., MW-2A) was overdrilled to a depth of 4 feet BGS, and the remaining well casing and borehole were filled with bentonite chips up to the ground surface. It was necessary to overdrill MW-2A because the well casing and screen could not be removed. The monitoring well abandonment forms are included as Appendix B.

2.3 Monitoring Well Installation and Development

Monitoring wells MW-11 and MW-12 were installed on January 21, 1994 at the locations shown on Figure 2. The soil borings for the monitoring wells were drilled by using a 3.25-inch ID hollow-stem auger and sampled continuously by using a 2-foot-long by 2-inch-diameter split spoon. An ERM-North Central geologist logged the soil in each boring according to grain size, sorting, moisture content, and color. The geologic drill logs for the borings for these wells are presented in Appendix A.

Monitoring wells MW-11 and MW-12 were constructed in accordance with Chapter NR 141 of the WAC by using 2-inch-diameter, Schedule 40, polyvinyl chloride (PVC) riser pipe

and 2-inch-diameter, 0.010-inch slotted, Schedule 40 PVC screens. Global number 30 sand was used for the filter pack. A fine-grained sand collar was placed above the filter pack and a bentonite chip annular seal was set above the fine-grained collar. Both wells are protected by flush-mounted protective covers equipped with locking caps. The protective covers were cemented in place.

Based on the depth at which saturation of the split-spoon samples was observed, monitoring wells MW-11 and MW-12 were constructed so that the screened interval of each well would straddle the water table of the uppermost water-bearing unit. However, neither well produced water at the time of installation. At both MW-11 and MW-12, a 5-foot-long screen was installed from 3 to 8 feet BGS. The monitoring well construction reports are included in Appendix C.

In accordance with Chapter NR 141 of the WAC, the wells and soil borings were surveyed to the State Plane Coordinate System by Land Information Services, Inc. of Milwaukee, Wisconsin, on January 24, 1994. In addition, the elevation of the ground surface, top of the well casing, and top of the protective cover were measured relative to mean sea level (MSL) to an accuracy of ± 0.01 foot in reference to the nearest known geodetic survey datum.

Twenty-four hours after the monitoring wells were installed, the wells were to be developed by a series of surge-and-purge steps using a hand-operated, positive displacement pump. Using an electronic water level indicator, the water level and total depth of each well were measured on January 24, 1994 to the nearest 0.01 foot with respect to the surveyed point on the top of the well casing. The static ground water level elevations measured in these wells are shown on Table 1. No water was detected in monitoring wells MW-11 and MW-12; therefore the wells could not be developed. MW-11

and MW-12 were checked for water seven days later, and no water was detected at that time either. Consequently, the wells have not been developed.

All of the drilling equipment and well construction materials were steam cleaned prior to use and between each well location. Decontamination water and soil cuttings were placed in 55-gallon drums approved by the DOT. The drums were dated, labeled, and left at the site for future management.

2.4 Ground Water Sampling

Ground water samples were not collected from the monitoring wells as proposed in the "Ground Water Investigation Report, Hentzen Coatings, Inc., Milwaukee, Wisconsin" because of the absence of water in MW-11 and MW-12. Although ground water was detected in MW-6A, MW-6B, and MW-7A, these wells had been sampled on October 6, 1993. Without sampling MW-11 and MW-12, resampling MW-6A, MW-6B, and MW-7A would not provide additional data to aid in determining the nature and extent of the ground water contamination. Therefore, no additional ground water sampling was performed.

3.0 INVESTIGATION RESULTS

3.1 Site Hydrogeology

Based on the geologic maps of the Lake Michigan Basin prepared by Skinner and Borman (1973), the geology in the vicinity of the Hentzen site consists of Silurian dolomite overlain by Quaternary glacial drift. The glacial drift is approximately 200 feet thick in the vicinity

APPENDIX 1

Sheet 1 of 1

Log of Boring

Boring or Well No. MW-4A
Location
Log Recorded By Janet Wille

Project Hentzen
Beginning 12/13/88 and end 12/14/88 of drilling operation
Sampling Interval (Estimated) 5 (ft)
Type Drill Rig and Operator D-50 Louis Smith

Depth (ft)	Sampling Interval	ID No. of Sample Taken	Type of Sample Taken	Stratigraphy	Remarks
5		4A-5	grab	brown, dry sandy silty clay	
10		4A-10	grab	brown, moist sandy clay - water at 12 ft.	
15		4A-15	chemical analysis grab	gray-brown, wet clay - trace gravel	
20					
25				BOH = 19 ft.	
30				added two feet sand to bottom to bring screen up to ~17 ft.	
35					

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Sheet 1 of 1

Log of Boring

Boring or Well No. MW-2A
Location
Log Recorded By Janet Wille

Project Hentzen
Beginning 12/21/88 and end 12/21/88 of drilling operation
Sampling Interval (Estimated) (ft)
Type Drill Rig and Operator D-50 Louis Smith

Depth (ft)	Sampling Interval	ID No. of Sample Taken	Type of Sample Taken	Stratigraphy	Remarks
4				tan dry fill - gravel HNU = 0	
5		2A-5	grab	tan wet fill - gravel HNU = 0 HNU = 150 down hole - strong odor	
6					
10		2A-10	grab	brown wet sandy, gravelly silt appears to be fill material HNU = 150	
			chemical analysis	wet brown-gray mottled silty sand, some gravel	
15		2A-15	grab	could be fill HNU = 150	
20		2A-20	grab	wet gray clay HNU = 150	
25				BOH = 24 ft.	
30					
35					

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APPENDIX 11

SITE ASSESSOR QUALIFICATIONS

Binyoti F. Amungwafor, Remediation and Redevelopment Hydrogeologist, Wisconsin Department of Natural Resources, Southeast Region, Milwaukee Service Center.

Education

B.S. Geology (Professional Emphasis), University of Wisconsin, Oshkosh 1988

B.S. Environmental Sciences, University of Dubuque, Iowa 1990

Experience

Assistant Geologist, Ministry of Mines & Power, Yoaunde, Cameroon. 1977-1980

Assistant Geologist, Nigerian Mining Corporation, Jos Plateau State, Nigeria. 1980- 1984

Recyclist Assistant, TempsPlus, Milwaukee May 1990-Nov.1990

Environmental Specialist, WDNR, Milwaukee Nov. 1990-Feb. 1991

Superfund Hydrogeologist, WDNR, Milwaukee Feb. 1991- 1997

Remediation & Redevelopment Hydrogeologist, Milwaukee 1997- Present.

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