

September 28, 2016

Mr. Dave Volkert  
Hydrogeologist/Project Manager  
Department of Natural Resources  
Bureau of Remediation and Redevelopment  
141 NW Barstow St. Room 180  
Waukesha, WI 53188

**Subject: Former Kenosha Engine Plant Off-Site Backfill and Topsoil Source Evaluation  
5555 30th Avenue in Kenosha, Wisconsin (AECOM Project 60482705)  
WDNR FID 230004500 BRRTS #02-30-000327**

Dear Mr. Volkert,

AECOM Technical Services, Inc. (AECOM), on behalf of the City of Kenosha (City), is submitting this letter to document proposed off-site backfill and topsoil source locations are eligible for the “clean fill” exemption in s. NR 500.08(2)(a) of the Wisconsin Administrative Code for the former Kenosha Engine Plant (KEP). This documentation was performed in general accordance with Wisconsin Department of Natural Resources (WDNR) draft guidance document *Waste Soil Determination and Identifying Clean Soil* (PUB WA-1820).

The City is currently engaged in conducting remedial activities at the KEP including excavation of contaminated soils at numerous locations on the KEP property as described in the *Soil and Material Management Plan – Revision 1* (AECOM, September 2016). Based on anticipated excavation dimensions, it is estimated that approximately 70,000 cubic yards (CY) of backfill material will be required. To the extent practicable, approved on-site backfill sources will be used including berm soil and crushed concrete (in roadway areas). An NR 718 exemption request was submitted to the WDNR on September 15, 2016 to seek approval for on-site reuse of approximately 26,000 CY of berm soil at the KEP. Additional off-site backfill sources will be required to complete backfill activities. The City selected soil remediation contractor (A.W. Oakes & Son, Inc.) identified one off-site general backfill source and two off-site topsoil sources for use at the KEP as the temporary earthen cap following concrete removal and grading activities. The following three locations of off-site clean backfill and topsoil are proposed:

1. Festival Foods Property: 6000 31<sup>st</sup> Street, Somers, WI 53144
  - Parcel Number: 82-4-222-224-0501 and 82-4-222-224-0504
  - 50,000 CY of backfill currently available
2. Market Square Apartment Complex: 3200 Market Lane, Somers, WI 53144
  - Parcel Number: 82-4-222-271-0303
  - 15,000 CY of topsoil currently available
3. First Park 94 Industrial Park: 8725 31<sup>st</sup> Street, Somers, WI 53144
  - Parcel Number: 82-4-222-282-0112 and 82-4-222-282-0111
  - 50,000 cy of top soil currently available

## Backfill and Topsoil Source Evaluation

Based on available aerial photos (Kenosha County and Google Earth) and WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) search, previous land use for each site is either agricultural or mixed agricultural with a residence. Additionally, these source locations are not located within a major transportation corridor where more concentrated vehicle-related airborne contaminants would be anticipated. Each property is discussed below.

### 6000 31<sup>st</sup> Street, Somers, WI 53144

The property at 6000 31<sup>st</sup> Street in Somers is currently zoned as a business park and includes a parcel that runs north-south along State Highway 31 (Green Bay Road). The two parcels comprising this address combined are approximately 14 acres. Aerial photographs of the property for the time period from 1937 to present are included as Attachment A. Based on a review of these aerial photographs, the property was agricultural in 1937. Between 1937 and 1963 a residence was built at the corner of 31<sup>st</sup> Street and State Highway 31; however, the remaining portions of the property remained agricultural. The residence was demolished in 2015 and a Festival Foods grocery store, parking lot, and storm water retention pond was built on the property.

After conducting a WDNR BRRTS search, one property (parcel number 82-4-222-224-0300 and BRRTS number 0330003713) located northwest of this property had an underground storage tank (UST) which has been removed. This action did not affect the 6000 31<sup>st</sup> Street property.

A Phase I Environmental Site Assessment for the proposed Festival Foods site was conducted in October 2015 and recognized environmental conditions were not identified.

Approximately 50,000 cubic yards of native clay material was generated during construction of the Festival Foods and is stockpiled on an undeveloped portion of the property. The investigation of the past use of this property did not identify conditions that warrant further inquiries nor are there conditions that would preclude excess soil from this property that is currently stockpiled on-site as general fill for remedial excavation backfill at the KEP site.

### 3200 Market Lane, Somers, WI 53144

The property at 3200 Market Lane in Somers is currently zoned as residential and includes 20 acres. Aerial photographs of the property are included as Attachment A. Based on a review of the aerial photographs, the property was agricultural from 1937 to 2015. In 2015 an apartment complex was built on the property. No current or historical BRRTS activity is associated with this property.

Approximately 15,000 cubic yards of native topsoil was generated during construction activities and is stockpiled on an undeveloped portion of the property. The investigation of the past use of this property did not identify conditions that warrant further inquiries nor conditions that would preclude excess topsoil from this property that is currently stockpiled on-site as for use at the KEP site.

8725 31<sup>st</sup> Street, Somers, WI 53144

The property at 8725 31<sup>st</sup> Street in Somers is currently zoned as a business park and includes approximately 300 acres. The property is north of State Highway S (38<sup>th</sup> Street), east of County Highway H (88<sup>th</sup> Ave), and west of the Canadian Pacific Railroad track. Aerial photographs of the property are included as Attachment B. Based on a review of aerial photographs, the property was agricultural with a residence in 1937 through 2015. In 2015 the property was sold, rezoned, and an industrial park building was built.

Approximately 50,000 cubic yards of native topsoil was generated during grading and construction activities along the central and northern portions of the parcel. The topsoil is stockpiled on an undeveloped northern portion of the property.

After conducting a WDNR BRRTS search, the property (Charles Tunkieicz Farm, Inc., parcel number 82-4-222-282-0112 and BRRTS number 0230576467) had a UST and an aboveground storage tank (AST) near the farm residence and farm storage facilities located near State Highway S. AECOM conducted a WDNR BRRTS file review. A Phase I and Phase II environmental site assessments were completed in 2015 by TRC Environmental Corporation (TRC). In late 2015 the buildings (including the UST and AST) were removed and approximately 5,500 tons of impacted soil was excavated from three locations near the farm residence and storage facilities. WDNR approved case closure of the site in early 2016. The environmental activities associated with the UST and AST were conducted south of the area from which the generated topsoil is available for the KEP site.

The investigation of the past use of this property did not identify conditions that warrant further inquiries nor are there conditions that would preclude excess topsoil from this property that is currently stockpiled on-site as for use at the KEP site.

## Summary

According to page 3 of the draft guidance document RR-WA-1820, the three proposed off-site clean soil source locations satisfy two of the factors listed that that support that sampling is not warranted because the soil is unlikely to contain contaminants. The two factors are:

1. The present and past land uses are limited to residential, forestry, open space, or most types of agriculture; and
2. There is little or no paved surface on this or adjacent properties (paved surfaces tend to concentrate contaminants in the remaining exposed soil).

Based on the above evidence (agricultural/residential land use and no paved surfaces), the three off-site material source locations meet the "clean fill" exemption criteria and also do not warrant the collection of soil analytical samples prior to use during KEP site wide remediation activities. If impacted soil is encountered during loading of the off-site backfill or topsoil the impacted soil will be segregated, placed on plastic, and the property owner will be notified.

The backfill will be used for general fill at the KEP for excavations and/or subsurface voids that may be identified after the concrete is removed; and the off-site backfill will be used after the existing on-site berms are used for the planned excavations. The off-site topsoil will be used site-side as part of the temporary cap.

The remedial excavation work necessitating the need for the use of these off-site fill sources is planned to proceed in late October or early November, 2016 and, as such, your approval of

these off-site sources is requested by October 21, 2016 so that the remedial work can proceed as planned, without incurring additional costs by the City of Kenosha.

If you have any questions or would like to discuss this matter further, please contact Lanette Altenbach at 414-944-6186.

Yours sincerely,

**AECOM Technical Services, Inc.**



Lanette L. Altenbach, P.G., C.P.G.

Senior Hydrogeologist

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Kevin L. Brehm, PE.

Associate Vice President

T: 414-944-6080

[kevin.brehm@aecom.com](mailto:kevin.brehm@aecom.com)

**Attachments**

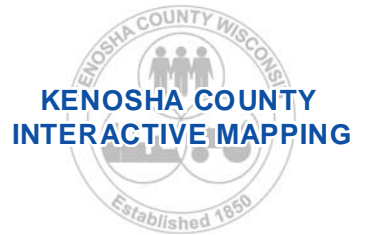
**Attachment A – Historical Aerial Photographs of 6000 31st Street and 3200 Market Lane**

**Attachment B – Historical Aerial Photographs of 8725 31st Street**

cc: Shelly Billingsley, Director of Public Works, City of Kenosha  
Kyle Rogers, Project Manager, US Environmental Protection Agency

**Attachment A**  
**6000 31st Street and 3200 Market Lane**

# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1937)

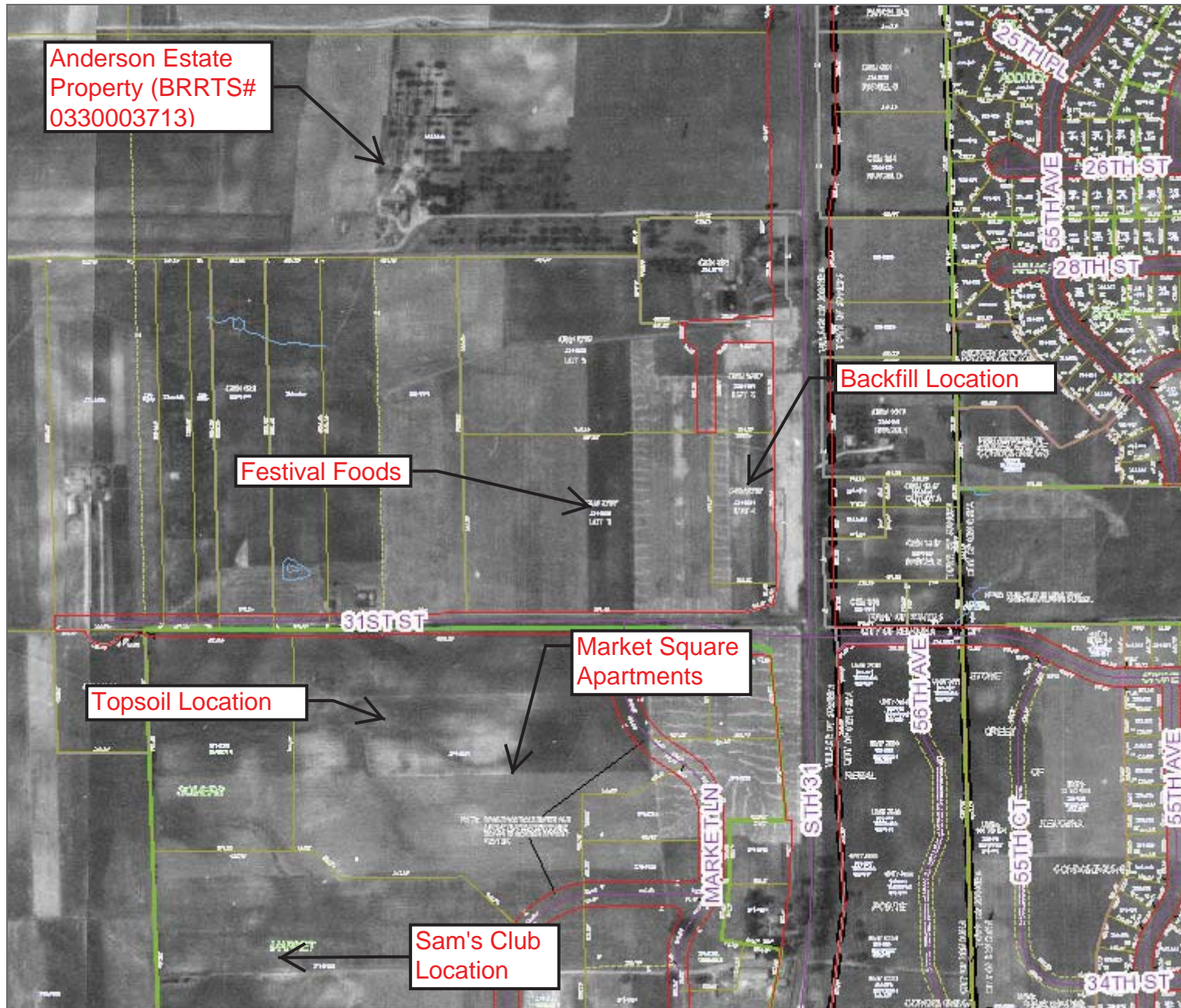


## Legend

-  Street Centerlines
-  Right-of-Ways
-  Water Features
-  Parcels
-  Certified Survey Maps
-  Condominiums
-  Subdivisions
-  Municipal Boundaries



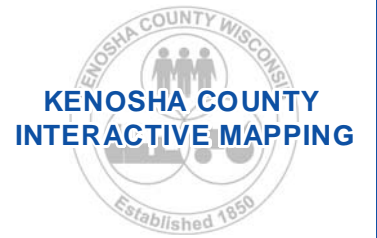
1 inch = 487 feet



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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1963)

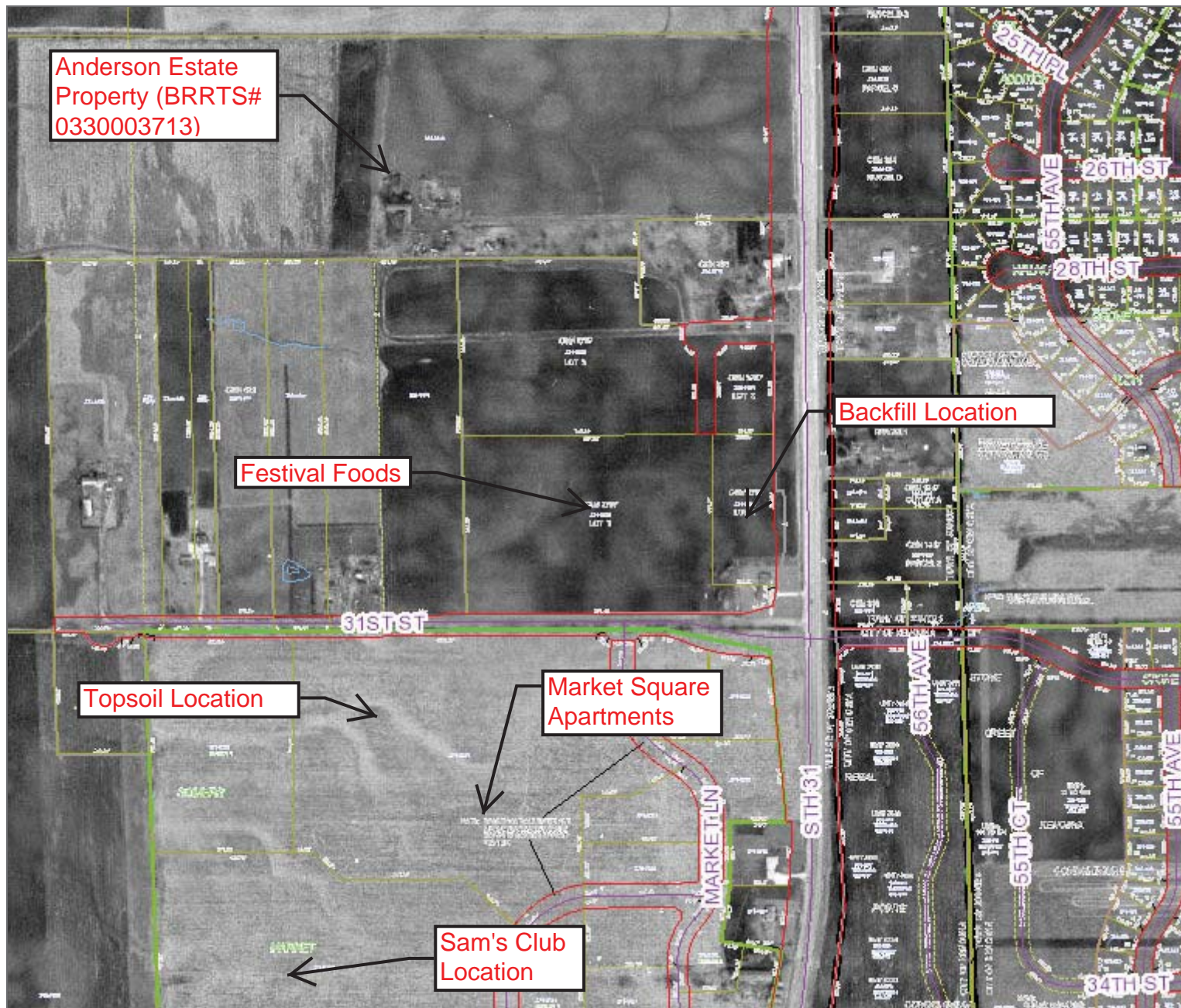


## Legend

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-  Certified Survey Maps
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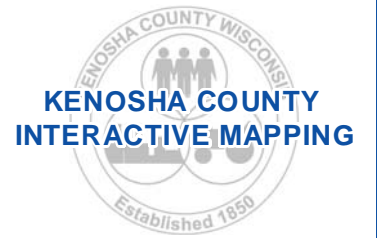
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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1967)

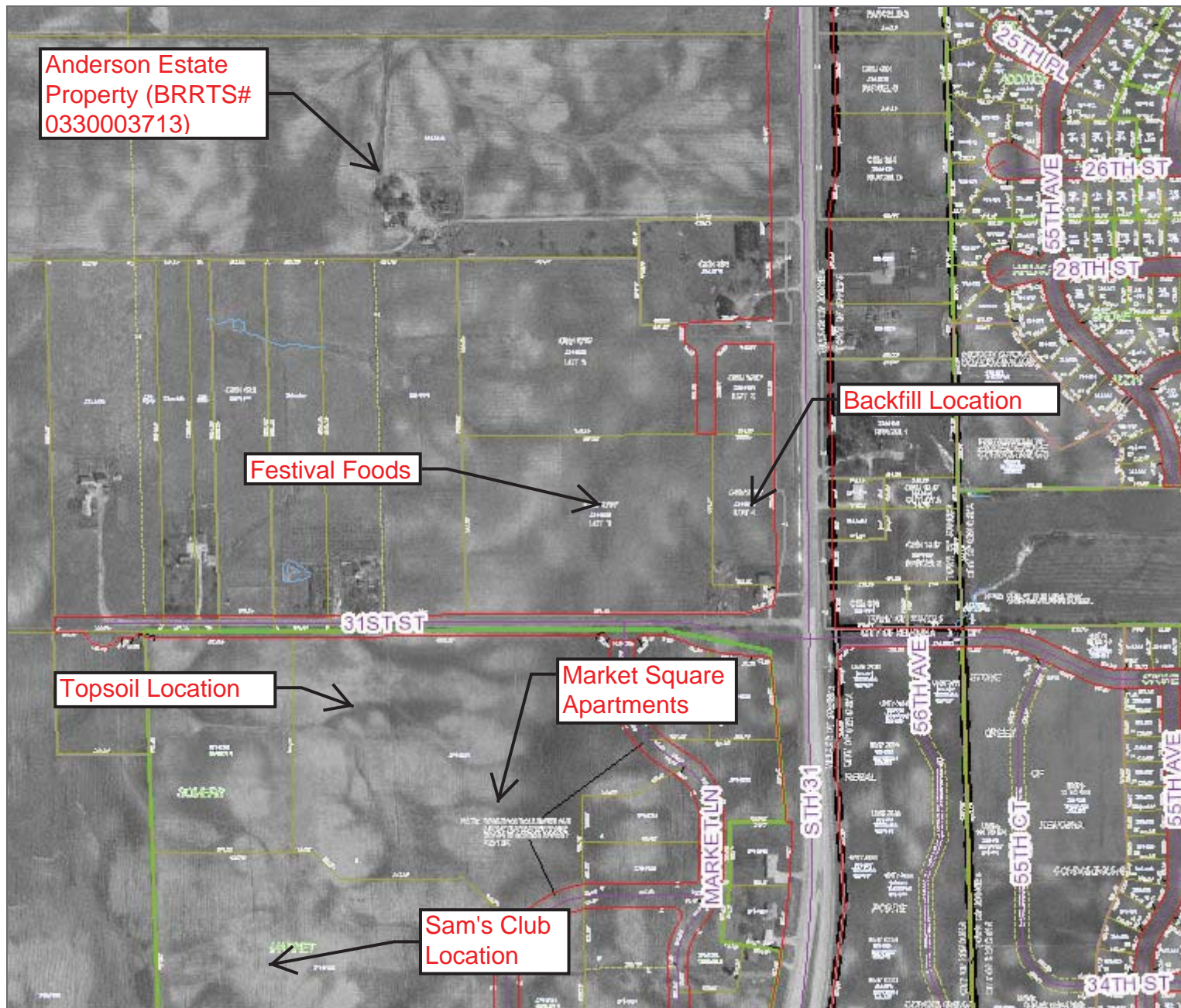


## Legend

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-  Municipal Boundaries



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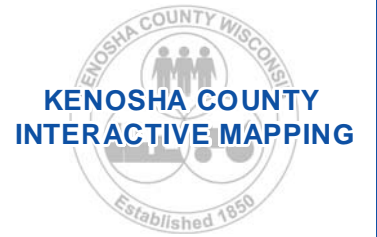


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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1970)

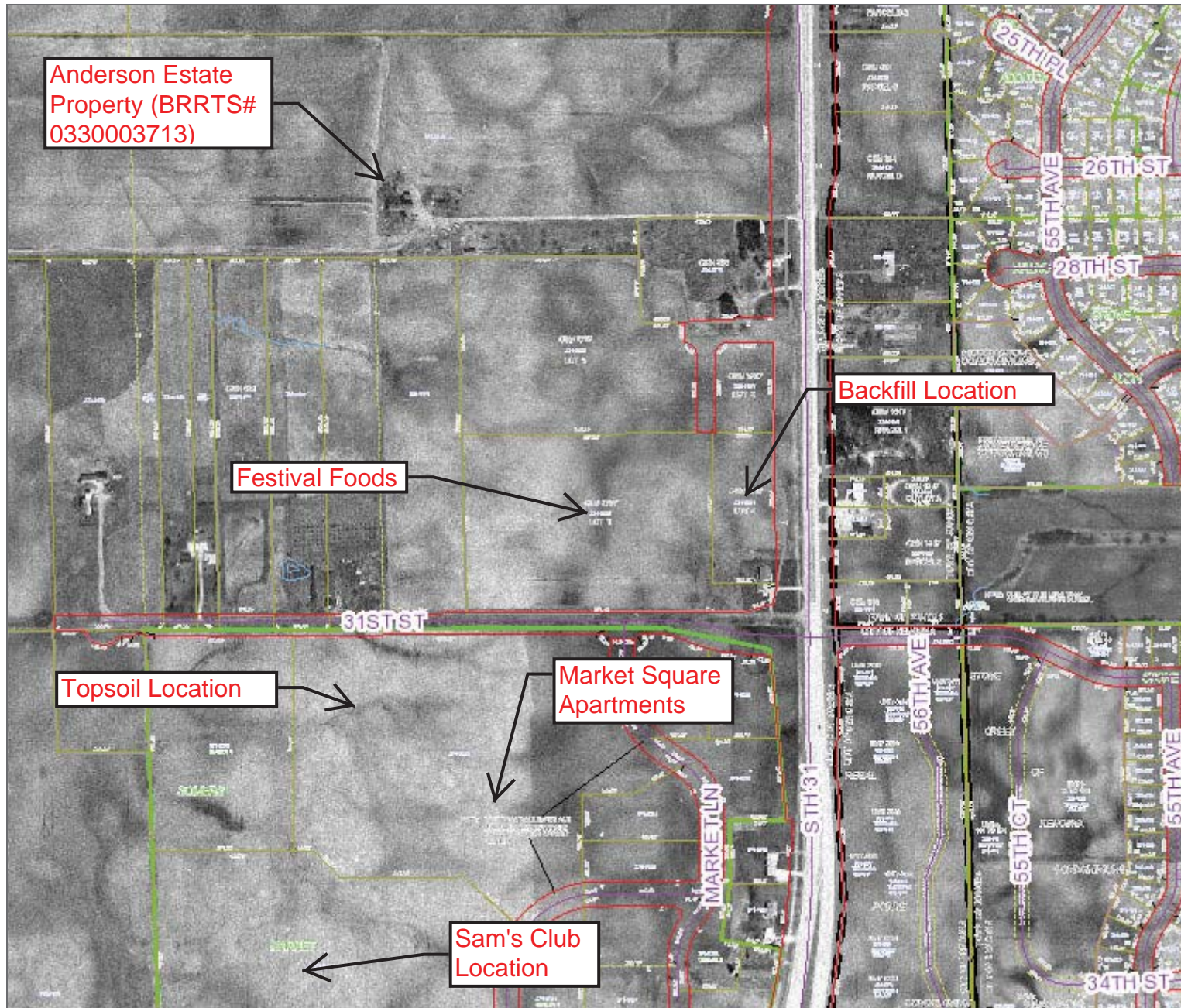


## Legend

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- Condominiums
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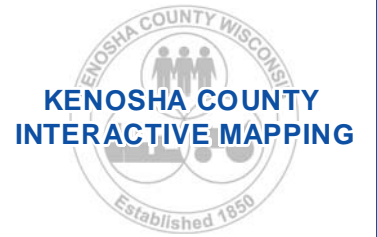
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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1975)

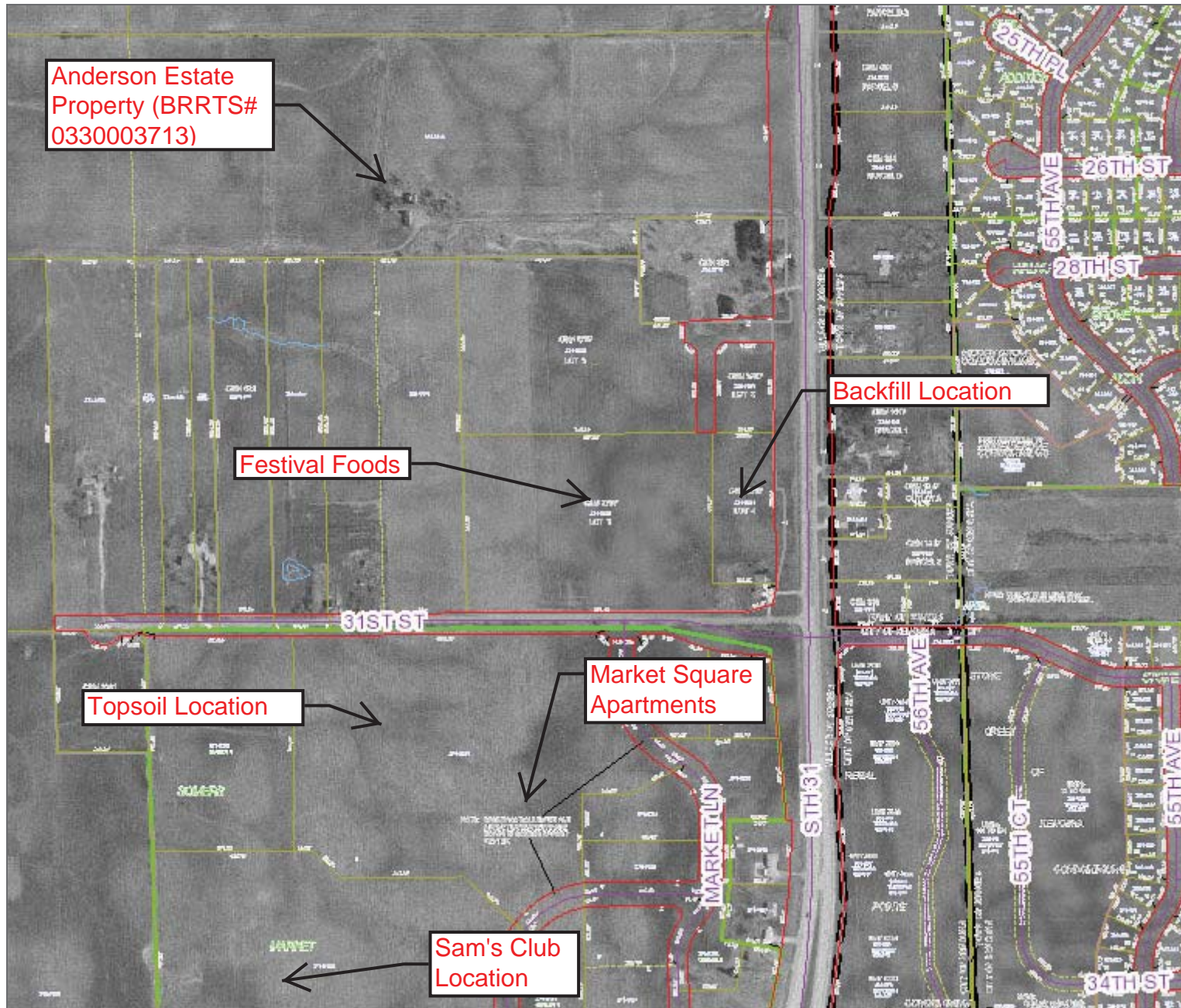


## Legend

-  Street Centerlines
-  Right-of-Ways
-  Water Features
-  Parcels
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-  Condominiums
-  Subdivisions
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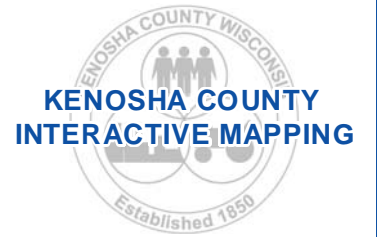
1 inch = 487 feet



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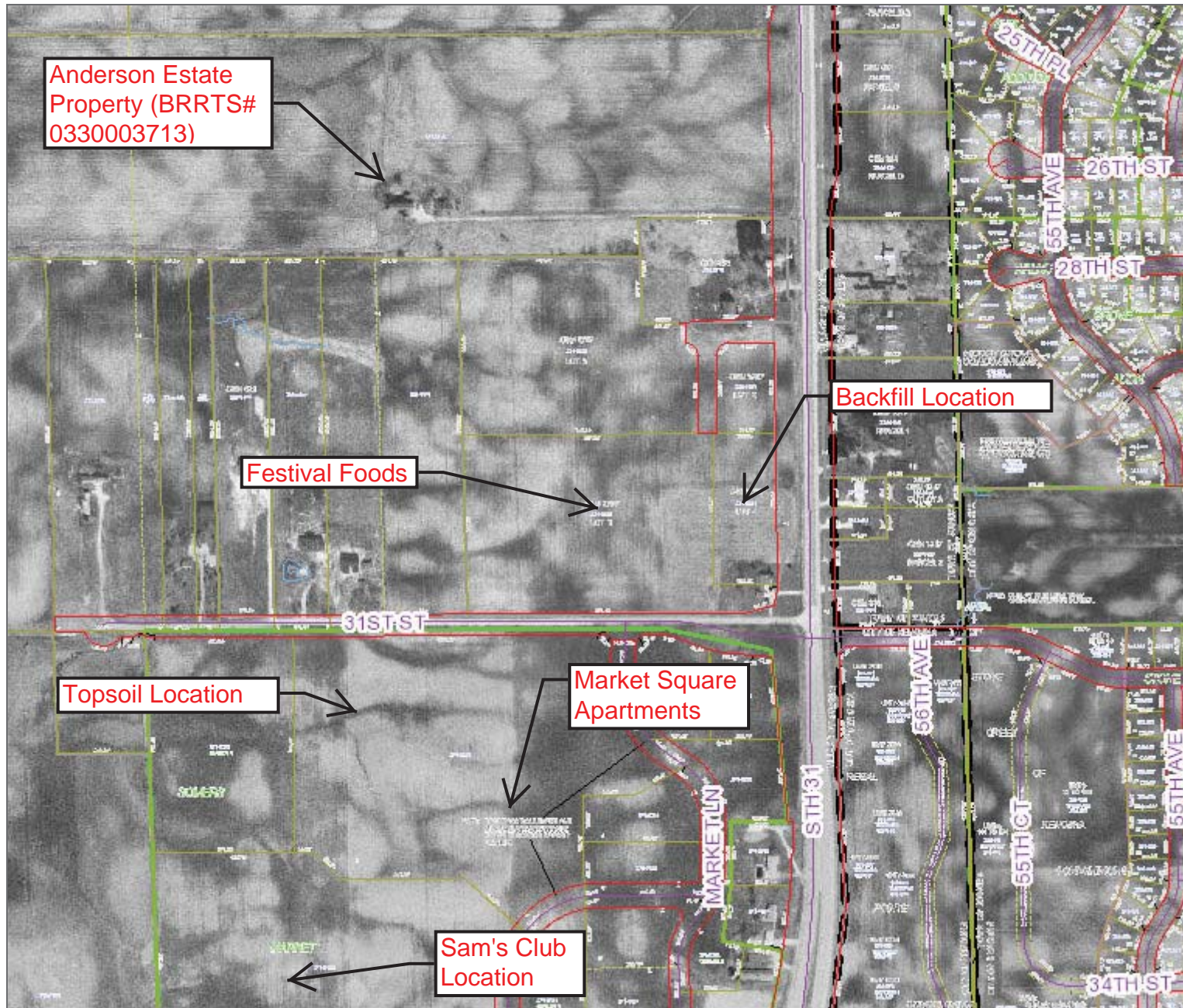
Date Printed: 9/26/2016

# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1980)



## Legend

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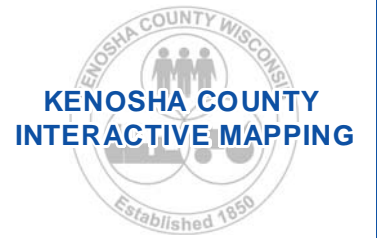


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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1985)

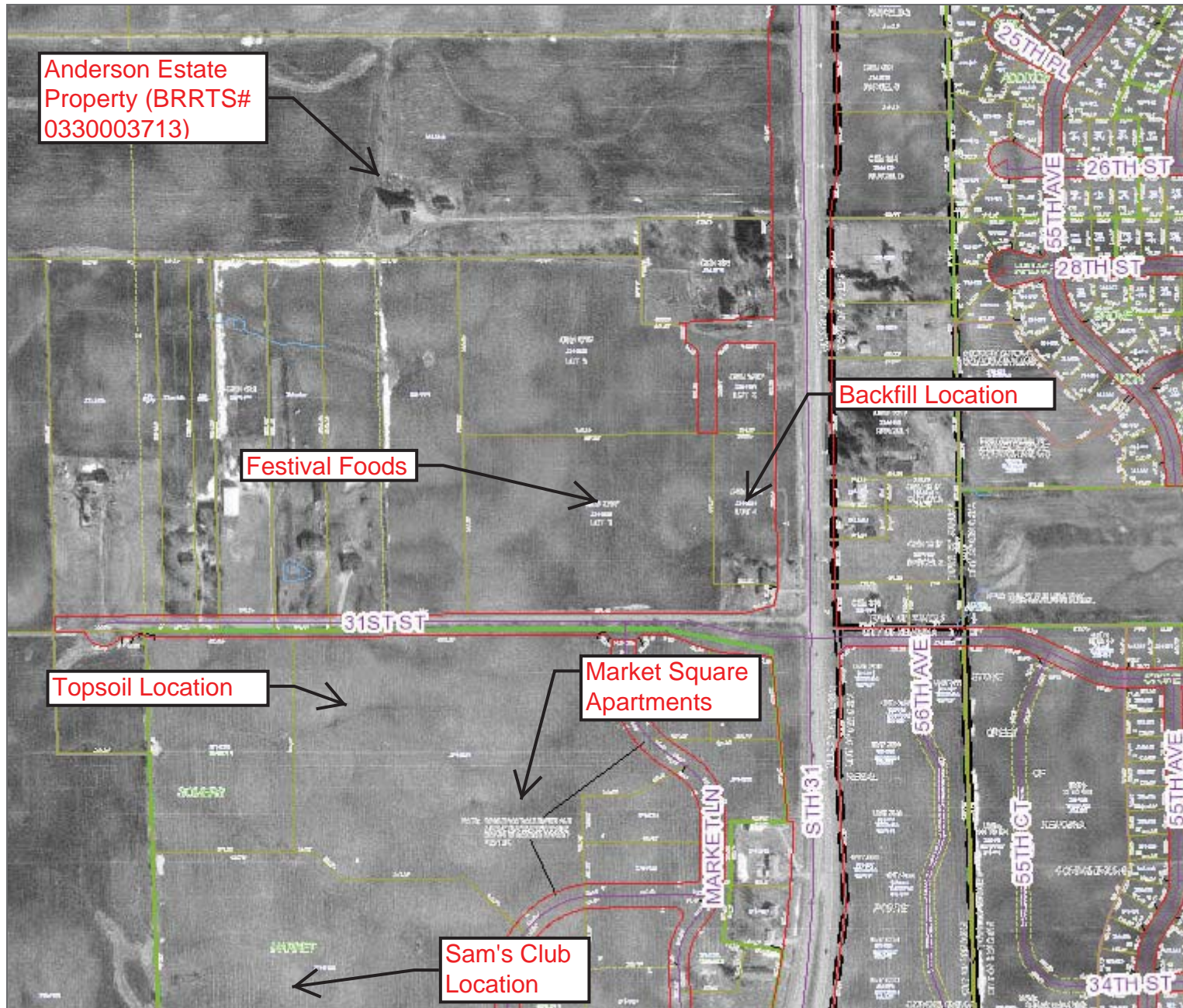


## Legend

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1 inch = 487 feet



Anderson Estate  
Property (BRRTS#  
0330003713)

Festival Foods

Backfill Location

Topsoil Location

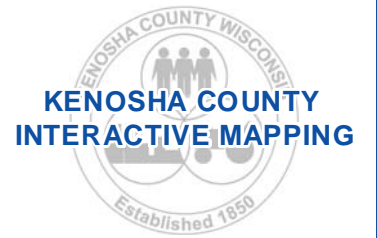
Market Square  
Apartments

Sam's Club  
Location

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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1990)



## Legend

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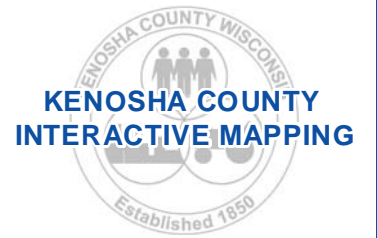


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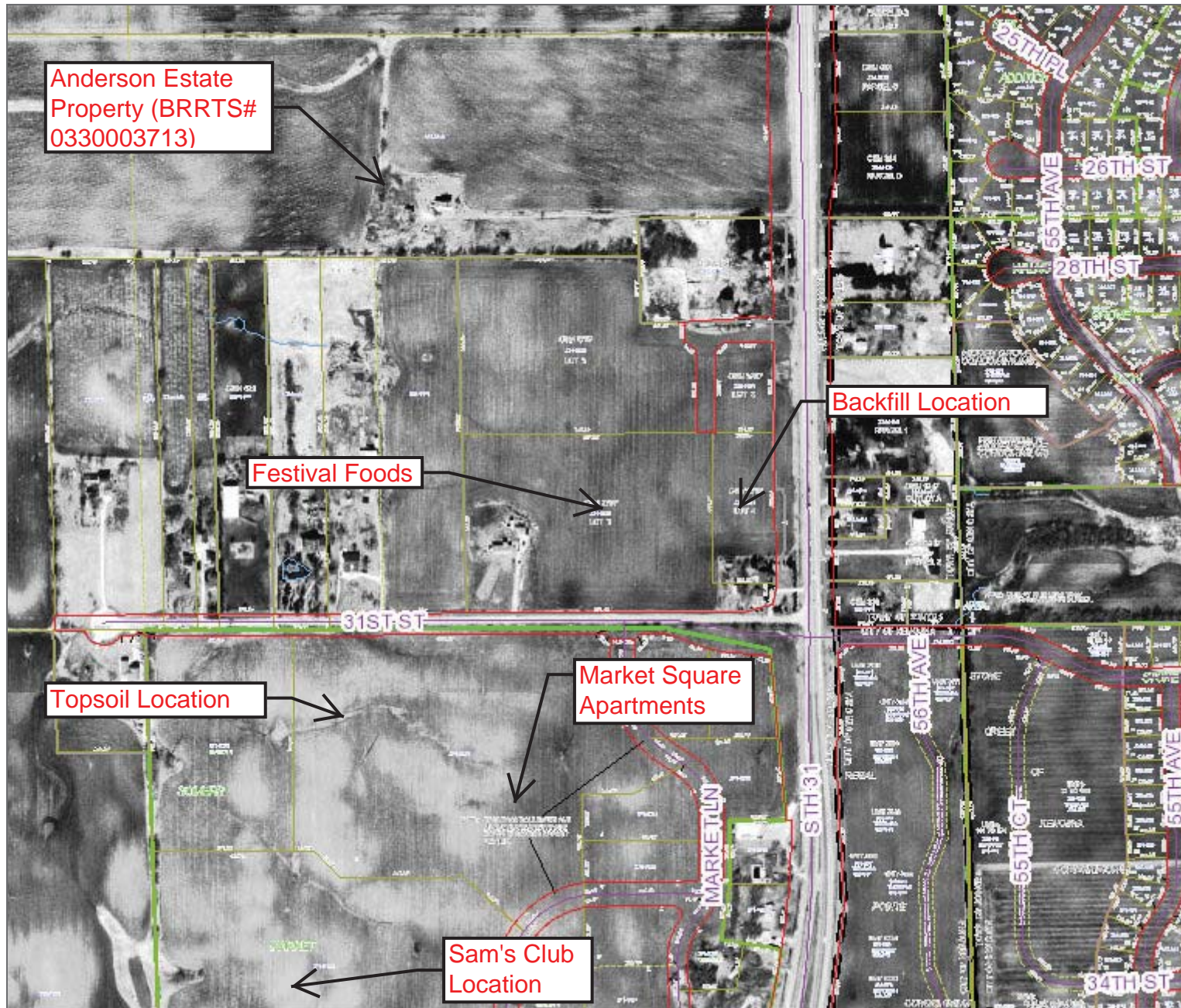
Date Printed: 9/26/2016

# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 1995)



## Legend

-  Street Centerlines
-  Right-of-Ways
-  Water Features
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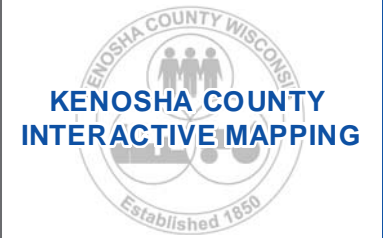


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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 2000)



## Legend

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-  Right-of-Ways
-  Water Features
-  Parcels
-  Certified Survey Maps
-  Condominiums
-  Subdivisions
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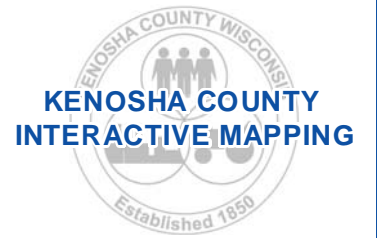


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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 2005)



## Legend

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-  Water Features
-  Parcels
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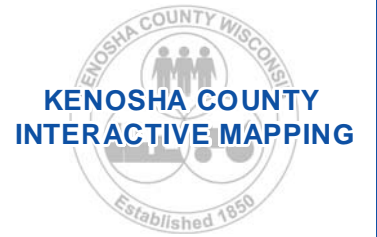


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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 2010)



## Legend

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-  Right-of-Ways
-  Water Features
-  Parcels
-  Certified Survey Maps
-  Condominiums
-  Subdivisions
-  Municipal Boundaries



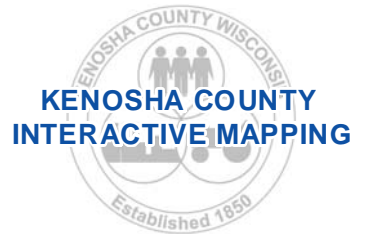
1 inch = 487 feet



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# Festival Foods and Market Square Backfill and Topsoil Locations (Aerial 2015)

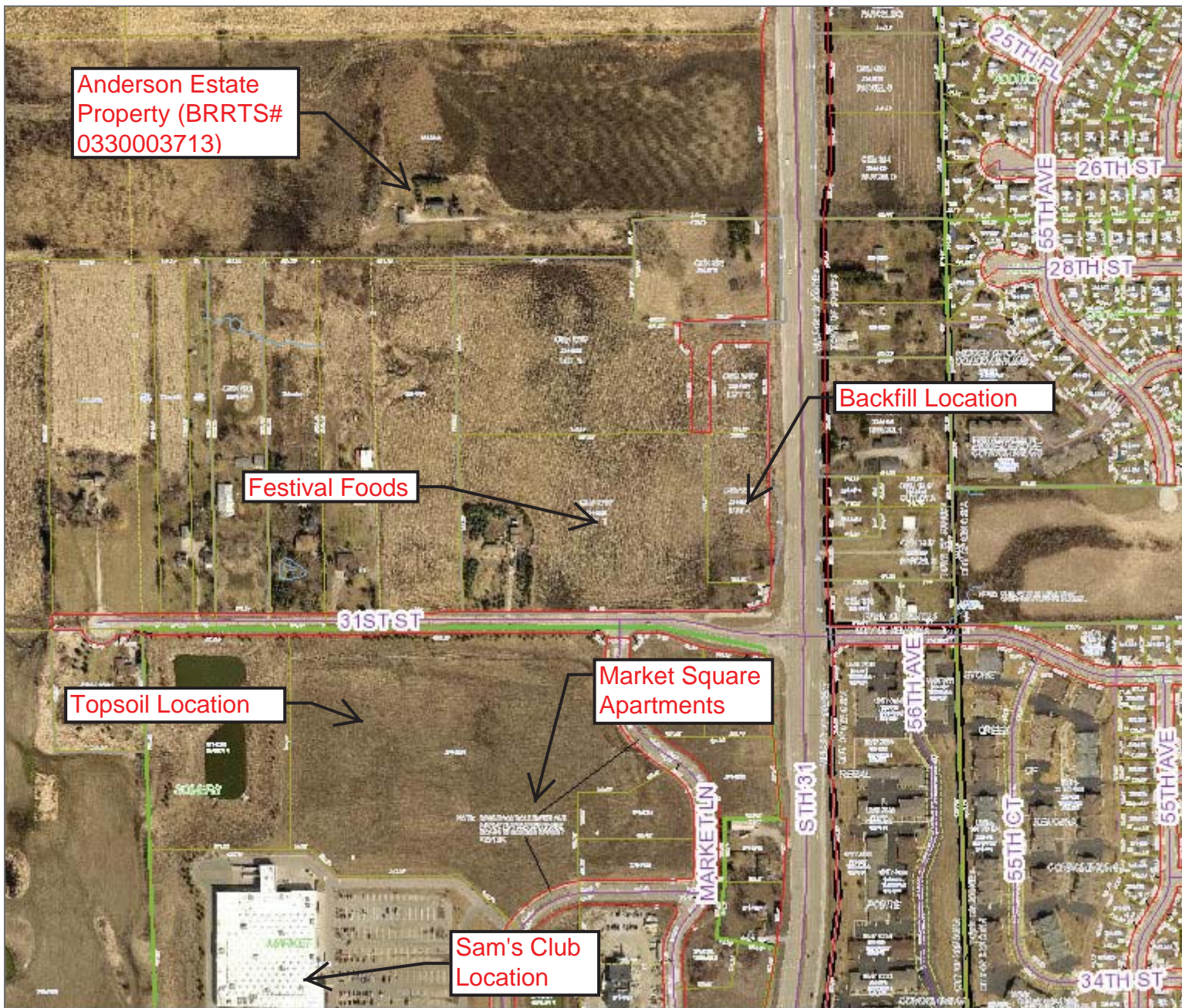


- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundaries



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# Off-site Backfill and Topsoil Locations

(Aerial Date June 26, 2016)



Off-Site Backfill Location

Festival Foods

Off-Site Topsoil Location

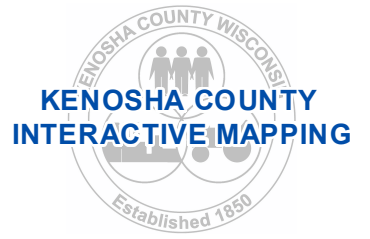
Market Square Apartments

Sam's Club

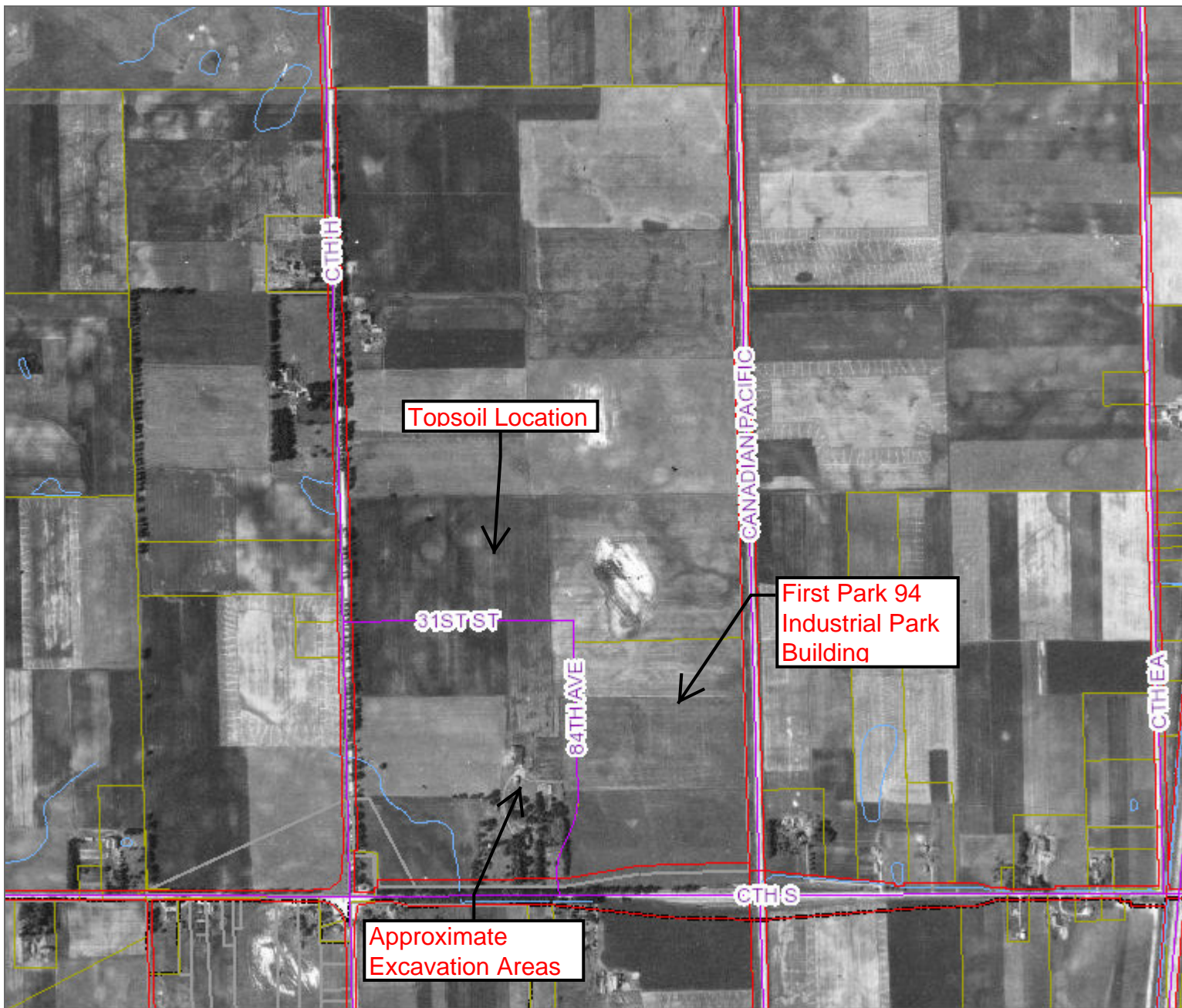


**Attachment B**  
**8725 31st Street**

# First Park 94 Topsoil Location (Aerial 1937)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary

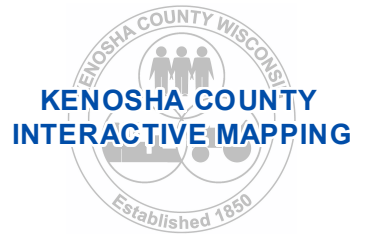


1 inch = 973 feet

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# First Park 94 Topsoil Location (Aerial 1963)



- Legend**
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  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary

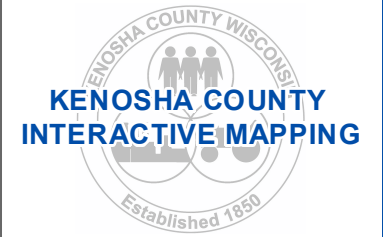


1 inch = 973 feet





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# First Park 94 Topsoil Location (Aerial 1967)



### Legend

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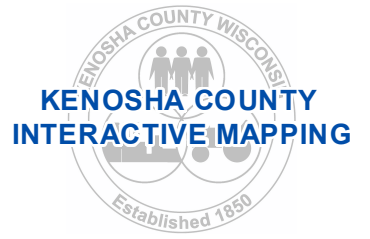


1 inch = 973 feet

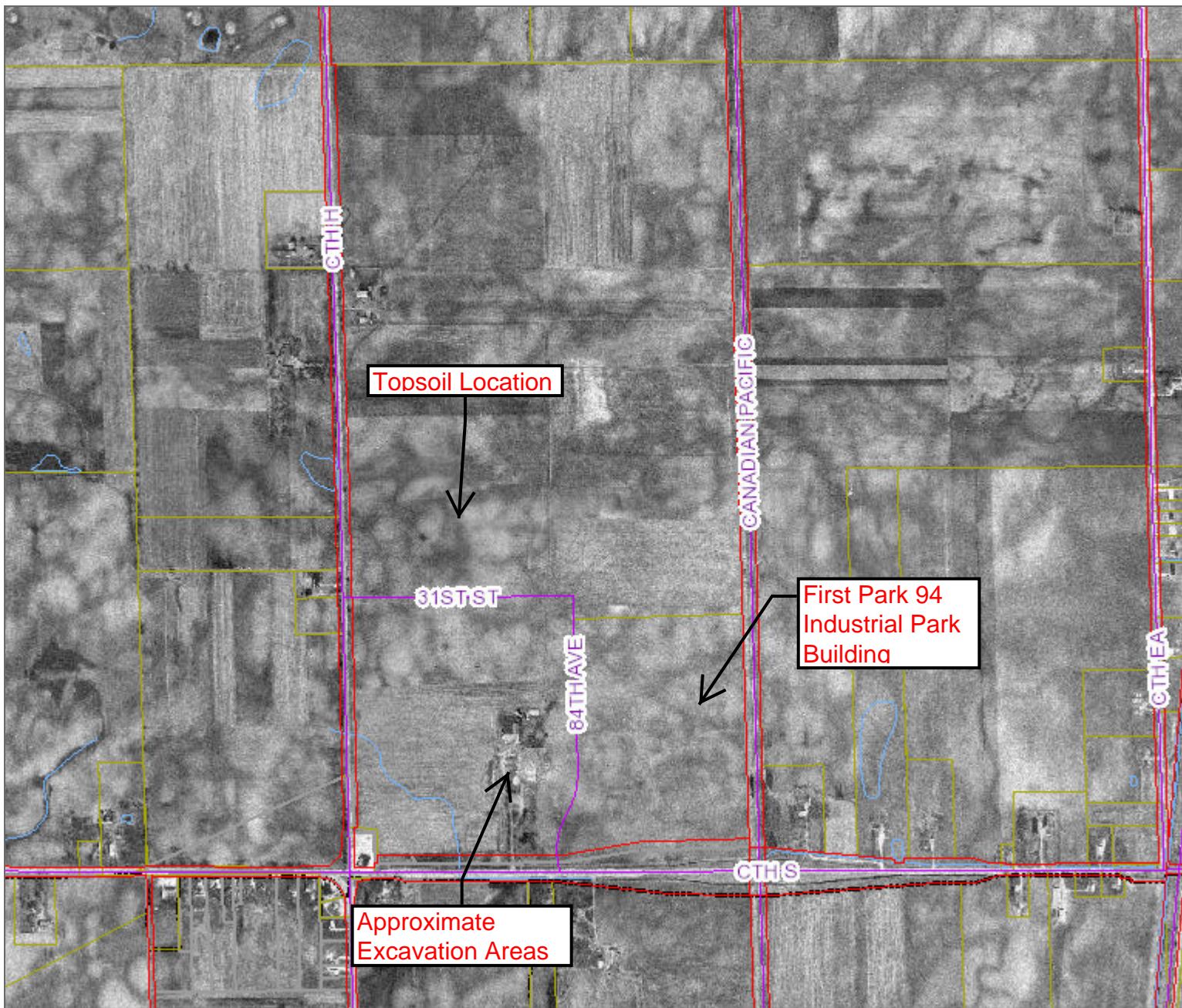
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# First Park 94 Topsoil Location (Aerial 1970)



- Legend**
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  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary



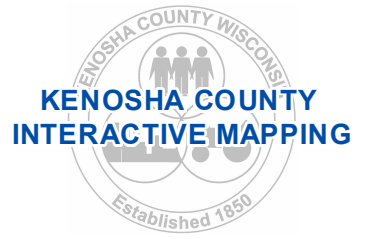
1 inch = 973 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

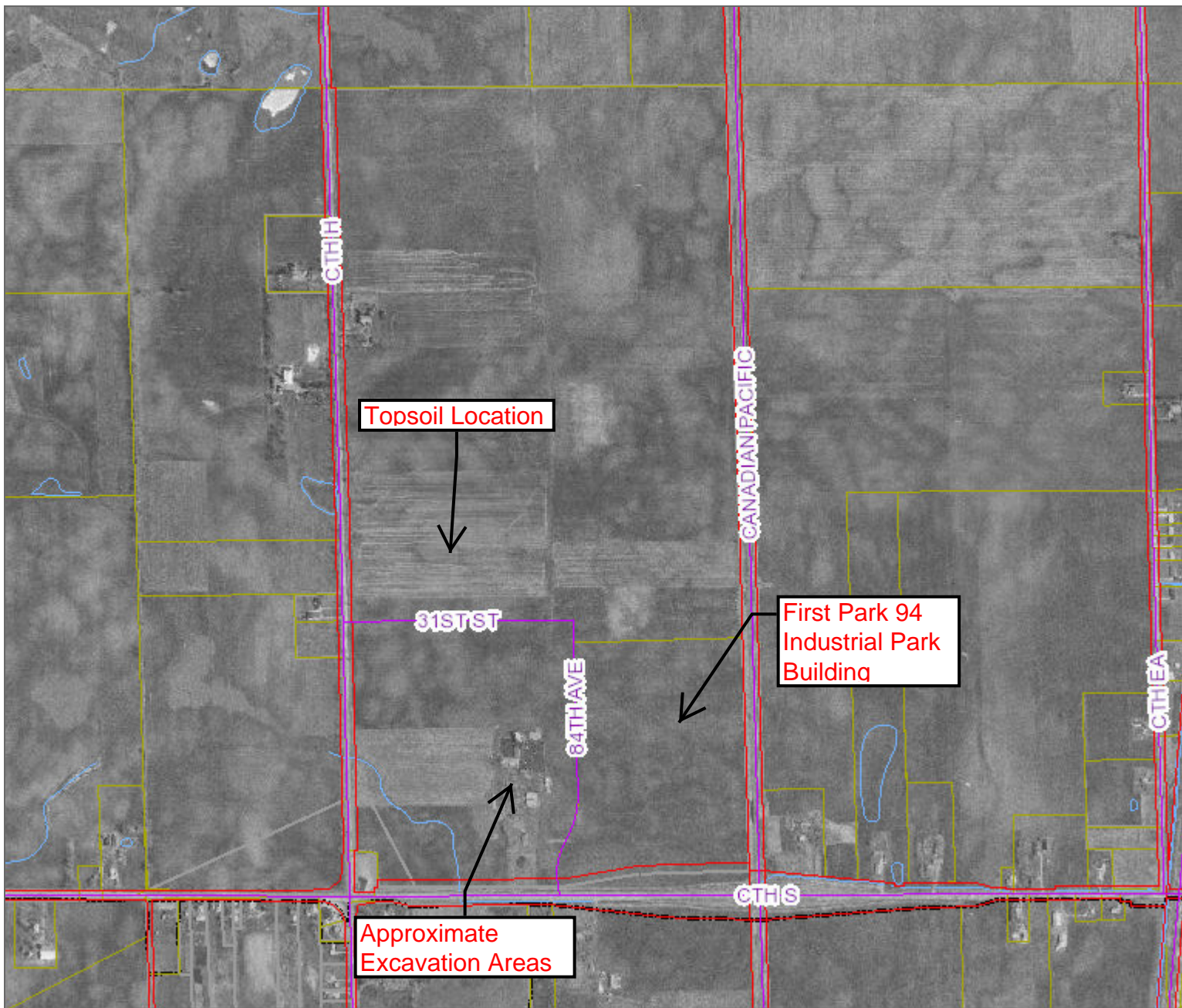
Date Printed: 9/26/2016



# First Park 94 Topsoil Location (Aerial 1975)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - - - Parcels
  - - - Certified Survey Maps
  - - - Condominiums
  - - - Subdivisions
  - - - Municipal Boundary

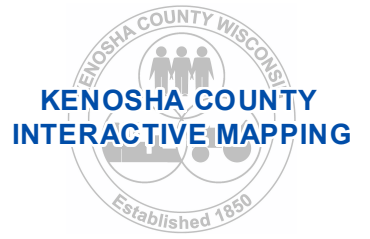


1 inch = 973 feet

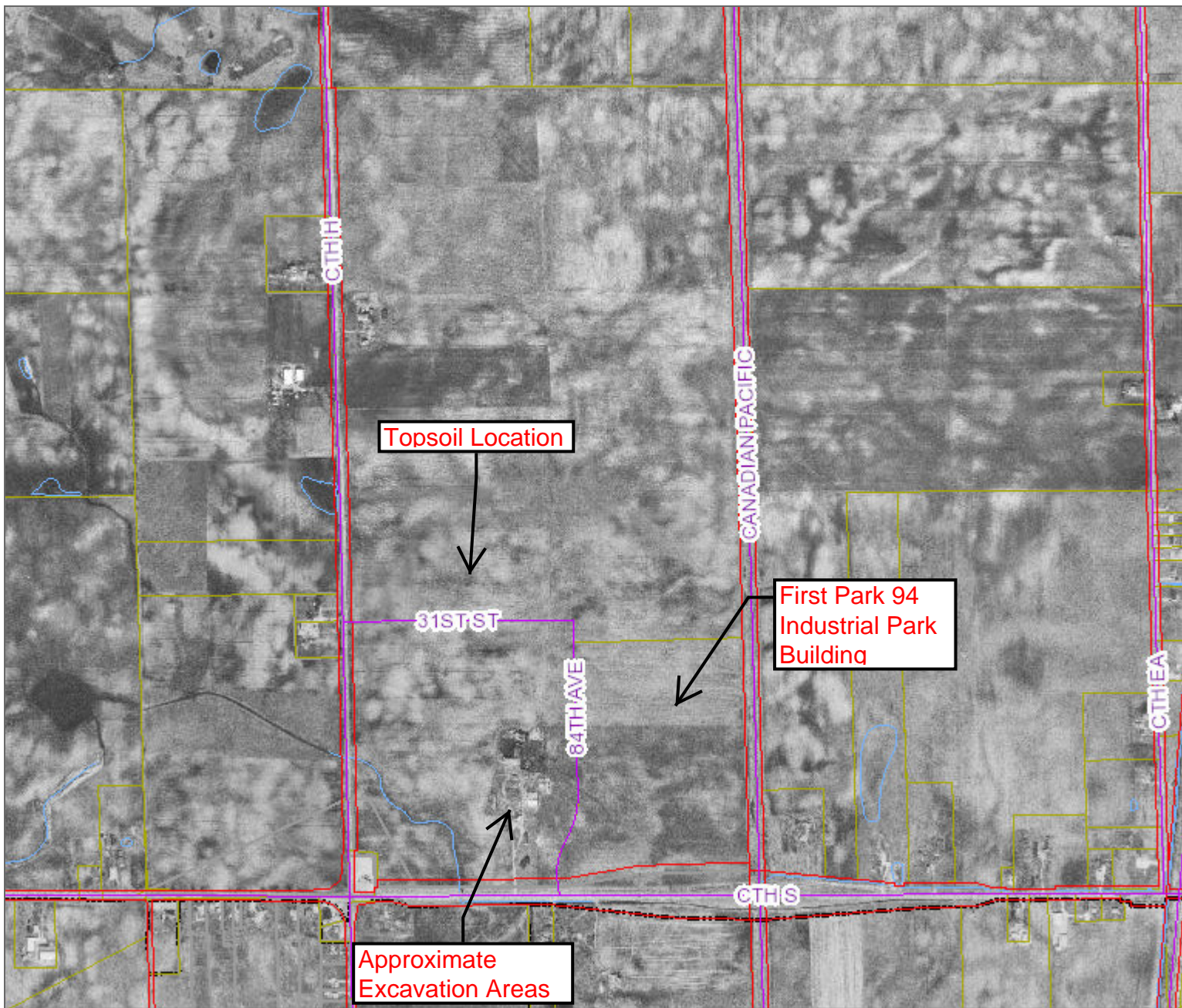
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# First Park 94 Topsoil Location (Aerial 1980)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary

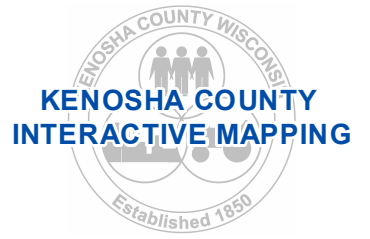


1 inch = 973 feet

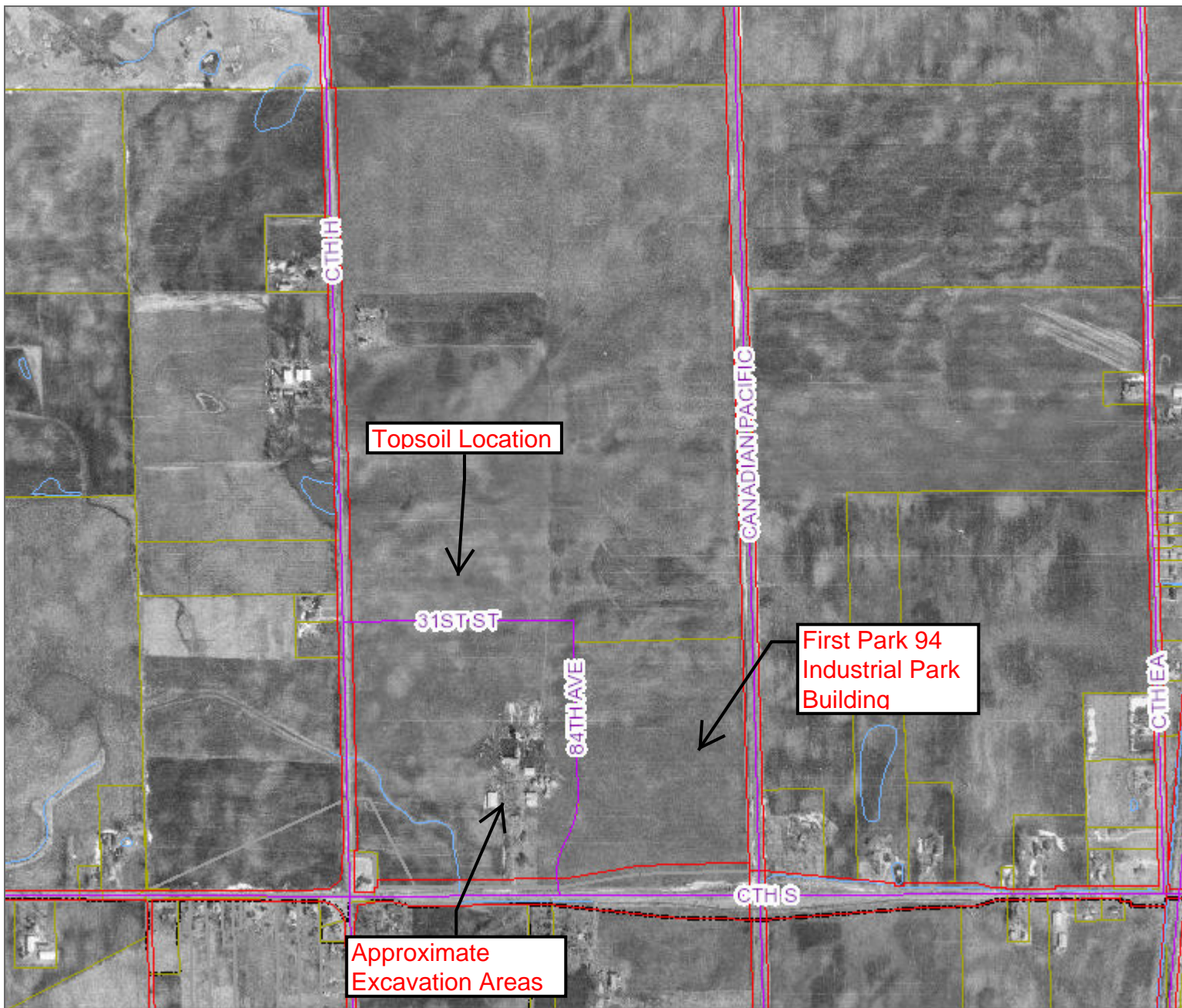
DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

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# First Park 94 Topsoil Location (Aerial 1985)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary

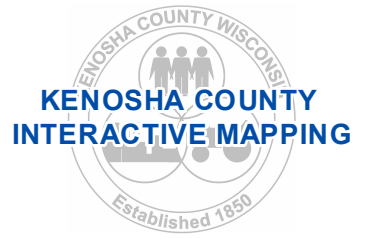


1 inch = 973 feet

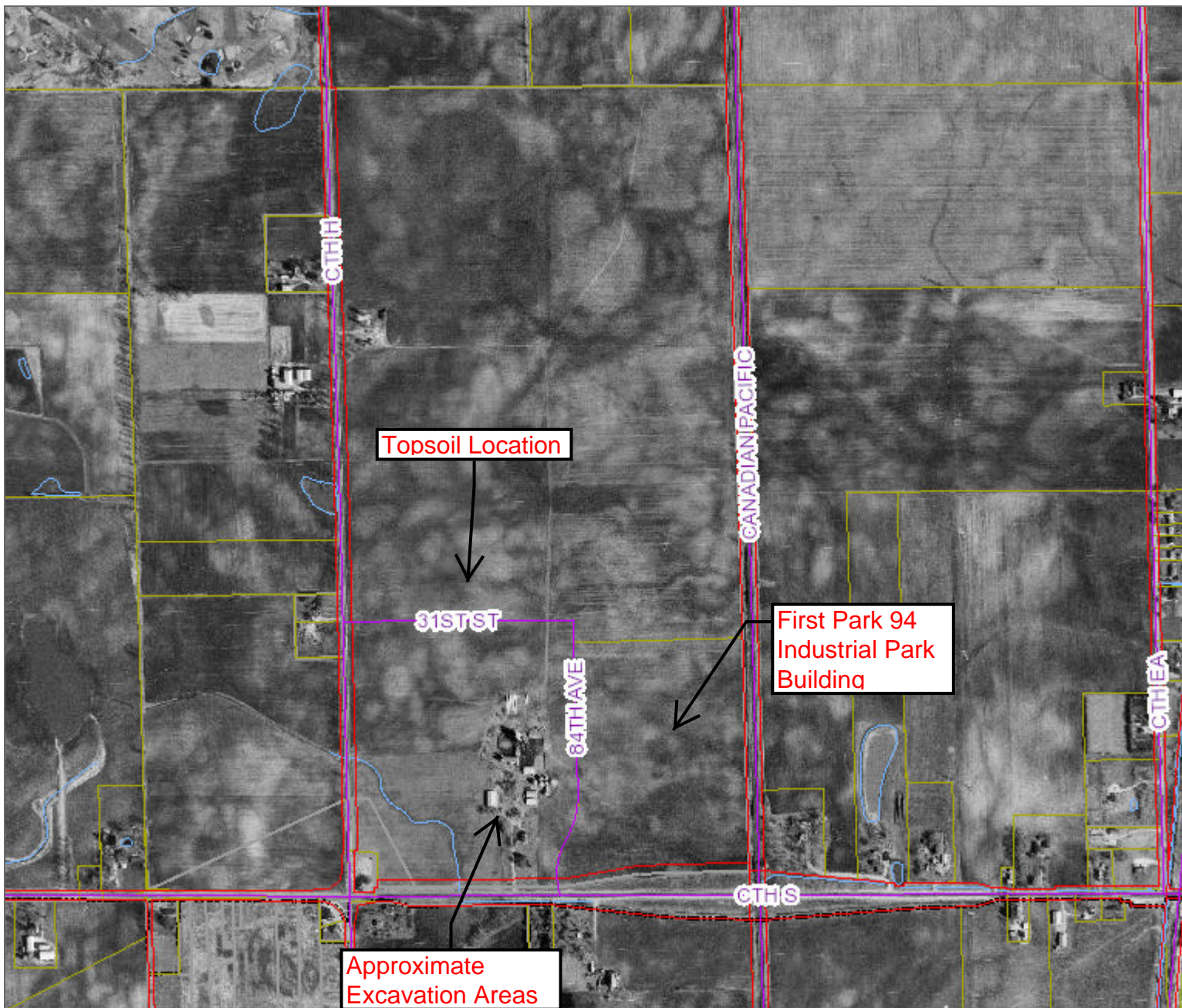
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# First Park 94 Topsoil Location (Aerial 1990)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary

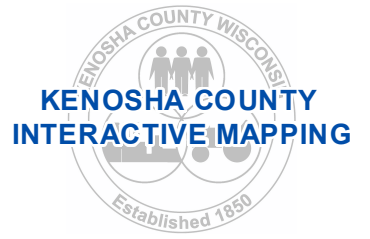


1 inch = 973 feet

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# First Park 94 Topsoil Location (Aerial 1995)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary

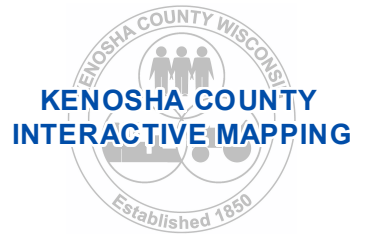


1 inch = 973 feet

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# First Park 94 Topsoil Location (Aerial 2000)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary

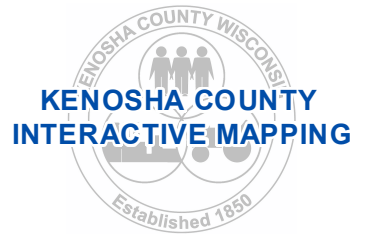


1 inch = 973 feet

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# First Park 94 Topsoil Location (Aerial 2005)



- Legend**
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  - Right-of-Ways
  - Water Features
  - - - Parcels
  - - - Certified Survey Maps
  - - - Condominiums
  - - - Subdivisions
  - - - Municipal Boundary

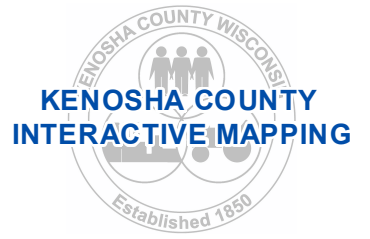


1 inch = 973 feet

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# First Park 94 Topsoil Location (Aerial 2010)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Parcels
  - Certified Survey Maps
  - Condominiums
  - Subdivisions
  - Municipal Boundary



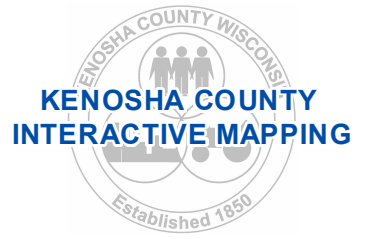
1 inch = 973 feet

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# First Park 94 Topsoil Location (Aerial 2015)



- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - - - Parcels
  - - - Certified Survey Maps
  - - - Condominiums
  - - - Subdivisions
  - - - Municipal Boundary



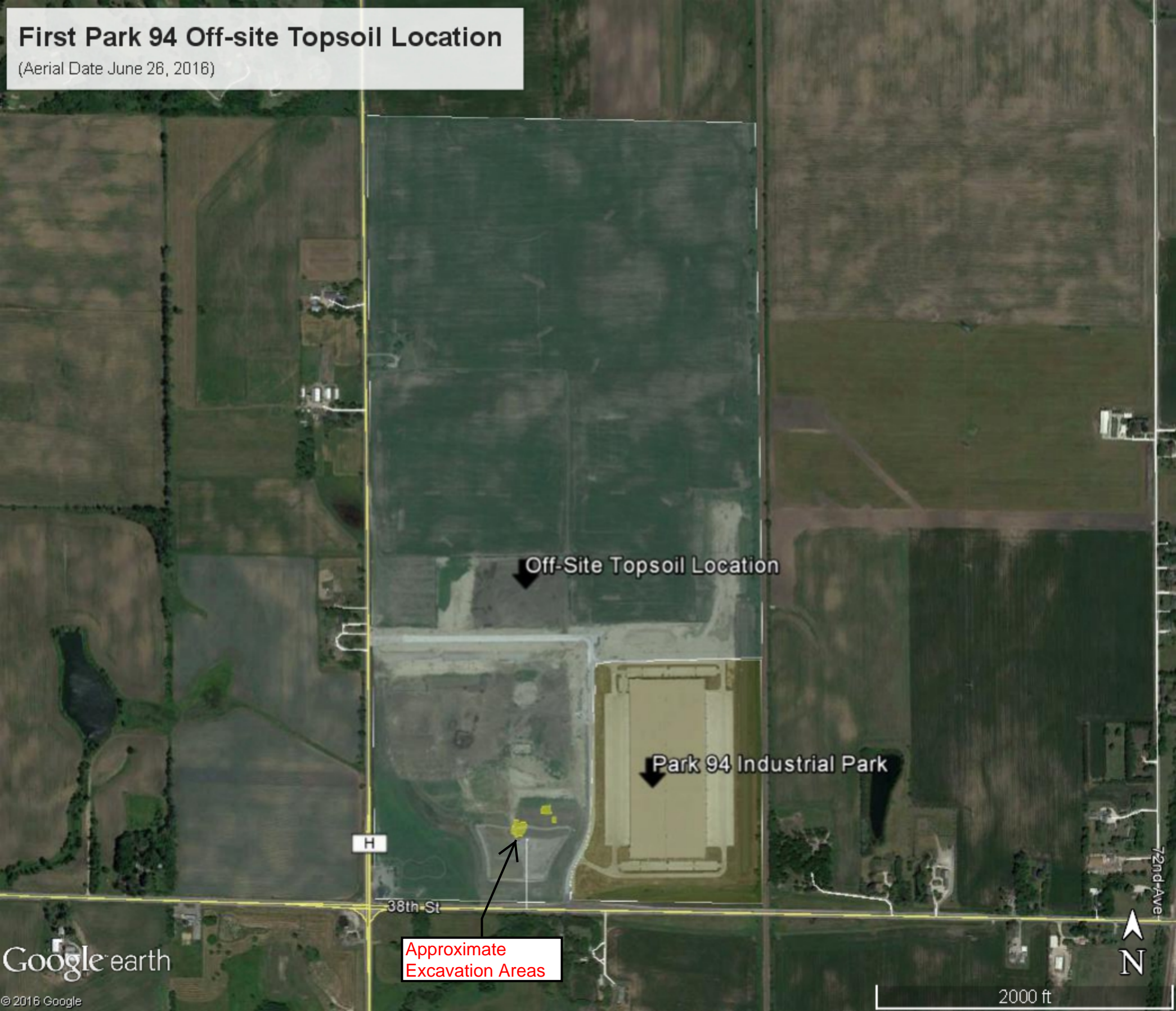
1 inch = 973 feet

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# First Park 94 Off-site Topsoil Location

(Aerial Date June 26, 2016)



Off-Site Topsoil Location

Park 94 Industrial Park

Approximate  
Excavation Areas

