

Dorman, Jennifer S - DNR

From: Kenneth E Konicek <k_konicek@yahoo.com>
Sent: Monday, January 15, 2018 3:19 PM
To: Ryan, Nancy D - DNR
Cc: Gregory A. Konicek
Subject: BRRTs 02-41-523114 Blackhawk Tannery
Attachments: BRRTs #02-41-523714 Barrier Maintenance Plan New Development.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Nancy,

In accordance with your February 23, 2017 email correspondence with Robert Neumann regarding site modifications. After the site work was completed, we assisted the property owner with the attached updated Barrier Maintenance Plan. Hard copy for the file will be mailed to you tomorrow. Please let me know if you have questions. Thanks.

Ken

Kenneth E. Konicek, CHMM

Konicek Environmental Consulting LLC

1032 S. Spring Street Port Washington, WI 53074

262-284-2557 262-284-1728 Fax 262-573-3044 Cell

BARRIER MAINTENANCE PLAN

December 6, 2017

Property Located at:

1000 W. Bruce Street, Milwaukee

BRRTs #02-41-523714, FID #341089100

LEGAL DESCRIPTION; CERTIFIED SURVEY MAP NO 8579 IN NW 1/4 SEC 32-7-22 LOT 2 BID #26

TAX /Parcel Identification Number 4270582000

Introduction

This document is the Maintenance Plan for a barrier at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing barrier which addresses or occupies the area over the contaminated soil.

More site-specific information about this property/site may be found in:

- The case file in the DNR Southeast office
- [BRRTS on the Web](#) (DNR's internet based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
- [RR Sites Map/GIS Registry layer](#) for a map view of the site, and
- The DNR project manager for Milwaukee County.

D.1. Descriptions:

(Form 4400-202, Attachment D, Part D1. – brief description of the type, depth and location of residual contamination, description of the system/cover/barrier to be maintained, and its location on the site, maintenance activities, and contact information.)

Description of Contamination

Soil contaminated by Lead is located at a depth of 2-4 feet at the building B and D locations shown on the Exhibit 1 included in the January 8, 2007 DNR Case Closure Building Floor Maintenance Plan. During site redevelopment in 2017, the building D and concrete floor was removed and replaced with compacted granular base course and 4" of asphalt paving barrier. The area of the new replaced barrier is shown on the attached updated new Figure D.2 Location Map.

Description of the Barrier to be Maintained

The barrier consists of concrete floor under building B and asphalt paving in the area of former building D. The barrier location is shown on the attached Figure D.2 Location Map.

Cover/Building/Slab/Barrier Purpose

The concrete floor and asphalt paving over the contaminated soil will serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on

the current use of the property as industrial, the barrier should function as intended unless disturbed.

Annual Inspection

The concrete floor and asphalt paving overlying the contaminated soil and as depicted on the Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

[Note: *The DNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. If the case closure letter requires that, then add the following sentence to the paragraph above: A copy of the inspection log must be submitted electronically to the DNR after every inspection, at least annually.*]

Maintenance Activities

(Form 4400-202, Attachment D, Part D1. – Description of Maintenance Actions required for maximizing effectiveness of the cover/barrier/engineered control, feature or other action for which maintenance is required.)

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the concrete floor and asphalt paving overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The property owner, in order to maintain the integrity of the concrete floor and asphalt paving barrier, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site, at the address of the property owner and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where the concrete floor and asphalt

paving barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

If removal, replacement or other changes to a barrier, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

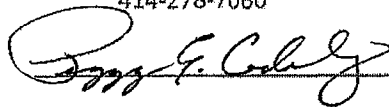
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of DNR.

Contact Information

November 2017

Site Owner and Operator: River Futures LLC
Attn: Joe Lindahl
400 S. 5th Street
Milwaukee, WI 53204
414-278-7060

Signature:



Consultant: Konicek Environmental Consulting LLC
1032 S. Spring Street
Port Washington, WI 53074
262-284-2557

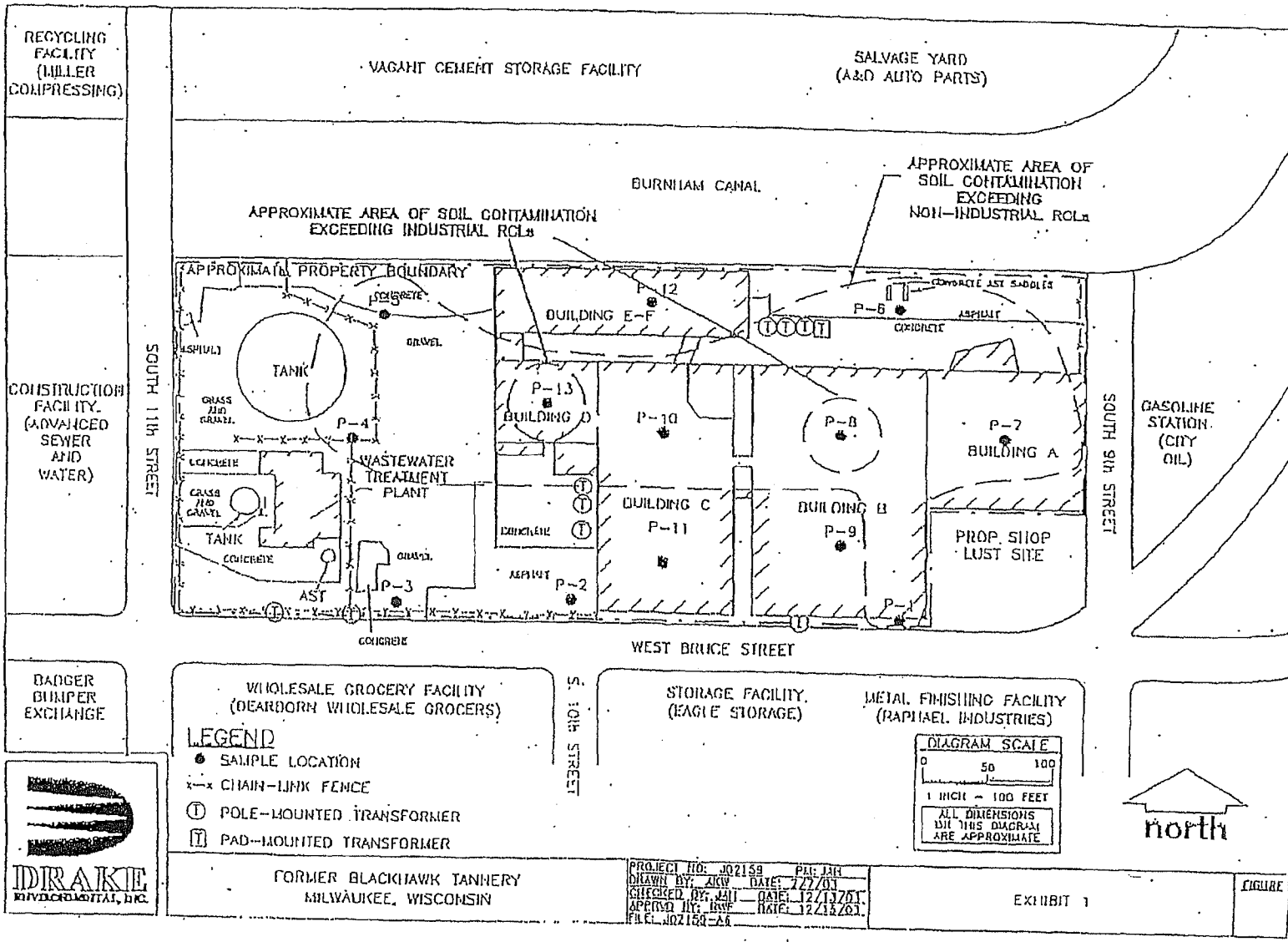
DNR: Nancy Ryan
2300 N. Dr. Martin Luther King Dr.
Milwaukee, WI 53212
414-263-8500

D.2 Location Map(s)

Drake Exhibit 1 From 2007 Building Floor Maintenance Plan
Figure D.2 Location Map

D.3 Continuing Obligations Inspection and Maintenance Log

Use DNR Fillable Form Form 4400-305



RECYCLING FACILITY (MILLER COMPRESSING)

VAGANT CEMENT STORAGE FACILITY

SALVAGE YARD (A&D AUTO PARTS)

APPROXIMATE AREA OF SOIL CONTAMINATION EXCEEDING INDUSTRIAL RCLs

BURNHAM CANAL

APPROXIMATE AREA OF SOIL CONTAMINATION EXCEEDING NON-INDUSTRIAL RCLs

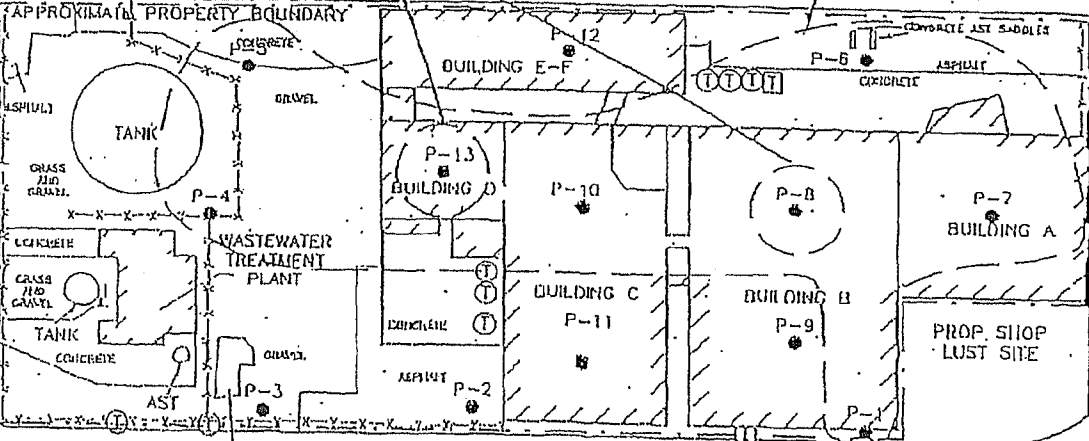
APPROXIMATE PROPERTY BOUNDARY

CONSTRUCTION FACILITY (ADVANCED SEWER AND WATER)

SOUTH 11th STREET

SOUTH 9th STREET

GASOLINE STATION (CITY OIL)



DANGER BUMPER EXCHANGE

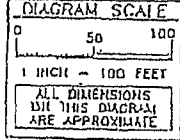
WHOLESALE GROCERY FACILITY (DEARDORN WHOLESALE GROCERS)

STORAGE FACILITY (EAGLE STORAGE)

METAL FINISHING FACILITY (RAPHAEL INDUSTRIES)

LEGEND

- SAMPLE LOCATION
- x-x CHAIN-LINK FENCE
- ⓪ POLE-MOUNTED TRANSFORMER
- Ⓜ PAD-MOUNTED TRANSFORMER



FORMER BLACKHAWK TANNERY
MILWAUKEE, WISCONSIN

PROJECT NO: J02159 PM: JAH
DRAWN BY: AKW DATE: 7/27/03
CHECKED BY: JLI DATE: 12/13/03
APPROVED BY: HNF DATE: 12/13/03
FILE: J02159-2A


EXHIBIT 1

FIGURE



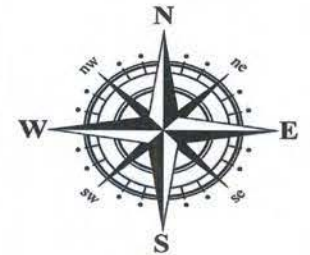
Scale: 1" = 99 feet (scale is approximate)

Legend

 - Approximate area of Industrial RCL impacts per the 1/8/2007 Case Closure and Exhibit I Building Floor Maintenance Plan

 - Approximate property boundary

 - Cap Area Requiring Maintenance



Konicek Environmental Consulting, LLC

Created by: AL
Date: 1/19/2018

Figure D.2. Location Map
Former Blackhawk Tannery
BRRTS: 02-41-523714
1000 W. Bruce Street Milwaukee, WI

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Blackhawk Tannery - Former	BRRTS No. 02-41-523714
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Inspections are required to be conducted (see closure approval letter): <input checked="" type="radio"/> annually <input type="radio"/> semi-annually <input type="radio"/> other – specify _____	When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):
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Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

{Click to Add/Edit Image}

Date added: 11/10/2017



Title: Facing east showing asphalt paved area at the former building E-F area

{Click to Add/Edit Image}

Date added: 11/10/2017



Title: Facing south showing asphalt paved barrier replacing building D

{Click to Add/Edit Image}

Date added: 11/10/2017



Title: Facing SE showing asphalt paved barrier replacing building D

{Click to Add/Edit Image}

Date added: 11/10/2017




Title: Facing north showing asphalt paved barrier replacing building D



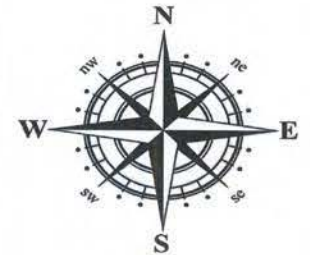
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